

FOR LEASE

801 SILVER SPUR ROAD, ROLLING HILLS ESTATES

FREESTANDING OFFICE/RETAIL BUILDING - $\pm 1,953$ SF - $\pm 6,435$ SF

JOIN:

Bristol Farms
An Extraordinary Food Store.

 **CVS**
pharmacy

Massage Envy
...leading the revolution in relaxation

NOAH'S BAGELS

SUPERCUTS

 **Domino's**

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801 SILVER SPUR ROAD

ROLLING HILLS ESTATES, CA

FREESTANDING OFFICE/RETAIL BUILDING
±1,953 SF - ±6,435 SF

ASKING RENT: \$3.75 SF/MO/NNN

OFFICE/RETAIL SPACE:

- Highly visible freestanding building located in a neighborhood shopping center anchored by Bristol Farms and CVS Pharmacy
- Total Available: 6,435 SF
- Potential Demising Plan:
 - Unit A: 2,001 SF
 - Unit B: 2,175 SF
 - Unit C: 1,953 SF
- Parking: 3.73/1,000 SF;
24 Spaces Available
- Located along major retail thoroughfare in Rolling Hills Estates
- Close Proximity to Peninsula Center anchored by Pavilions, Target, TJ Maxx, Rite Aid, Petco and Starbucks

DEMOGRAPHICS:



Population

2 Mile	34,658
5 Miles	261,924
10 Miles	852,339



AVERAGE HH INCOME

2 Mile	\$271,702
5 Miles	\$170,900
10 Miles	\$115,980



DAYTIME POPULATION

2 Mile	29,352
5 Miles	190,234
10 Miles	579,869



EST. HOUSEHOLDS

2 Mile	13,086
5 Miles	100,958
10 Miles	301,089



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This detailed floor plan illustrates the second floor of a building, featuring three main units and several common areas. The plan is color-coded: Unit C is light blue, Unit B is light green, and common areas are light yellow. The layout includes:

- Unit C:** Located on the left, measuring $\pm 1,953$ SF. It includes an Entry, Office, Hall, IT Room, and multiple Office spaces.
- Unit B:** Located in the center and right, measuring $\pm 2,175$ SF and $\pm 2,001$ SF respectively. It features a Vaulted Ceiling, Office, and multiple Office spaces.
- Common Areas:** Includes a Lobby (66 SF), Restrooms (201 SF), a Hall, and a Ramp. There are also several Landings and Planters throughout the floor.
- Other Features:** A Trash Enclosure is located near the bottom left, and a Vaulted Ceiling is noted in the central Unit B area.

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