

Property Summary



DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	32,061
STREET	Metcalf Ave
COUNT 2	16,101
STREET 2	95th St

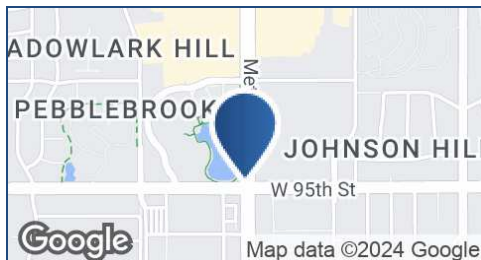
DEMOGRAPHICS - 2024

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Estimated Population	13,023	97,149	265,916
Average HH Income	\$109,217	\$126,886	\$136,799
Estimated Households	6,126	44,206	121,517

PROPERTY HIGHLIGHTS

- High density population - 92,183 within a 3-mile radius
- High income - \$94,106
- High traffic - Intersection of 95th Street (22,000 CPD) and Metcalf Avenue (44,000 CPD)
- Ground lease available - can accommodate 6,000-square-foot building

* Figures shown represent estimates



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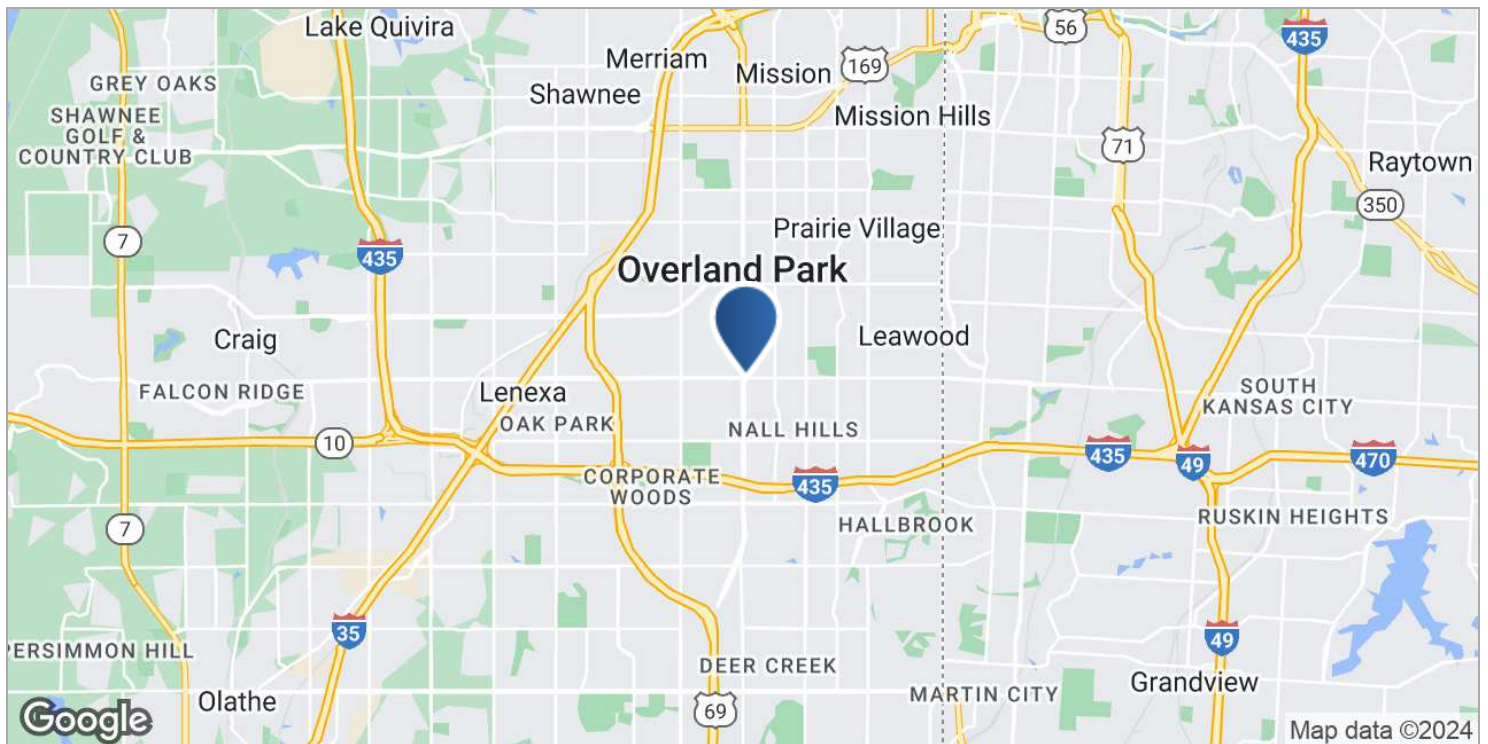
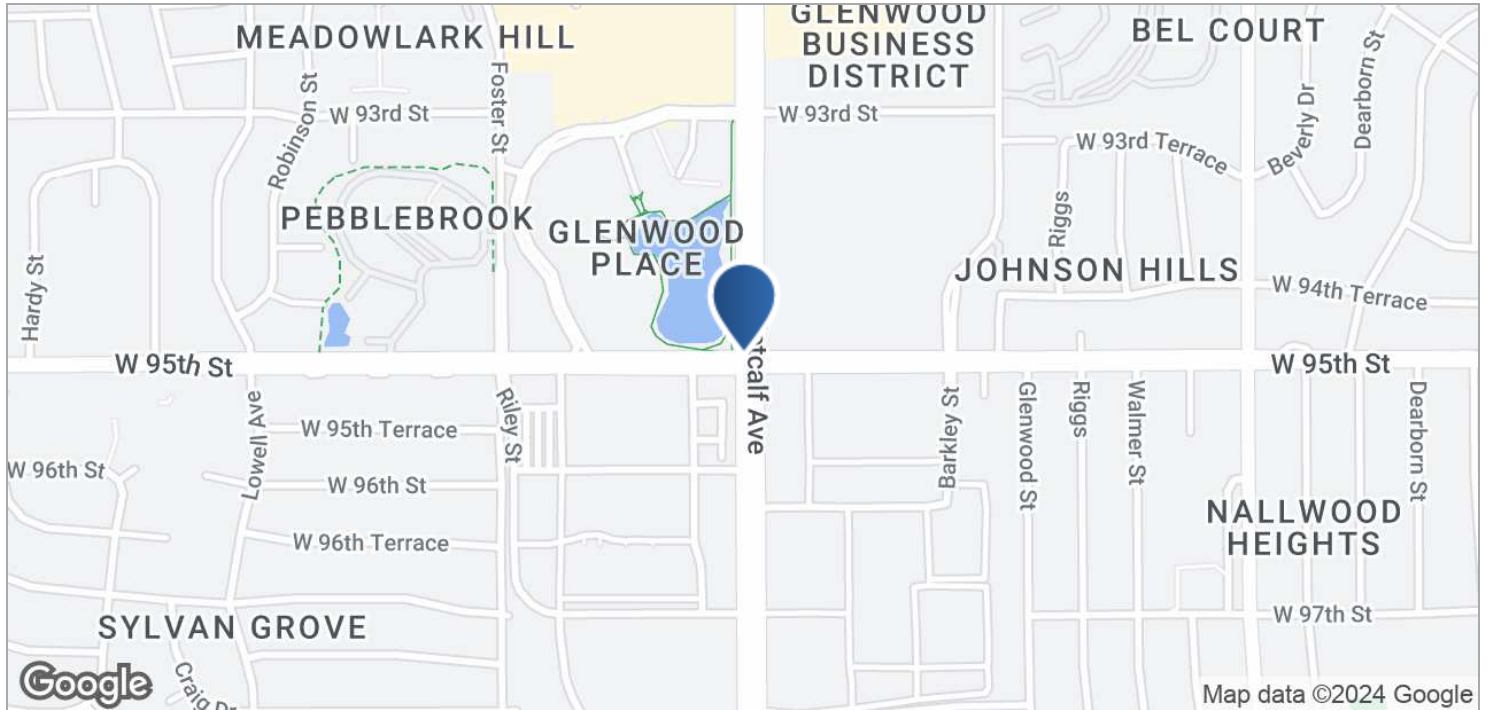
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Location Maps



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