

AVAILABLE PAD +/- 0.98 AC | SIGNALIZED INTERSECTION

➤ APN: 162-03-802-004



COLLECTION	CROSS	VOLUME (2022)
E Sahara Ave	S Maryland Pkwy E	45,423
S Maryland Pkwy	Exley Ave N	26,779
E Sahara Ave	Market St E	46,344
S Maryland Pkwy	E Sahara Ave N	38,763

Brenda Olson

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PAD SITE FOR SALE

RETAIL CENTER AT SAHARA & MARYLAND


GATSKI COMMERCIAL
REAL ESTATE SERVICES

PROPERTY HIGHLIGHTS

➤ APN: 162-03-802-004

±0.98-acre
**PAD AVAILABLE
FOR SALE**

- Pad Site
- Signalized Intersection
- Zoned C1
- APN: 162-03-802-004



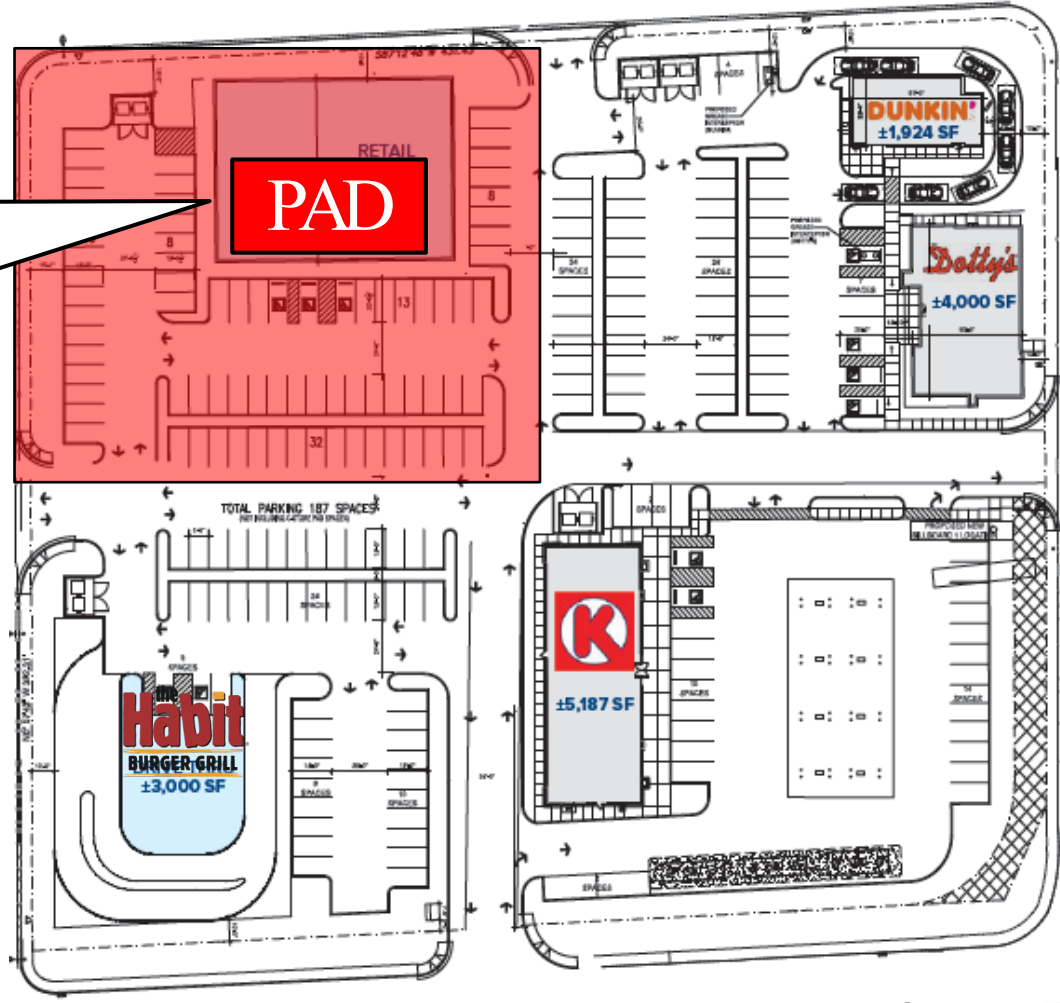
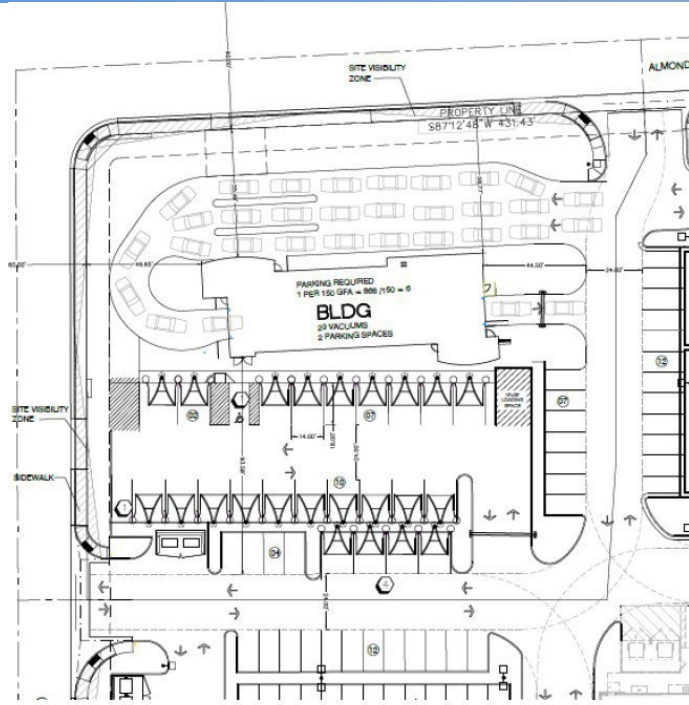
Call Broker For Pricing***



TAX DIST 212,200,214

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TENANTS

	SF	PARKING
DOTTY'S	+/-4,000	59 SPACES
CIRCLEK	+/-5,187	30 SPACES
DUNKIN'	+/-1,924	22 SPACES
HABITBURGER	+/-3,000	45 SPACES
PAD	+/-0.98 AC	53 SPACES

Drawings not to scale. For illustration purposes only.

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OBLIQUE AERIAL

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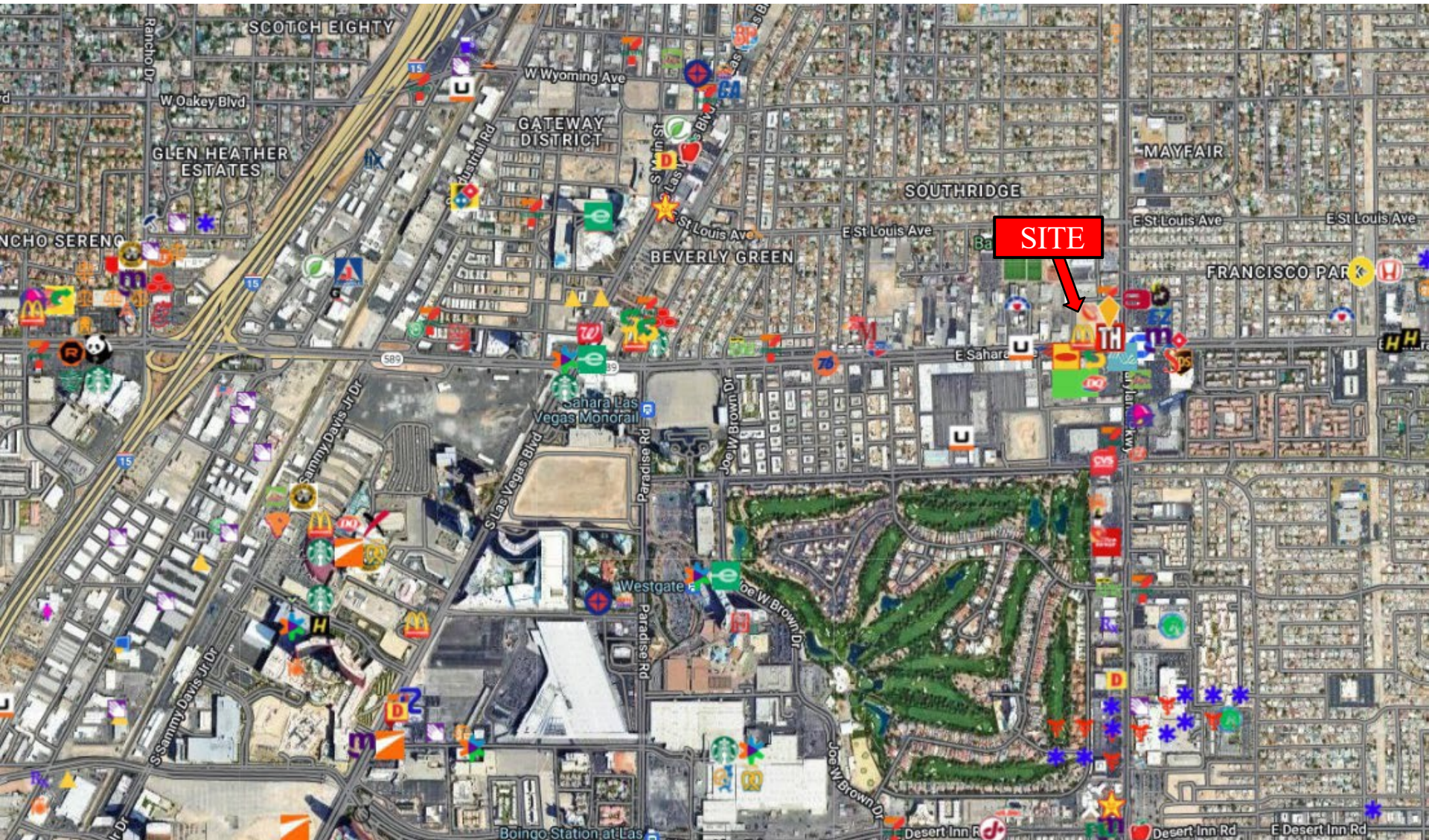
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	25,442	185,307	551,912
MED.INCOME	\$41,648	\$37,916	\$42,767
HOUSHOLDS	9,715	74,925	201,461
DAYTIME EMPLOY.	13,724	253,189	431,060



RETAIL AERIAL

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NEARBY NEIGHBORS

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DOTTY'S CASINO

Dotty's is a chain of slot machine parlors with about 175 locations in Nevada, Oregon and Montana and another 150 locations planned in Illinois.



DUNKIN'

Dunkin', founded in 1950, is the largest coffee and donuts brand in the United States, with more than 13,200 restaurants in nearly 40 global markets. Dunkin' is part of the Inspire Brands family of restaurants.



THE HABIT BURGER GRILL

The Habit Burger Grill is a California-based fast casual restaurant chain that specializes in chargrilled hamburgers. The company also sells other typical fast-casual fare.[3] It was founded in 1969 at Santa Barbara, California, and its headquarters are in Irvine, California.



CIRCLE K

Circle K's success in the convenience retailing industry spans more than 60 years. Our roots trace back to 1951 when Fred Hervey purchased three Kay's Food Stores in El Paso, Texas. Little did anyone know that these stores would serve as the beginning of Circle K.

ALMOND GROVE

FOR MORE INFORMATION

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