



Contact: Daniel Legaspi License 01452494
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Property Highlights

AVAILABLE:

1st Floor Retail: ± 800 Sq Ft | ± 800 Sq Ft

2nd Floor OFFICES: ~~± 1,600 Sq Ft~~ LEASED | ± 800 Sq Ft

Access on Florence Ave. **Approximately 36,825 Cars/Day***

Join: Cedar's Halal Meat Market & Grill

Quickly Clean Express Car Wash, Tacos Culiacancito,

Rosy's Beauty Salon, Phone Repair 710 Wireless Clinic

*SitesUSA Traffic Count Estimate

2025 Est.*	1 Mile	2 Mile	3 Mile
Population	49,780	155,362	303,176
Households	13,710	42,690	84,869
Family Households	10,455	32,631	65,859
Avg. HH Income	\$76,246	\$81,031	\$89,641
Avg. HH Size	3.60	3.60	3.60

*Source: Claritas



2nd Floor Offices		±800 SF AVAILABLE	
Rosy's Beauty Salon	Phone Repair	±800 SF AVAILABLE	±800 SF AVAILABLE
Ground Floor Retail			
Bell Convalescent Hospital			
Quickly Clean Express Car Wash			
Ground Floor Retail			
Cedar's Halal	Tacos		
Meat Market & Grill Culiacancito			
2nd Floor Offices		LEASED	
		±800 SF AVAILABLE	

Florence Ave.

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