

PRIME RETAIL FOR LEASE

MLS 269084

ambience!

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EXECUTIVE SUMMARY



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Lease Price: \$26 PSF + NNN
Building Size: ±4,431 SF
Available SF: ±4,431 SF
Zoning: Commercial
APN: 104892010424006

Property Overview

High-visibility signalized corner lot located on a major artery with 23,000 ADT. The current tenant will be out June 2024, extreme makeover coming July 2024. This high-volume shopping center features easy in/out access to ample parking.

- High-volume, iconic shopping center
- Prime corner lot
- 23,000 ADT
- Surrounded by a dense residential neighborhood
- Growing daytime population
- Ample parking
- Drive-thru available

PHOTOS



PHOTOS



MARKET AREA CLOSE-UP VIEW



LOCATION MAP



DEMOGRAPHICS

Source: Sites USA 2022 Est.

KEY FACTS



| | POPULATION |
|---------|------------|
| 10 MILE | 266,893 |
| 15 MILE | 282,921 |
| 20 MILE | 288,870 |



| | AVERAGE HH SIZE |
|---------|-----------------|
| 10 MILE | 2.8 |
| 15 MILE | 2.8 |
| 20 MILE | 2.8 |



| | MEDIAN AGE |
|---------|------------|
| 10 MILE | 34.2 |
| 15 MILE | 34.5 |
| 20 MILE | 34.5 |

TOTAL ANNUAL CONSUMER EXPENDITURE

| 10 MILE | 15 MILE | 20 MILE |
|----------|----------|----------|
| \$6.14 B | \$6.51 B | \$6.63 B |

HOUSING STATS



| | MEDIAN HH INCOME |
|---------|------------------|
| 10 MILE | \$80,418 |
| 15 MILE | \$80,510 |
| 20 MILE | \$80,318 |



| | OWNER OCCUPIED UNITS |
|---------|----------------------|
| 10 MILE | 65,663 |
| 15 MILE | 70,425 |
| 20 MILE | 71,941 |



| | RENTER OCCUPIED UNITS |
|---------|-----------------------|
| 10 MILE | 28,292 |
| 15 MILE | 29,278 |
| 20 MILE | 29,764 |

10,15,20 MILE DRIVE TIMES

