

# NWC

# CENTENNIAL CENTER BLVD & GRAND MONTECITO



BAR Broken Toes CUBA HUT Domino's

Distill CAMP BOW WOW BUTCHER BLOCK

AutoNation

DOC DESERT ORTHOPAEDIC CENTER

Hertz

WOW CARWASH

E65 FITNESS SUN AUTO SERVICE

KOHL'S DAISO Office DEPOT  
BUFFALO WILD WINGS Burlington PET SMART ULTA

Centennial Hills Hospital MEDICAL CENTER

Smith's TJ-maxx five BELOW DOLLAR TREE Starbucks

MONTECITO TOWER CLASS A OFFICE

Chevron McDonald's TERRIBLE HERBST

FUTURE DEALERSHIP

CENTENNIAL CENTER BLVD

GRAND MONTECITO PKWY

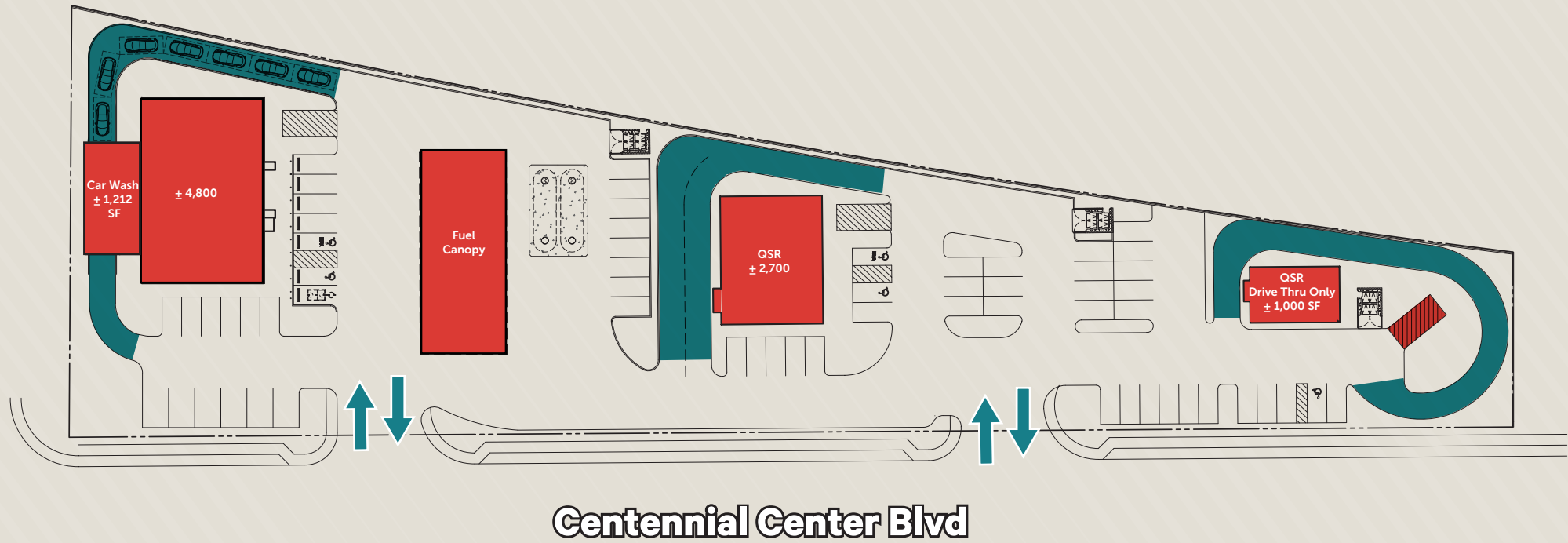
# RETAIL FOR LEASE

PAD SITES INCLUDING DRIVE THRUS

# CBRE

# PROPERTY SITE PLAN

NWC CENTENNIAL CENTER BLVD & GRAND MONTECITO



# PROPERTY HIGHLIGHTS



Pad Site - Drive Thru Available



Ground Lease or BTS



Lease Rate:  
Contact Broker



Excellent Visibility



High Growth Corridor  
with Excellent Co-Tenants  
in the Trade Area



# AREA DEMOGRAPHICS

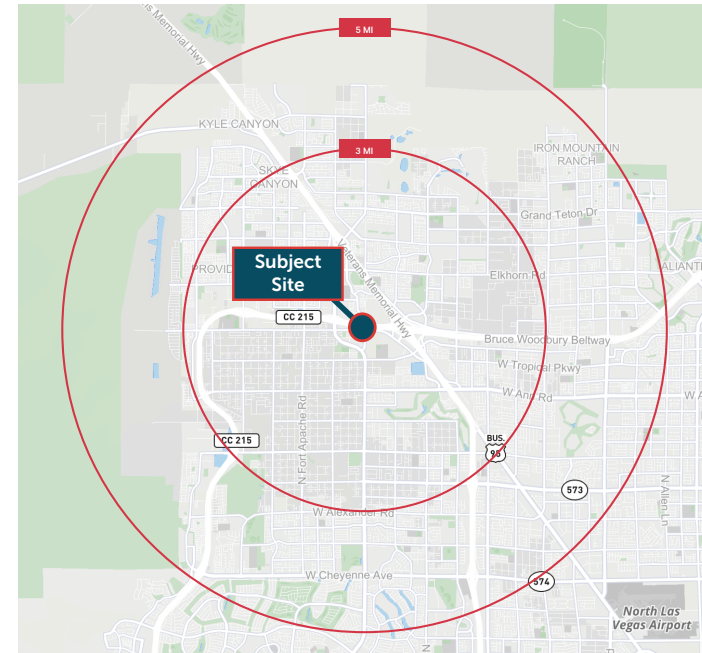
## 3 / 5 MILE RADIUS

Population	3 Miles	5 Miles
2023 Population - Current Year Estimate	118,540	283,111
2028 Population - Five Year Projection	121,484	291,387
2020 Population - Census	114,355	266,803
2010 Population - Census	86,929	220,033
2023-2028 Annual Population Growth Rate	.49%	.58%

Households	3 Miles	5 Miles
2023 Households - Current Year Estimate	42,404	103,826
2028 Households - Five Year Projection	43,927	107,889
2010 Households - Census	31,102	80,518
2020 Households - Census	40,692	97,501
2023-2028 Annual Household Growth Rate	.71%	.77%
2023 Average Household Size	2.79	2.72

Household Income	3 Miles	5 Miles
2023 Average Household Income	\$124,238	\$115,128
2028 Average Household Income	\$143,174	\$133,983
2023 Median Household Income	\$93,803	\$87,407
2028 Median Household Income	\$106,889	\$102,044
2023 Per Capita Income	\$44,553	\$42,203
2028 Per Capita Income	\$51,905	\$49,585

Housing Units	3 Miles	5 Miles
2023 Housing Units	44,078	108,059
2023 Vacant Housing Units	1,674	4,233
2023 Occupied Housing Units	42,404	103,826
2023 Owner Occupied Housing Units	30,549	74,847
2023 Renter Occupied Housing Units	11,855	28,979



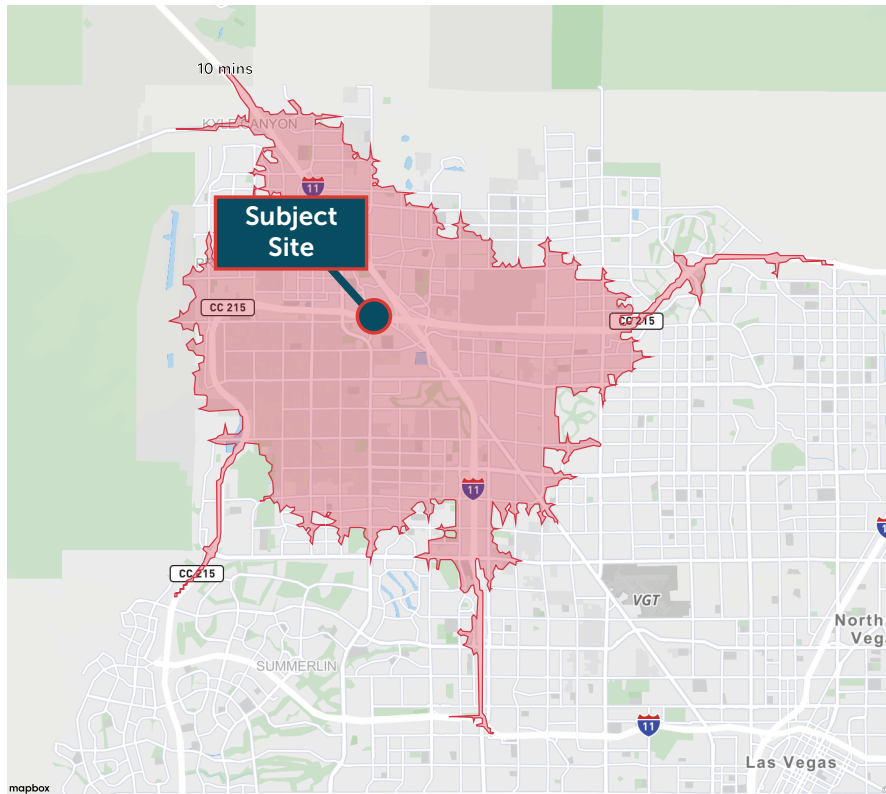
Education	3 Miles	5 Miles
2023 Population 25 and Over	80,396	194,656
HS and Associates Degrees	47,188	117,788
Bachelor's Degree or Higher	29,073	65,620

Place of work	3 Miles	5 Miles
2023 Businesses	1,919	4,582
2023 Employees	19,402	45,804

Source: ESRI 2023

# AREA DEMOGRAPHICS

## 10 MINUTE RADIUS



Population	10 Minutes
2023 Population - Current Year Estimate	251,299
2028 Population - Five Year Projection	258,863
2020 Population - Census	242,646
2010 Population - Census	201,054
2023-2028 Annual Population Growth Rate	.59%

Households	10 Minutes
2023 Households - Current Year Estimate	92,350
2028 Households - Five Year Projection	96,042
2020 Households - Census	88,793
2023-2028 Annual Household Growth Rate	.79%
2023 Average Household Size	2.72

Household Income	10 Minutes
2023 Average Household Income	\$111,678
2028 Average Household Income	\$129,816
2023 Median Household Income	\$84,233
2028 Median Household Income	\$98,384
2023 Per Capita Income	\$41,067
2028 Per Capita Income	\$48,195

Housing Units	10 Minutes
2023 Housing Units	95,978
2023 Vacant Housing Units	3,628
2023 Occupied Housing Units	92,350
2023 Owner Occupied Housing Units	63,203
2023 Renter Occupied Housing Units	29,147

Education	10 Minutes
2023 Population 25 and Over	171,823
HS and Associates Degrees	105,560
Bachelor's Degree or Higher	55,508

Place of work	10 Minutes
2023 Businesses	4,797
2023 Employees	50,111

**NWC**

# CENTENNIAL CENTER BLVD & GRAND MONTECITO

## LEASING CONTACT

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