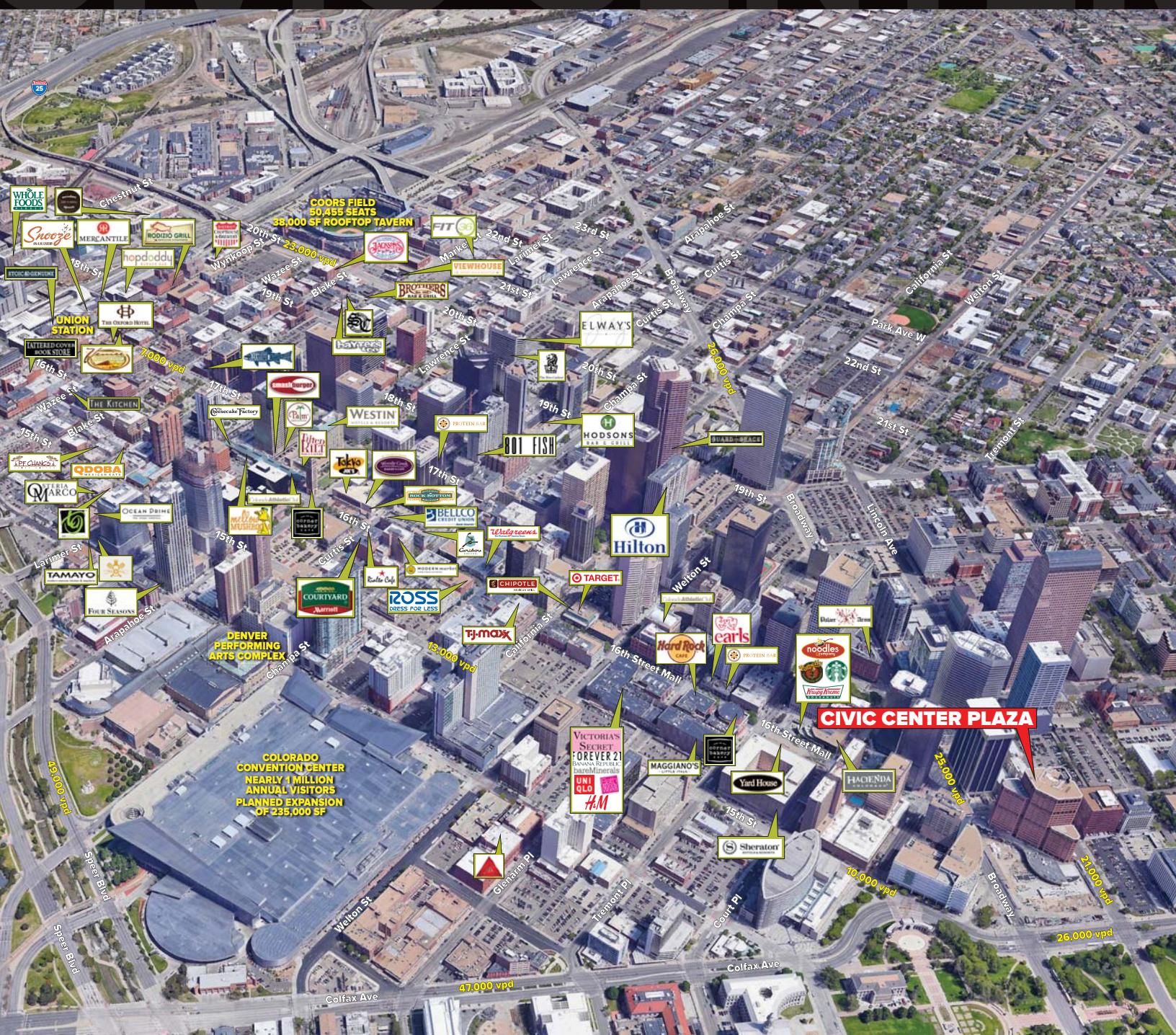


LOCATION



DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE
2021 EST. POPULATION	694	2,150	6,685
2026 PROJECTED POPULATION	793	2,383	6,931
2021 EST. DAYTIME POPULATION	981	2,133	7,688
2021 EST. AVG HH INCOME	\$60,374	\$92,293	\$111,807
2021 EST. HOUSEHOLDS	361	1,147	3,333
2021 EST. BUSINESSES	89	155	762

TRAFFIC

COLFAX AVENUE
30,000 VEHICLES PER DAY
BROADWAY
25,000 VEHICLES PER DAY

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RETAIL ADVISORS

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SITE PLAN

CIVIC CENTER PLAZA

