



Paloma University City

3600-3630 Lancaster Avenue
Philadelphia, Pennsylvania 19104

+/- 2,500 SF of ground floor retail or restaurant space
for lease in 148-unit student housing development



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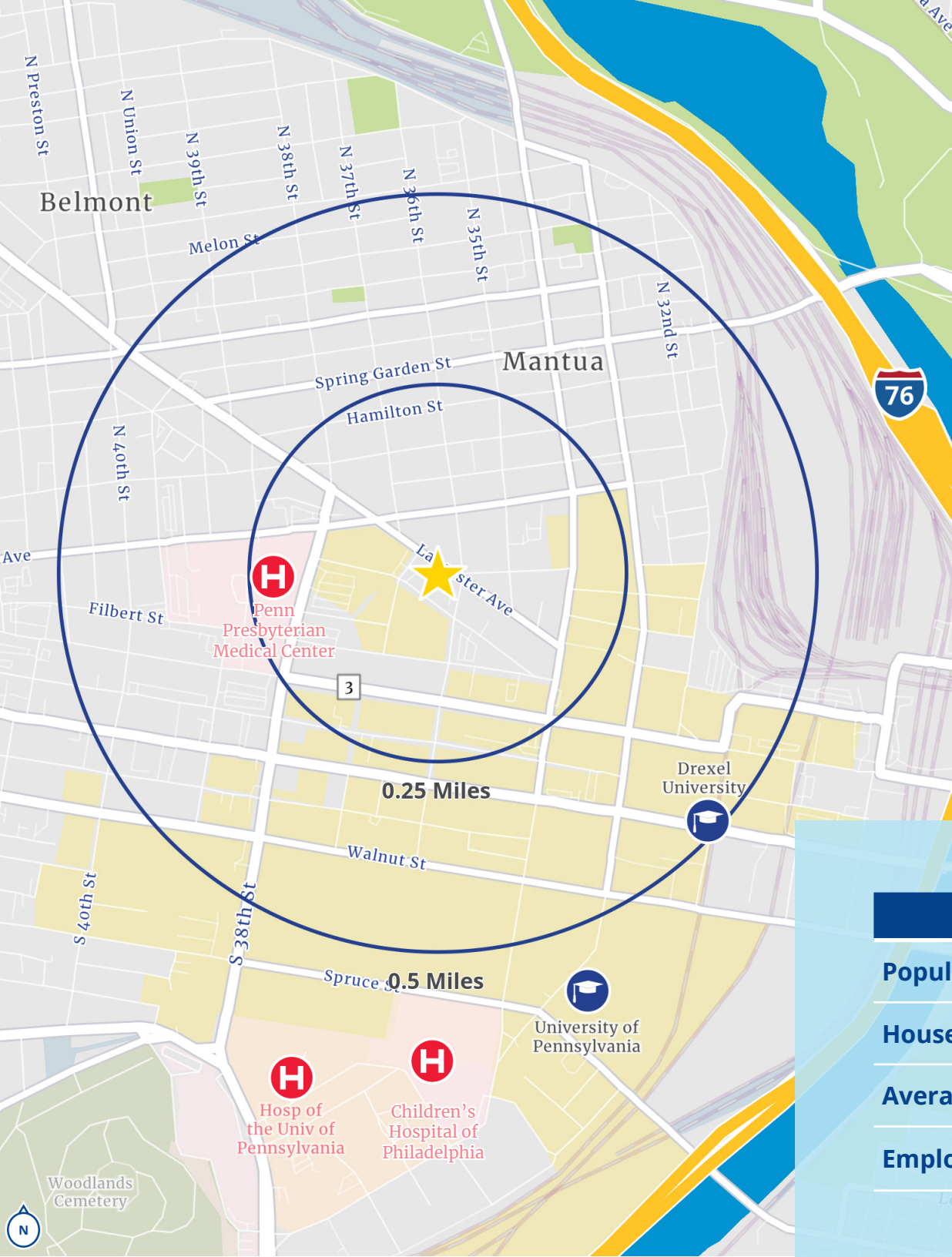


The Opportunity

3600-3630 Lancaster Ave offers a retailer and/or restaurateur a \pm 2,500 SF leasing opportunity on the ground floor of **The Paloma** - a new, 148-unit student housing development in the heart of University City, with access to Drexel and UPenn students, faculty, and staff.

Property Highlights

- Redevelopment mixed-use project in the heart of University City with access to University of Pennsylvania and Drexel students, faculty, and staff
- Two ground floor retail/restaurant opportunities in a 148-unit student housing development
 - > Space A: 1,630 SF
 - > Space B: 867 SF
 - > Spaces can be combined to 2,497 SF
- Paloma retail neighbors include Truist Bank, Crate & Press Juice Bar, and Mr. Wish.
- Prime location with frontage along Lancaster Avenue corridor
- Located less than one mile from Drexel and UPenn campuses, and major Philadelphia hospitals CHOP, Penn Presbyterian, and HUP
- Ready for immediate occupancy



Demographics

	¼ Mile	½ Miles	1 Miles
Population	7,368	23,118	56,891
Households	2,205	8,605	23,132
Average HHI	\$60,312	\$53,443	\$75,809
Employees	10,165	22,047	67,822

Area Highlights

The bustling heart of West Philadelphia and academic epicenter of the entire region, University City (UCity) gets its name for having two of the largest and most influential institutions in town: University of Pennsylvania and Drexel University. These collegiate giants, sub-anchored by nationally renowned medical hubs, serve multiple disciplines.

UCity is bordered by University Avenue to the south, Market Street to the north, 30th Street to the east and 38th Street on the west. The area offers everything from a vibrant street-food scene and famous chef-run establishments to high-end art galleries and intimate late-night hangs.

An incredibly robust and diverse student population which sprawls beyond UCity's borders in all directions contributes to the verve and energy of the everyday.

VisitPhilly.com

UCity Enrollment Stats

Drexel University

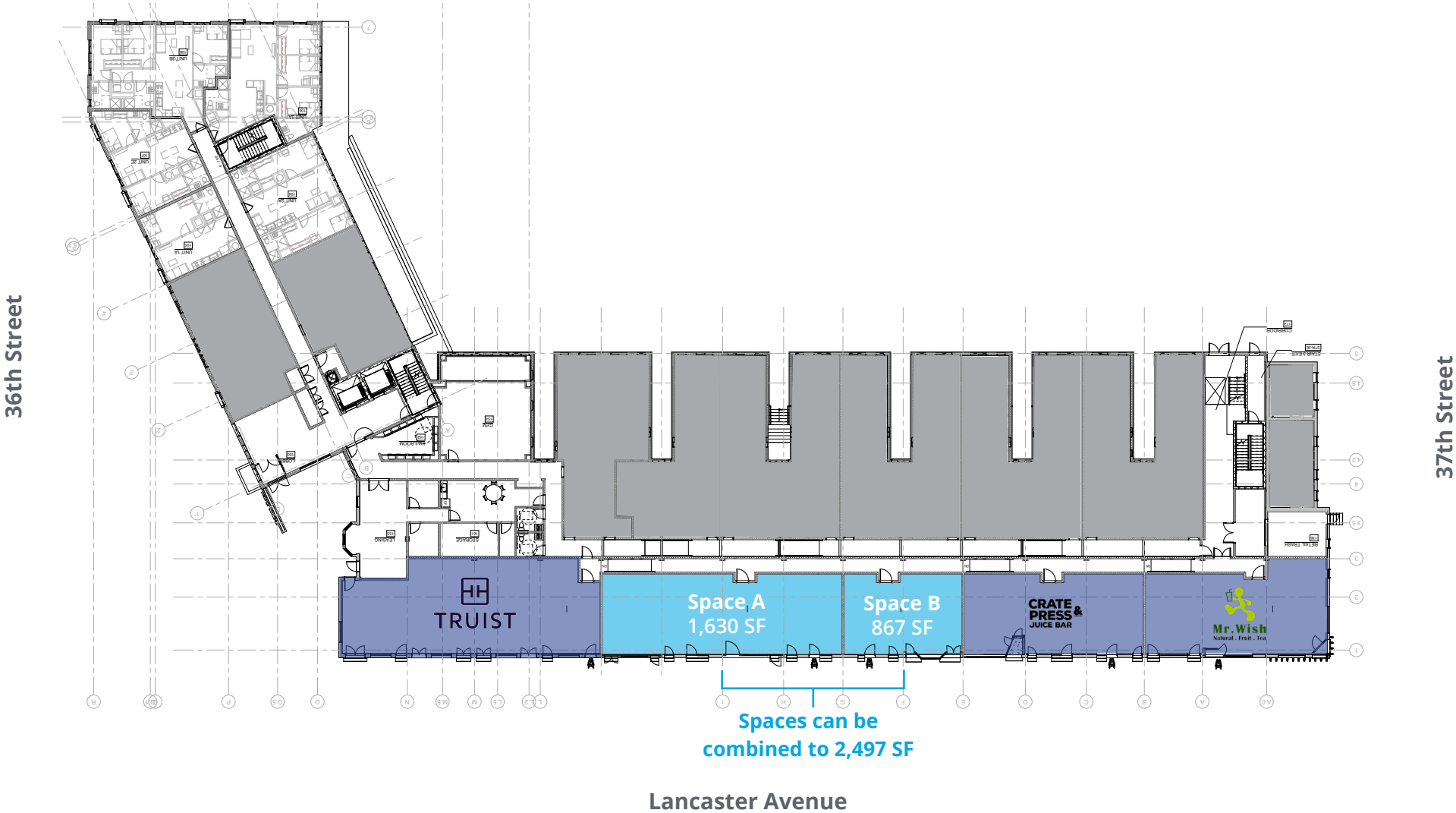
Undergraduate Students	14,413
Graduate Students	8,803
Total UCity Enrollment	23,216

University of Pennsylvania

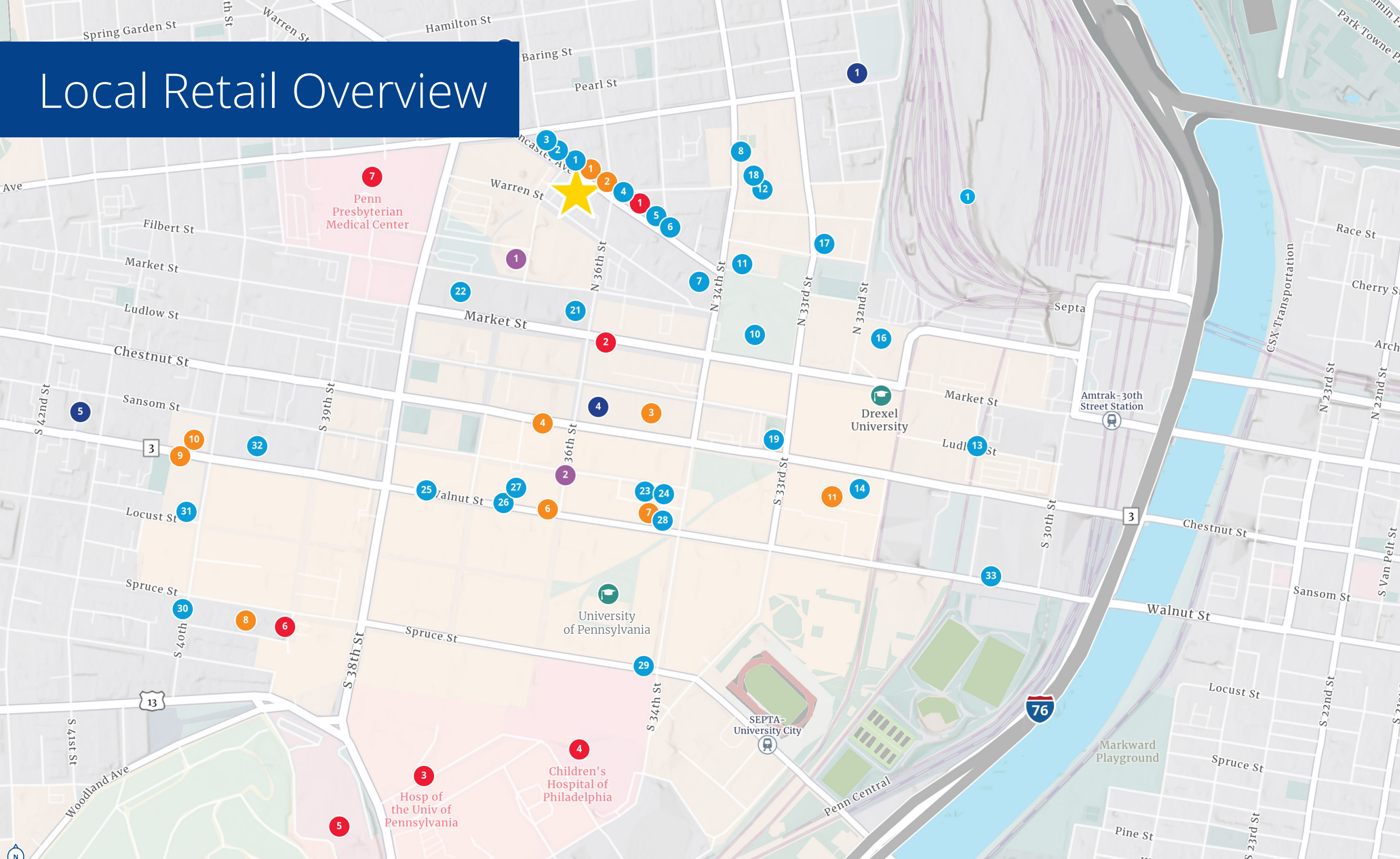
Undergraduate Students	11,292
Graduate Students	16,746
Total UCity Enrollment	28,038



Leasing Plan



Local Retail Overview



Cafe/Restaurant

1	Chengdu Famous Food	18	Chic Fil A
2	Green Line Cafe	19	Co-Op Restaurant
3	Coco's Cookies & Creamery	20	Schmear It!
4	Madis Coffee Roasters	21	Pita Chip
5	Ed's Buffalo Wings & Pizza	22	Han Dynasty
6	Savas Brick Oven Pizza	23	White Dog Cafe
7	Ramen Bar	24	New Deck Tavern
8	Sabrina's UCity	25	honeygrow
9	Gaetano's Pizza & Steaks	26	Louie Louie
10	Landmark Americana	27	Starbucks
11	Saxby's Drexel	28	Dunkin
12	Bobaface	29	Insomnia Cookies
13	Cucina Zapata	30	Copabanana
14	Shake Shack	31	HipCityVeg
16	Kung Fu Tea	32	City Tap House
17	Greek from Greece	33	World Cafe Live

Medical

1	Beyond/Hello Cannabis	5	Phila VA Medical Center
2	Vybe Urgent Care	6	Ryan Veterinary Hospital
3	HUP	7	Penn Presbyterian Hospital
4	CHOP		

Retail/Shopping

1	Disguiser Party Game Lounge	7	CVS
2	Dr. Cycles	8	House of Our Own Books
3	GIANT Heirloom	9	Cinemark UCity
4	Wawa	10	ACME
5	AT&T	11	Barnes & Noble Drexel
6	Blue Mercury		

Residences/Hotels

1	West Village Apartments	4	Sheraton Philadelphia
2	Akwaaba Philly	5	Homewood Suites by Hilton
3	The Study at UCity	9	

Community/Shared

1	UCity Square	4	Institute of Contemporary Art
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The Paloma



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