

CANYON PLAZA

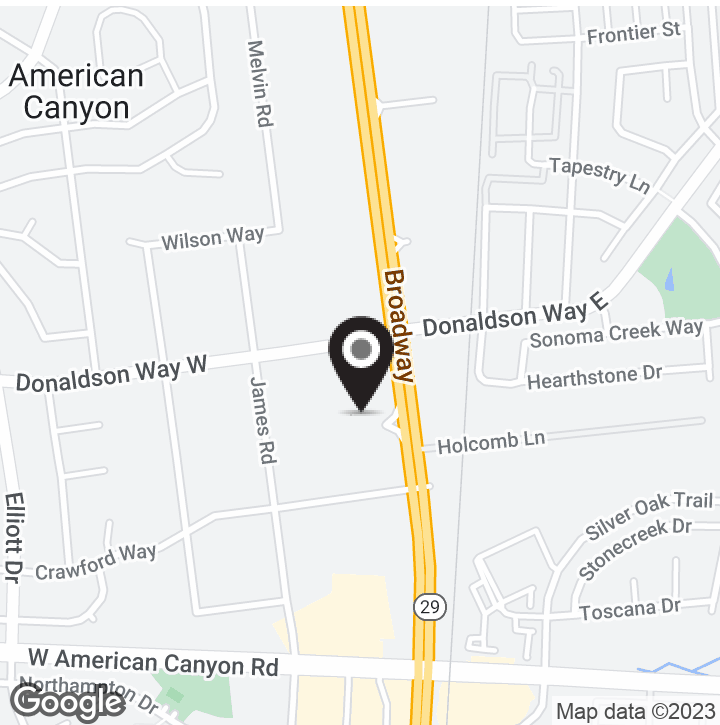
3417-3433 BROADWAY STREET, AMERICAN CANYON, CA 94503

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Canyon Plaza is a staple center in American Canyon housing many local and regional businesses. Some of the businesses you can find at the Plaza are J&J Barber Shop, AmCan Dental, Oral Surgeon, KJ Nails, Farmers Insurance, Serenity Spa, Financial Services, West America Bank, Bolt Staffing, Chiropractic, and many more! The plaza comes equipped with abundant parking and an efficient layout for customer access including four entry points.



OFFERING SUMMARY

Lease Rate:	\$4.00 SF/month (MG)
Available SF:	3,128 SF
Building Size:	72,288 SF



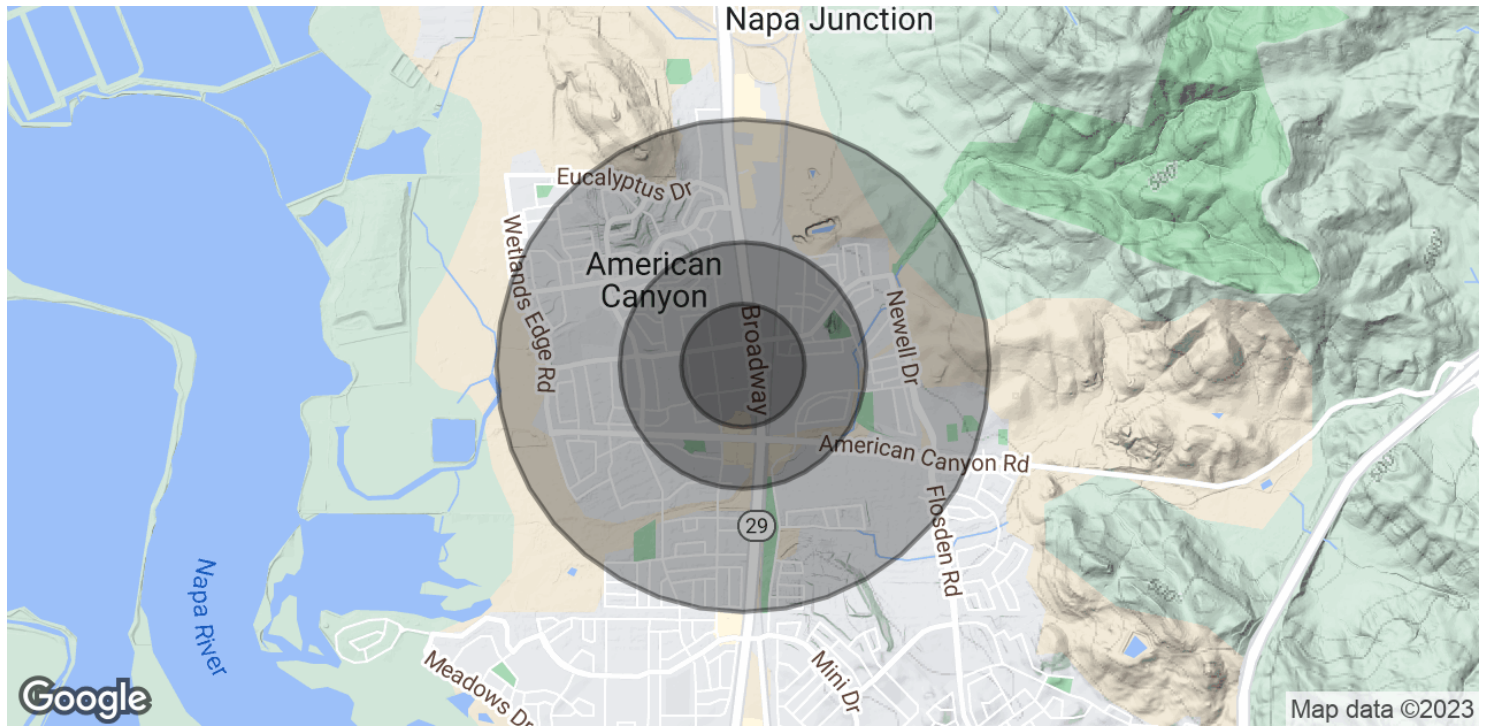
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,124	4,692	16,092
Average Age	35.8	36.5	36.6
Average Age (Male)	35.8	36.4	36.4
Average Age (Female)	34.6	36.1	36.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	277	1,223	4,256
# of Persons per HH	4.1	3.8	3.8
Average HH Income	\$144,644	\$135,119	\$121,853
Average House Value	\$577,174	\$509,473	\$466,988

* Demographic data derived from 2020 ACS - US Census



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