

EASY ACCESS TO THE 126 HIGHWAY (TELEGRAPH ROAD)

# 3851 Pacific Ave.

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± 1.94 AC COMMERCIAL LAND FOR SALE

FOR MORE INFORMATION, PLEASE CONTACT:

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## PROPERTY HIGHLIGHTS



1.94 acres



Commercially Zoned "CPD"



Water and Power to the Property



Roughly Flat



Growing Area



Easy access to the 126 Highway  
(Telegraph Road)



Seller will consider Land Lease



Sale Price: \$1,700,000.00

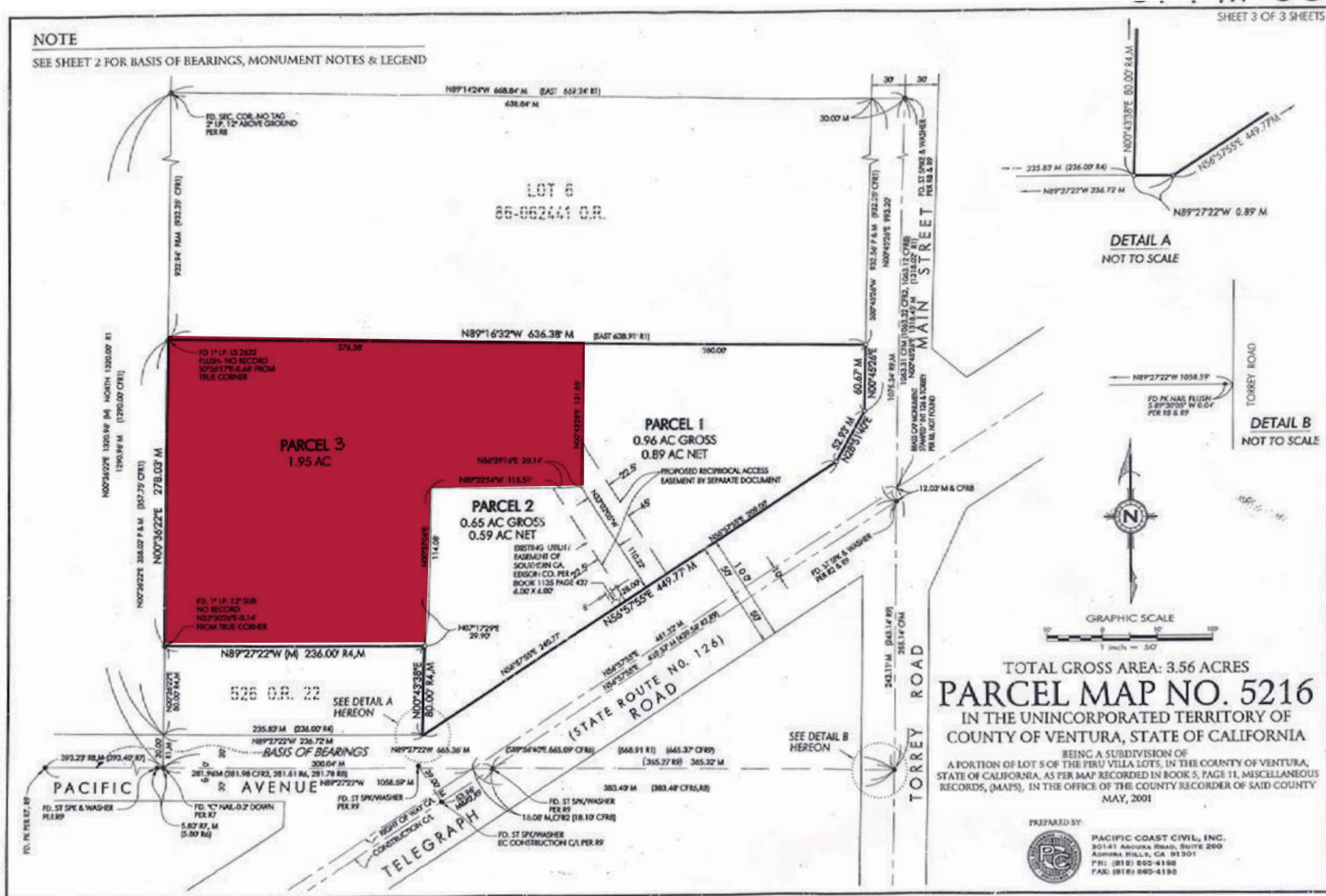


ABOUT THE PROPERTY

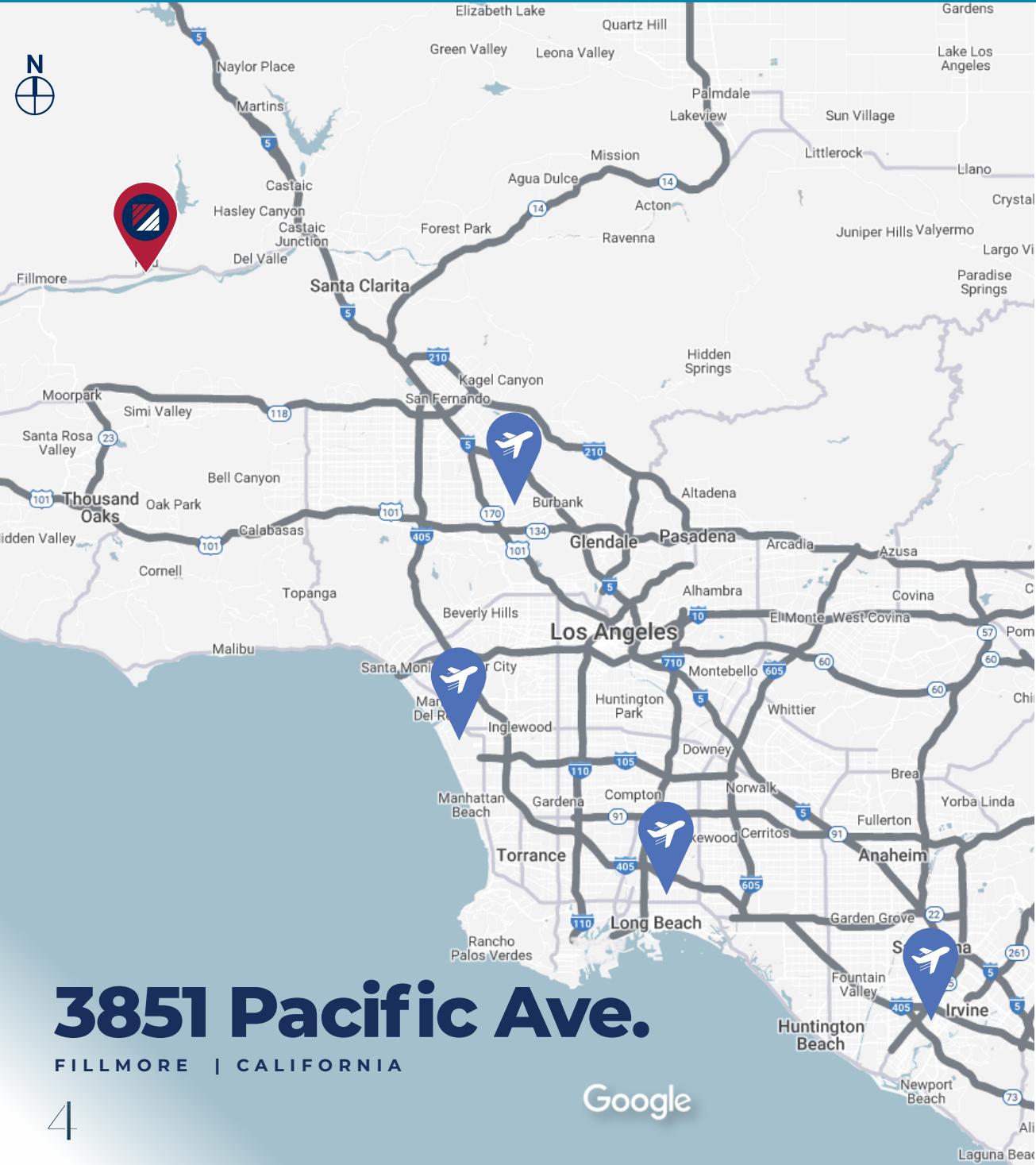
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# LOCATION MAP & DEMOGRAPHICS



TRAFFIC COUNTS				
Collection Street	Cross Street	Traffic Volume	Count Year	Dist. from Property
Main St	E Telegraph Rd S	3,757	2022	0.10 mi
Main St	E Telegraph Rd N	406	2022	0.11 mi
Howe Rd	Torrey Rd W	505	2022	0.32 mi
Torrey Rd	Howe Rd NE	505	2022	0.43 mi
Via Fustero	Main St SW	1,218	2022	0.50 mi
E Telegraph Rd	Market St SW	23,273	2022	0.54 mi
Center St	Warring Canyon Rd E	993	2022	0.71 mi
Main St	Alley (Piru) SW	783	2022	0.92 mi
Center St	E Telegraph Rd SE	679	2022	0.96 mi
Main St	Piru Canyon Rd NE	528	2018	1.01 mi

	DEMOGRAPHICS		
	3 Mile	5 Miles	10 Miles
2010 Population	2,754	2,808	102,253
2023 Population	2,057	2,118	104,710
2028 Population Projection	1,903	1,964	104,005
2010 Households	689	706	31,239
2023 Households	507	527	32,087
2028 Household Projection	467	487	31,879
Total Specified Consumer Spending (\$)	\$17M	\$17.8M	\$1.4B
Avg Household Income	\$70,348	\$72,180	\$125,088
Median Household Income	\$58,333	\$59,832	\$102,815

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