



PROPERTY HIGHLIGHTS

- 1,200 SF Inline Space Available
- Dedicated Spot on Pylon Signage
- Prime Visibility from Beach Boulevard - 70,000 Vehicles Per Day
- Beautiful Neighborhood Center Positioned Near the Beach Boulevard & Warner Retail Corridor
- Nice Tenant Mix Including Restaurants, Coffee Shops, Salon
- Over 200,000 people within a 3-Mile radius. Average household income over \$100k.

OFFERING SUMMARY

Lease Rate:	\$3.50 MG
Available SF:	1,200 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	9,768	73,898	174,282
Total Population	28,166	211,562	520,455
Average HH Income	\$118,506	\$138,941	\$133,271

For Lease

Retail Space

1,200 SF



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For Lease

Retail Space

1,200 SF

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	28,166	211,562	520,455
Average Age	39	43	43
Average Age (Male)	38	42	42
Average Age (Female)	40	44	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,768	73,898	174,282
# of Persons per HH	2.9	2.9	3
Average HH Income	\$118,506	\$138,941	\$133,271
Average House Value	\$802,451	\$992,122	\$931,964
RACE	1 MILE	3 MILES	5 MILES
% White	39.6%	41.8%	37.4%
% Black	1.8%	1.3%	1.1%
% Asian	17.4%	33.7%	33.8%
% Hawaiian	0.4%	0.3%	0.4%
% American Indian	1.4%	0.7%	0.9%
% Other	24.9%	10.6%	14.2%

2020 American Community Survey (ACS)

