



Property Description–MIXED USE

2,575 SF Mixed-Use Building (Zoned CL for range of commercial type uses ie., retail, office, showroom, dance, etc.) with large open floor plan, natural light, conference room, plumbed for kitchenette, two private offices, 2 bathrooms and one shower.

Property Highlights

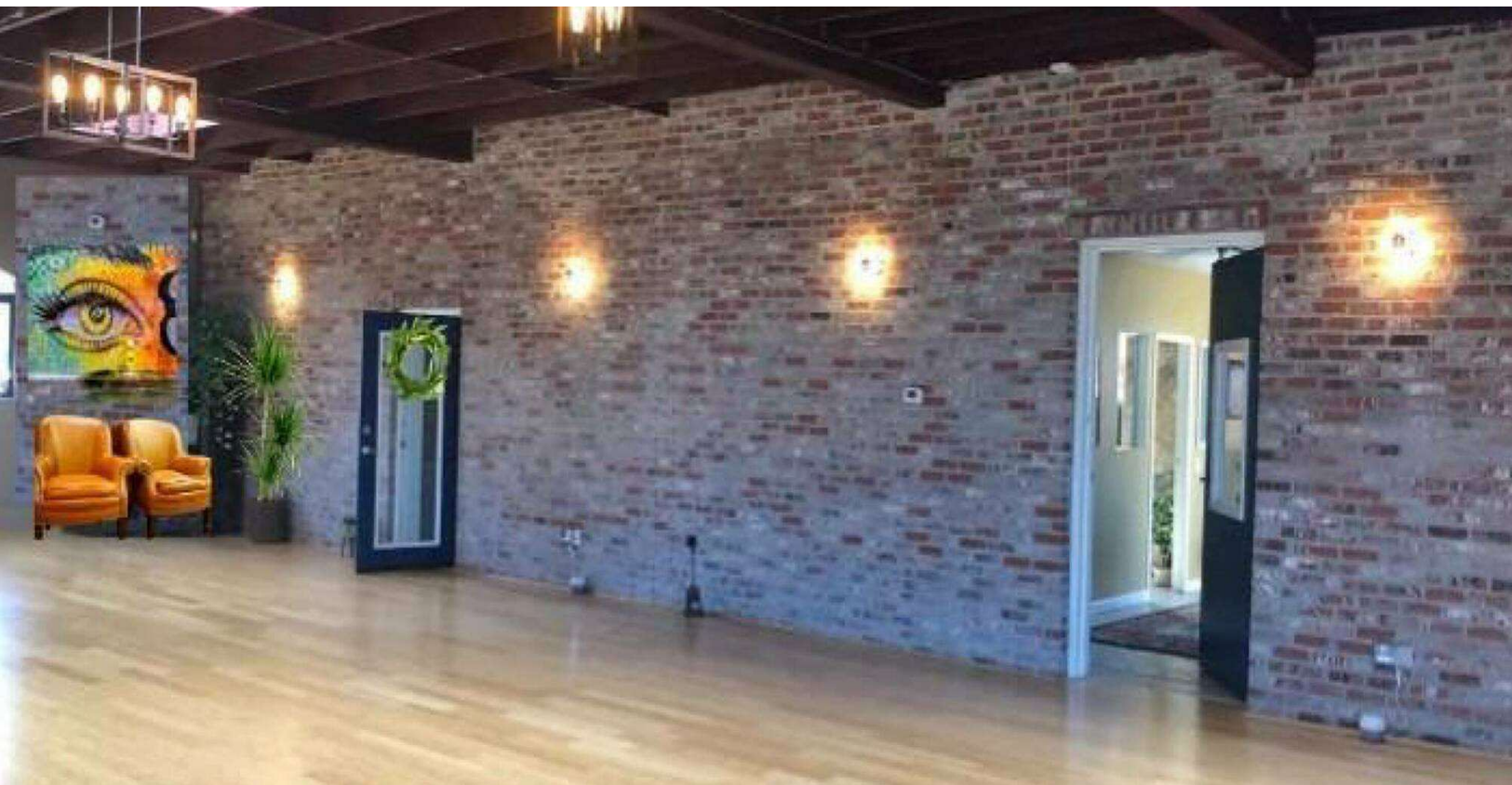
- Great location off of Solano Ave near Highway 29 with good frontage
- Mixed-Use
- 2 Private Offices
- 2 Bathrooms / One Shower

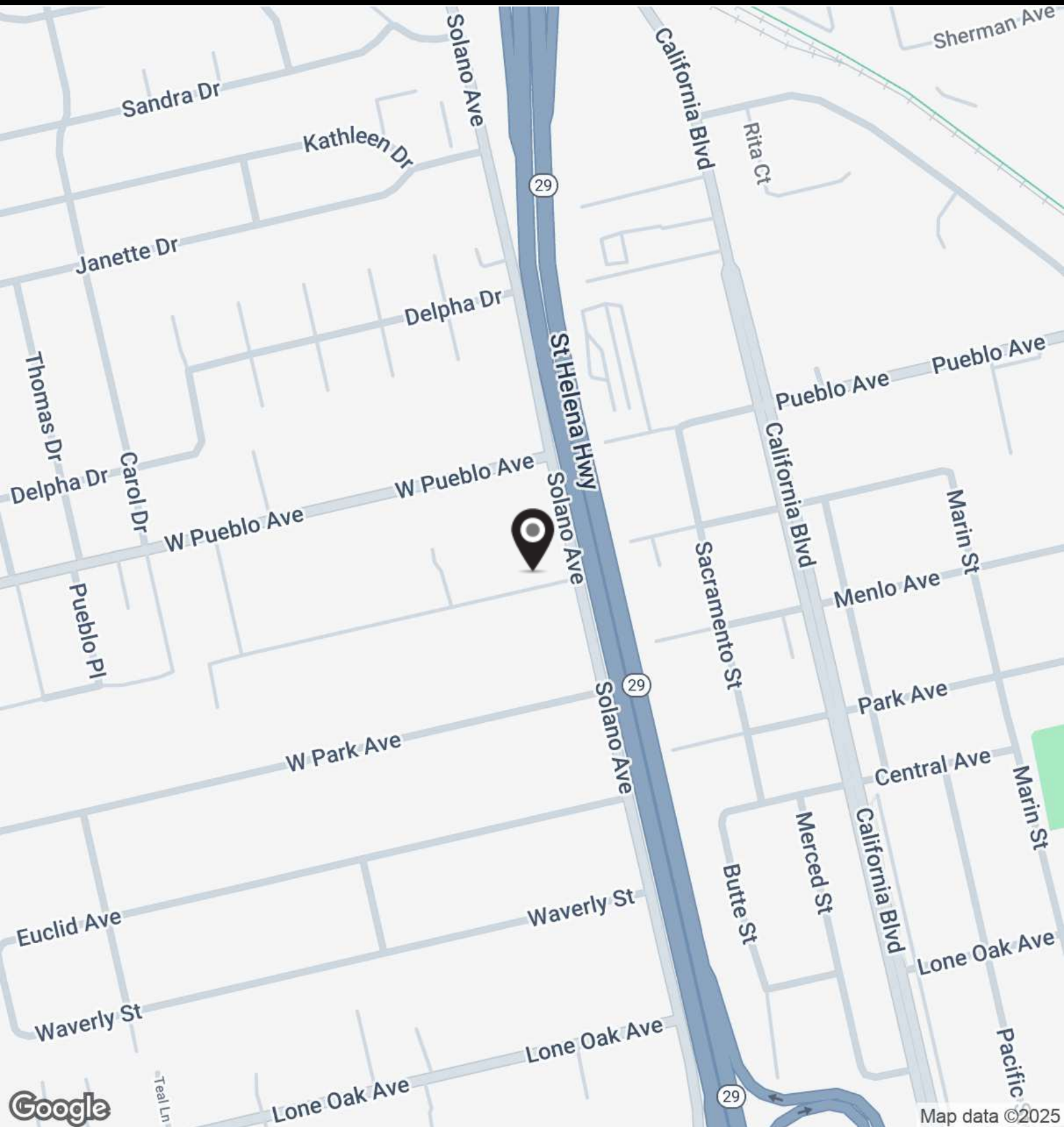
Offering Summary

Lease Rate:	\$2.40/psf/mo
Number of Units:	1
Available SF:	
Lot Size:	0.26 Acres
Building Size:	2,575 SF

Demographics 0.3 Miles 0.5 Miles 1 Mile

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	421	1,729	7,075
Total Population	1,360	5,384	19,495
Average HH Income	\$126,165	\$123,850	\$126,086





Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,360	5,384	19,495
Average Age	39	39	41
Average Age (Male)	38	38	40
Average Age (Female)	40	41	42

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	421	1,729	7,075
# of Persons per HH	3.2	3.1	2.8
Average HH Income	\$126,165	\$123,850	\$126,086
Average House Value	\$810,815	\$775,857	\$774,855

* Demographic data derived from 2020 ACS - US Census



Population

5,384



Median Home Value

\$775,857



Average Household Income

\$123,850



Average Age

39

