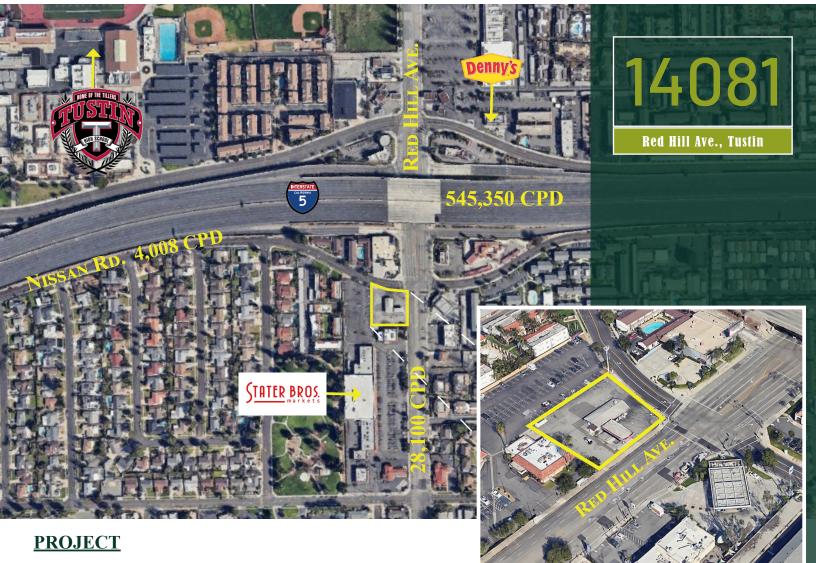
PAD SITE OPPORTUNITY IN "DAILY NEEDS" SHOPPING CENTER



- 22,000 SF Parcel Suitable for a 2,100 SF Drive-Thru, on Stater Bros.
 Anchored Shopping Center
- Signalized Corner with Access to Both Red Hill Ave. & Nisson Rd.
- High Trafficked Street & Major Arterial for 5 Fwy. North & South
- Perfect for Drive-Thru

DEMOGRAPHICS	1 Mile	2 Miles	3 MILES
POPULATION	37,630	90,521	211,016
Median H/H Income	\$89,932	\$91,543	\$102,327
DAYTIME POPULATION	10,909	70,422	126,885
TRAFFIC (CARS PER DAY)	28,100 CPD on Red Hill Ave. 545,350 CPD 5 Freeway		

18401 Von Karman Ave., Suite 150, Irvine, CA 92612

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Vanessa Brown

t 949-608-2074 m 714-293-0090 CA RE Lic. #01311341

vanessa.brown@nmrk.com

Ian Brown

m 949-683-0640 CA RE Lic. #00775650 ian.brown@nmrk.com

