

RETAIL SPACE FOR LEASE

PREMIUM ENDCAP AVAILABLE



Property Features

- Situated on major signalized intersection (Jamboree & Barranca)
- Excellent Retail Trade Area
- Immediately Adjacent to I-405 and I-5
- Across the street from "The District"
-

Availability:

- Suite A - 1,200 SF (Available 30-60 days)*
- Suite D - 1,200 SF (Vacant)



Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|------------------|----------|----------|-----------|
| Ave. HH Income | \$99,013 | \$99,775 | \$101,449 |
| Median HH Income | \$81,476 | \$81,863 | \$78,527 |
| Population | 11,615 | 153,576 | 533,835 |

Traffic Count: Jamboree Blvd: 51,000
Barranca Pkwy: 30,000

For more information, contact: **RANDALL DALBY** • 760-448-2459 • rdalby@lee-associates.com • CalBRE Lic # 01259576

SITE PLAN



Availability

| Suite | Sq.Ft. | |
|-------|----------|-----------|
| A | 1,200 SF | AVAILABLE |
| D | 1,200 SF | AVAILABLE |

*Please do not disturb tenants



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