

LEASING HIGHLIGHTS

- Freestanding building that is located amongst a group of big box retailers, which include a newly relocated Michaels, Best Buy, Bed, Bath & Beyond, Petco, Cost Plus World Market among others
- Unobstructed visibility from Interstate 5, which sees approximately 106,000 vehicles per day
- Exceptional local demographics with 159,900 people living within three miles and earning in excess of \$121,000
- One of the top producing Toys R Us locations at \$242 per square foot

PROPERTY DETAILS

Building Condition

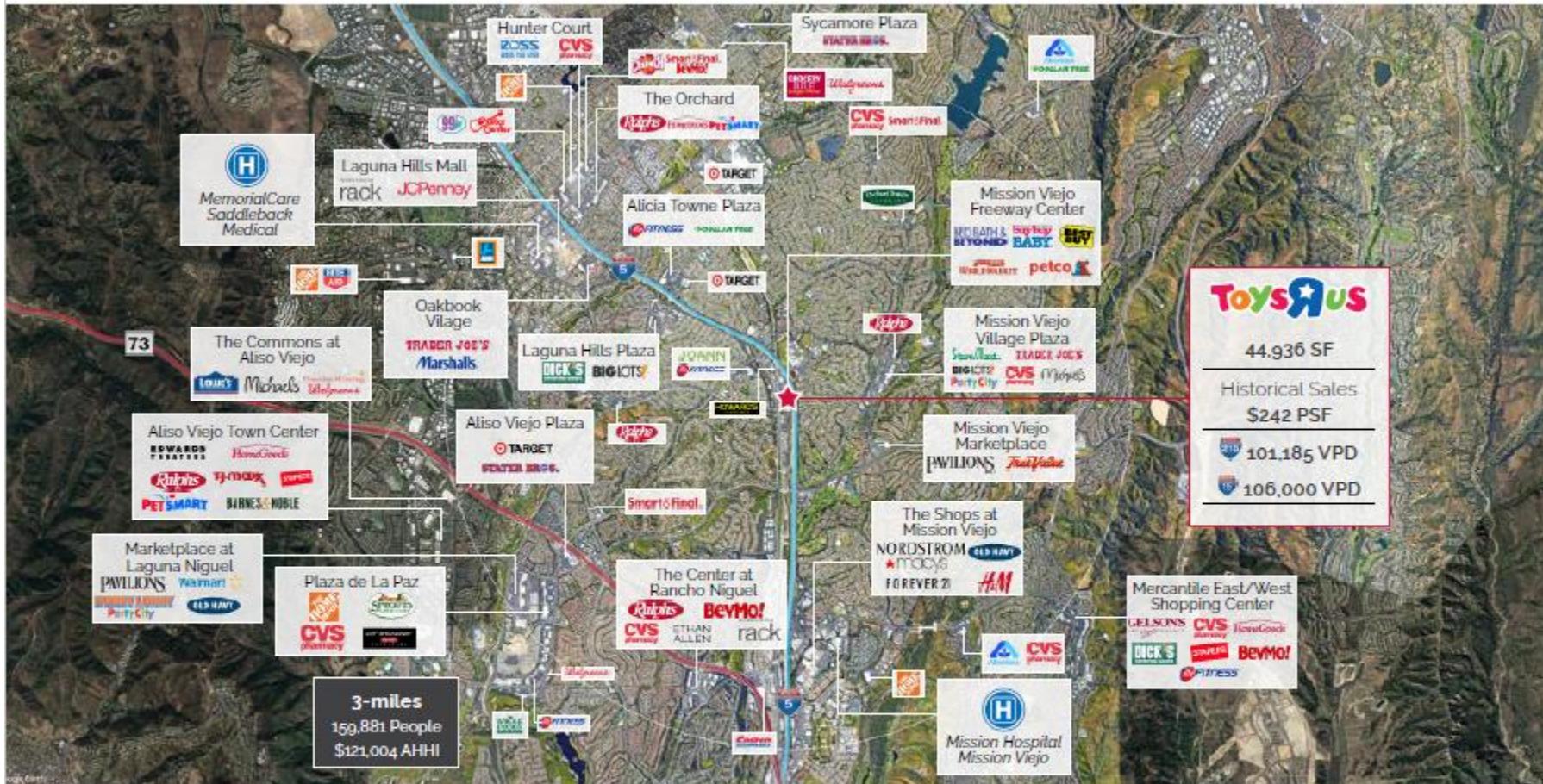
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|----------------------------------|-------------|
| Roof Installation: | 2015 |
| Roof Warranty Expiration: | 2030 |
| Parking: | 243 |
| HVAC Age: | 2009 |

Leasing Information

Rent: \$2.25/sqft per month + NNN (\$0.35/sqft/month)

44,936 SF
3.69 Acres

CONTACTS:
Hoang Tran: 714-926-2072
Bac Tran: 714-353-3870
Kim Tran: 714-365-6751



DEMOGRAPHICS

| Radius | Population | AHHI |
|---------|------------|-----------|
| 3-mile | 159,881 | \$121,004 |
| 5-mile | 353,834 | \$127,722 |
| 10-mile | 731,310 | \$137,636 |

AVAILABLE SITE DOCUMENTATION

REA

USE RESTRICTIONS

Zone:

Commercial Highway (CH)

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