



PROPERTY

Highlights



Centerra is a residential/retail mixed-use project



347 residential units



Shell condition



±7,200 SF of ground floor retail



Easy access to Hwy 87 & Hwy 280



Directly adjacent to San Pedro Market Square

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	36,382	242,621	683,294
AVG. HH INCOME	\$159,333	\$155,156	\$163,579
DAYTIME POPULATION	48,121	175,758	396,290

TRAFFIC COUNTS

Source: 2022 Esri.

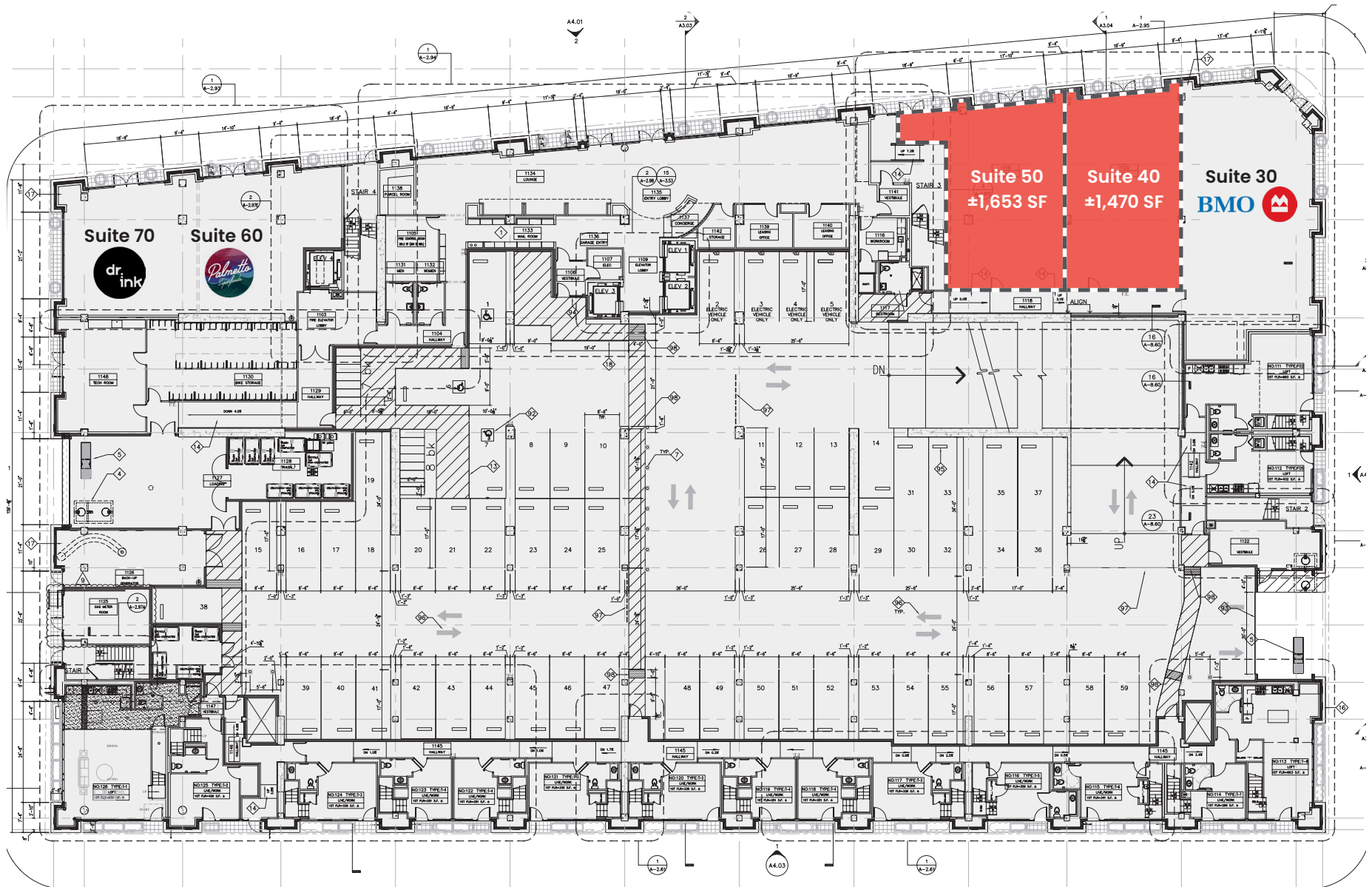
CA-87	126,600 ADT
W SAINT JOHN ST	17,000 ADT
N MARKET ST	27,540 ADT
W SANTA CLARA ST	27,000 ADT



Site Plan



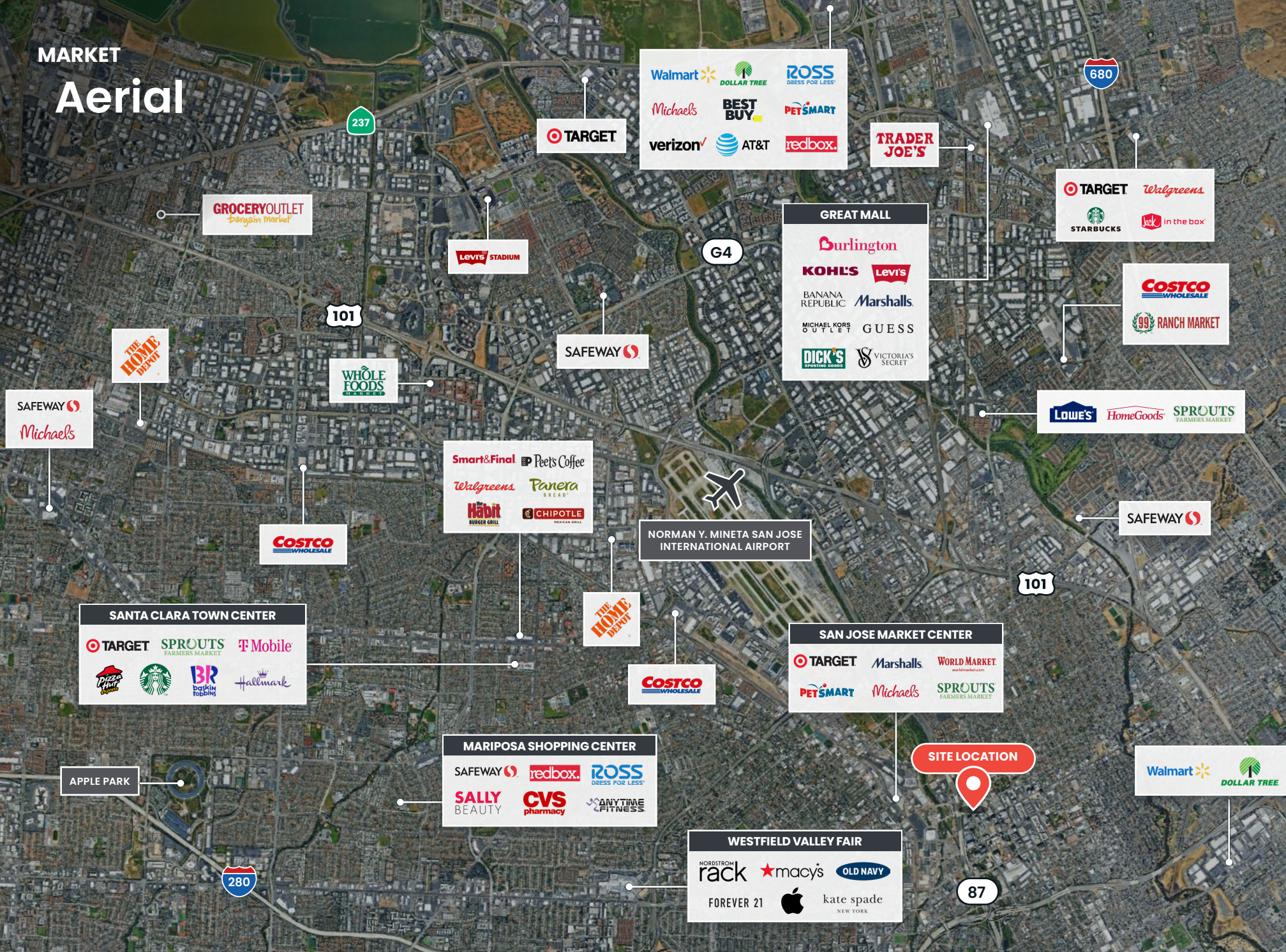
Site Plan



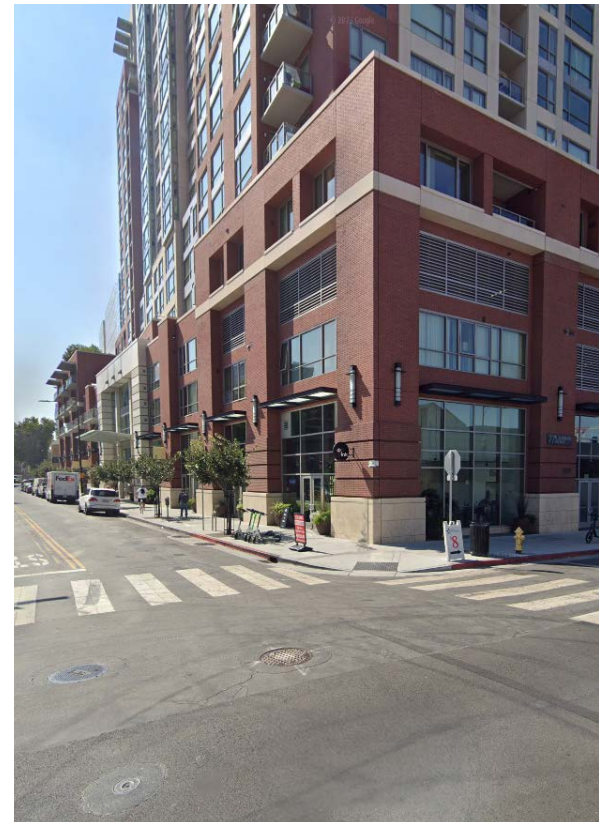
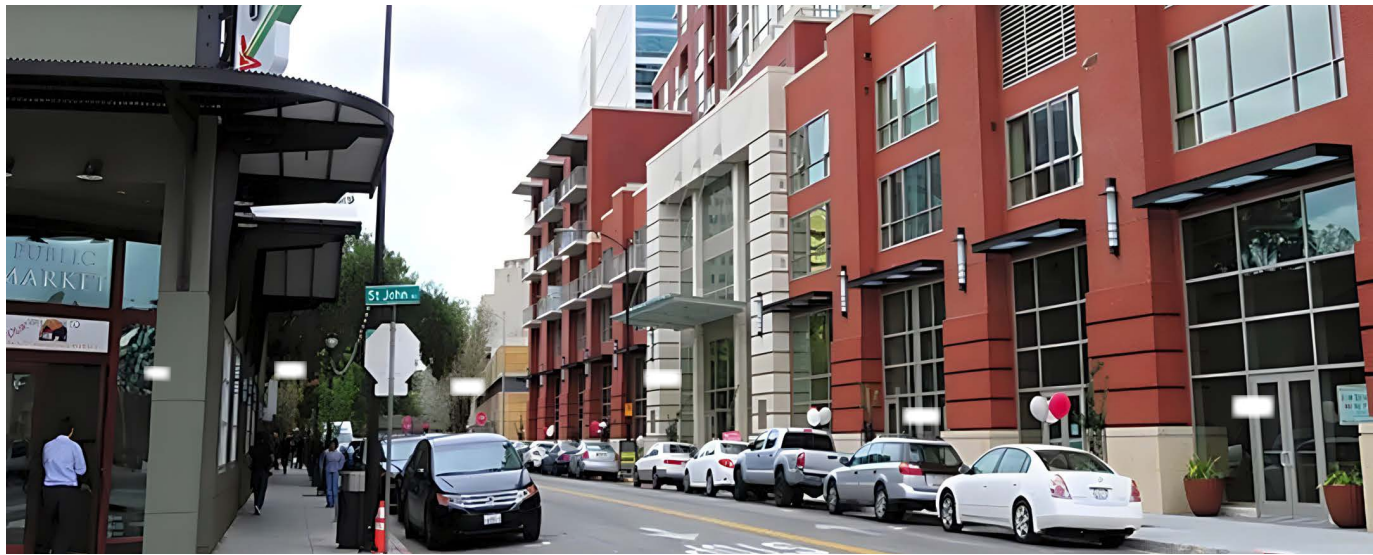
CLOSE-UP Aerial



MARKET Aerial



PROPERTY Gallery



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