

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$11.00 - 14.00 SF/yr (Full Service; NNN)
Building Size:	51,198 SF
Available SF:	950 - 11,000 SF

PROPERTY OVERVIEW

Highly visible retail center located on NW 39th Expwy & N MacArthur Blvd. This center features a nice tenant mix, as well as close proximity to many national retailers.

PROPERTY HIGHLIGHTS

- Ample Parking
- Giant Pylon Signage
- Recently Remodeled
- Great Accessibility
- Flexible Space Sizes

SPACES	LEASE RATE	SPACE SIZE
Office	\$14.00 SF/yr	1,200 - 11,000 SF
3816 Retail	\$12.00 SF/yr	950 SF
3820 Retail	\$11.00 SF/yr	3,746 SF
3812 Office/Retail	\$12.00 SF/yr	4,000 SF

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ADDITIONAL PHOTOS

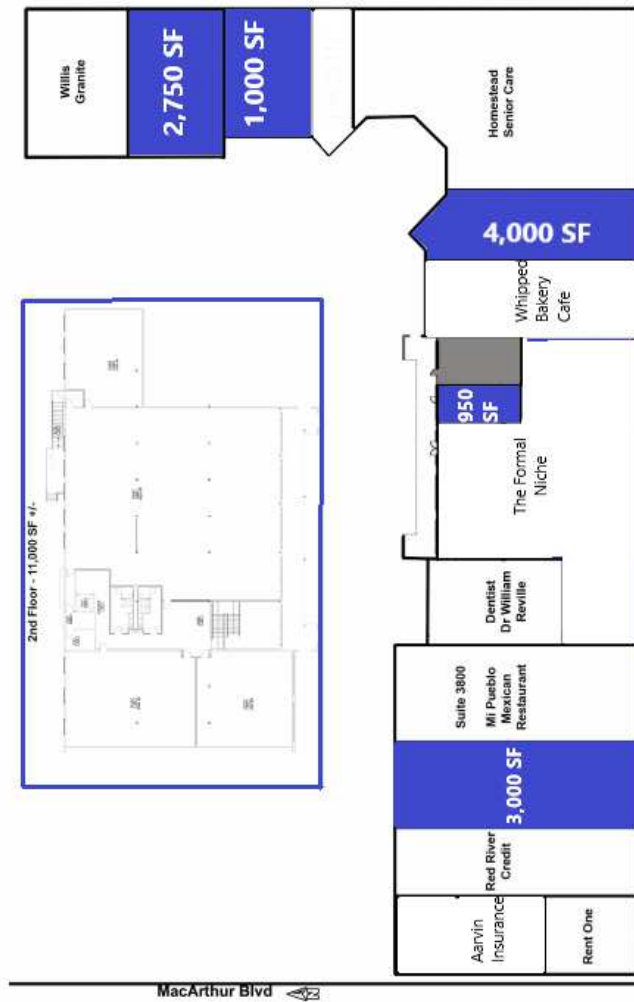


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SITE PLAN

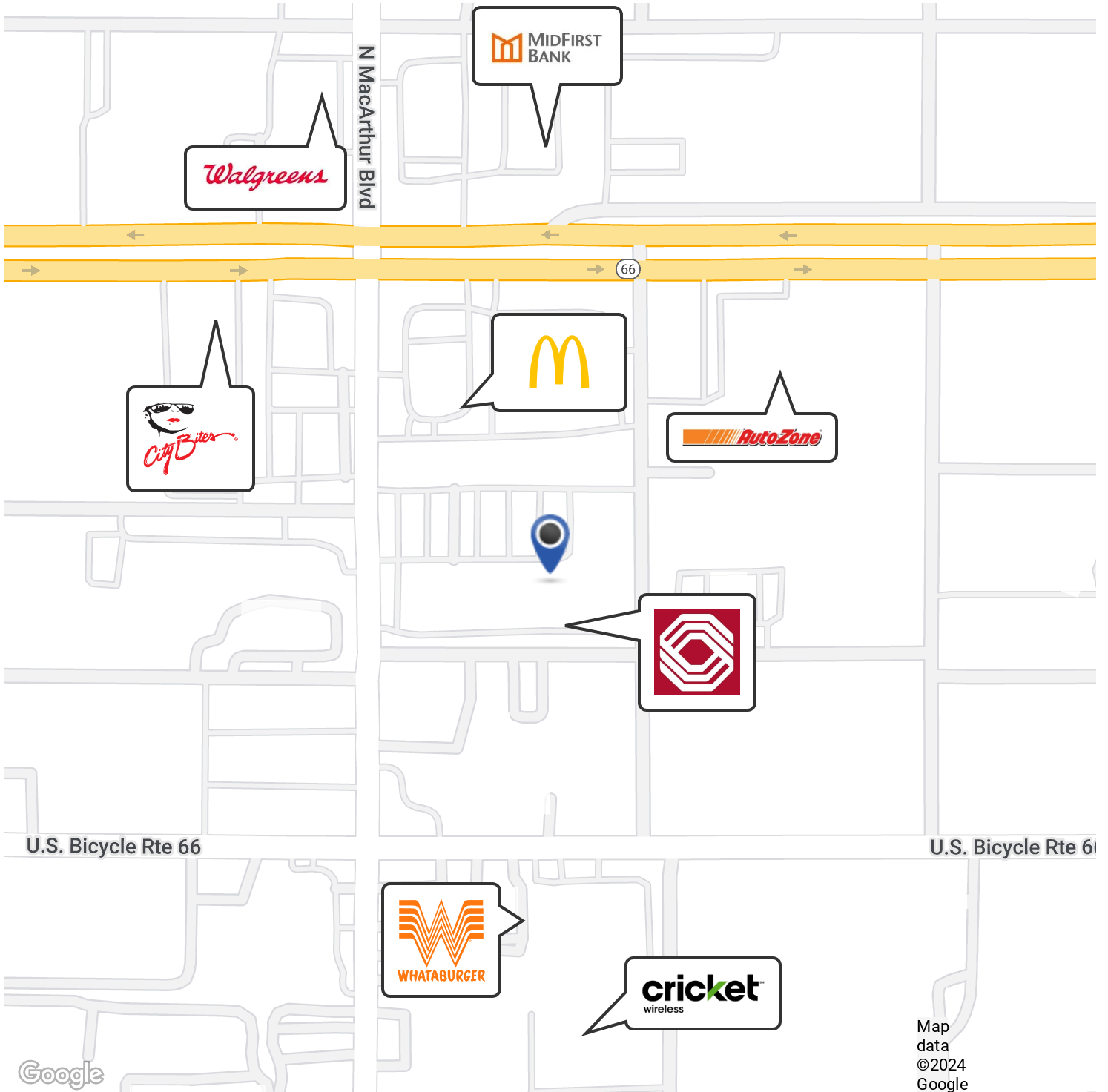


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RETAILER MAP

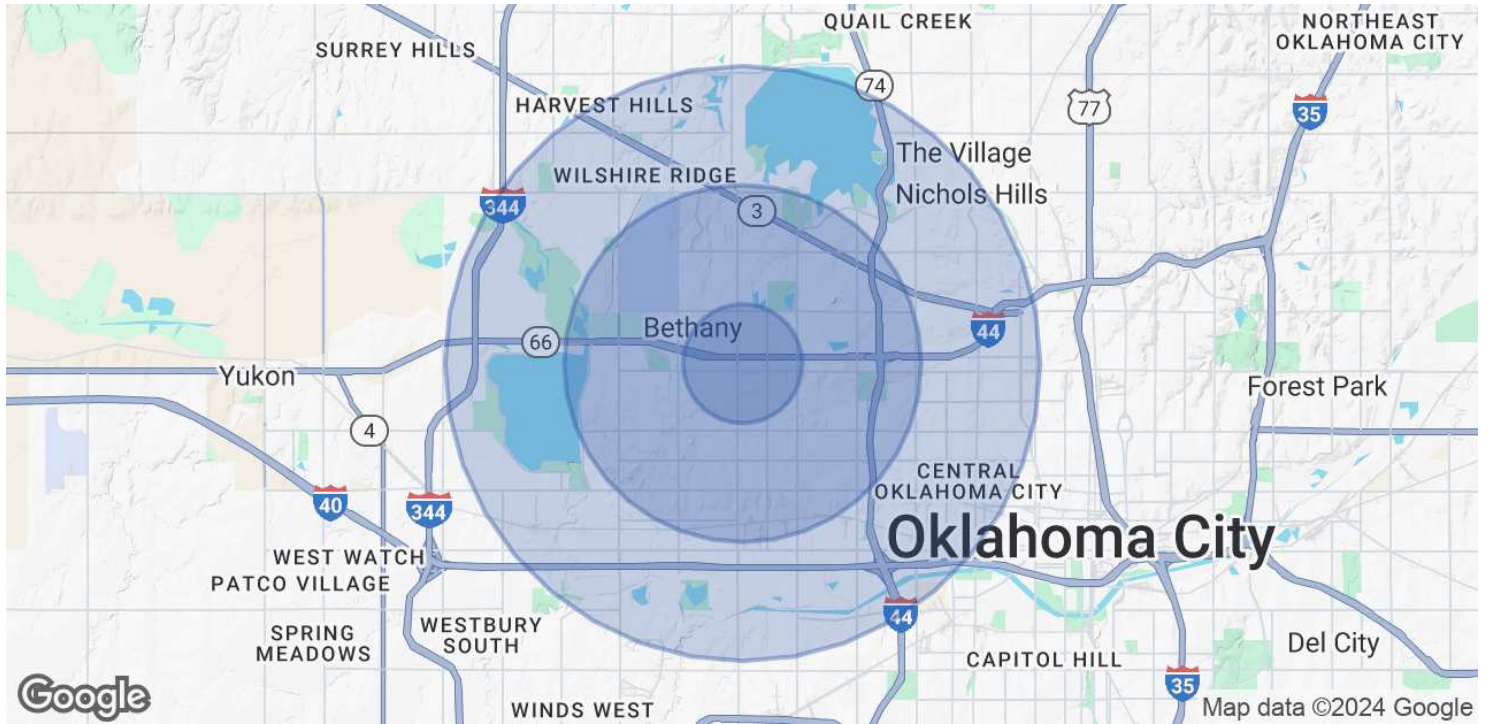


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,331	102,372	196,826
Average age	32.9	34.8	36.2
Average age (Male)	33.5	34.7	35.2
Average age (Female)	34.7	35.7	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,366	41,900	82,827
# of persons per HH	2.7	2.4	2.4
Average HH income	\$47,518	\$48,735	\$54,097
Average house value	\$109,917	\$116,115	\$135,812

* Demographic data derived from 2020 ACS - US Census

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