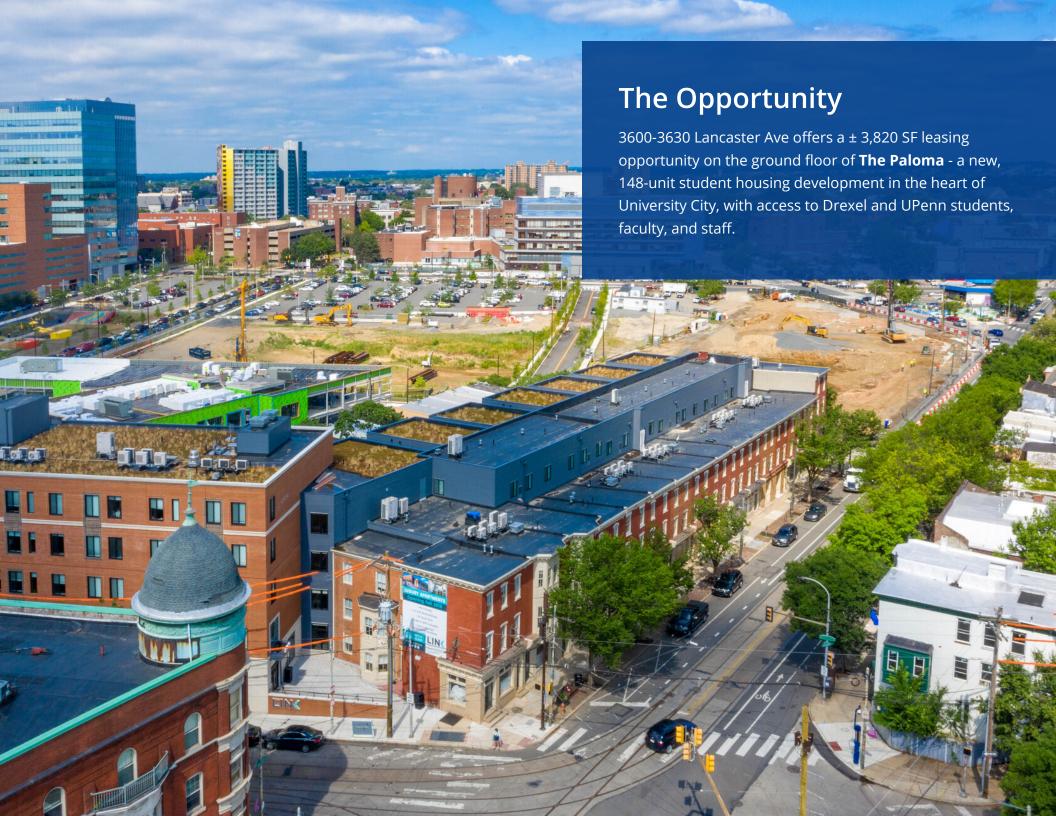


3600-3630 Lancaster Avenue Philadelphia, Pennsylvania 19104

+/- 3,820 SF of ground floor retail space for lease in 148-unit student housing development

Todd Sussman

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Z N Union St Belmont N 35th St Melon Spring Garden St Mantua Hamilton St N 40th St Ave Filbert St Presbyterian Medical Center 3 Drexel 0.25 Miles Universit Walnut St S 40th St 38th, Spruce 0.5 Miles University of Pennsylvania the Univ of Pennsylvania

Property Highlights

- Redevelopment mixed-use project in the heart of University City with access to University of Pennsylvania and Drexel students, faculty, and staff
- Two ground floor retail opportunities in a 148-unit student housing development

> Space A: 1,630 SF

> Space B: 867 SF

> Space C: 1,325

> Spaces can be combined to 3,822 SF

- Paloma retail neighbors include Truist Bank, and Mr. Wish
- Prime location with frontage along Lancaster Avenue corridor
- Located less than one mile from Drexel and UPenn campuses, and major Philadelphia hospitals CHOP, Penn Presbyterian, and HUP
- Ready for immediate occupancy

DEMOGRAPHICS

	¼ Mile	½ Miles	1 Miles
Population	8,253	24,844	60,042
Households	2,411	8,965	23,660
Average HHI	\$70,251	\$57,334	\$80,466
Employees	9,273	29,334	117,765

Area Highlights

The bustling heart of West Philadelphia and academic epicenter of the entire region, University City (UCity) gets its name for having two of the largest and most influential institutions in town: University of Pennsylvania and Drexel University. These collegiate giants, sub-anchored by nationally renowned medical hubs, serve multiple disciplines.

UCIty is bordered by University Avenue to the south, Market Street to the north, 30th Street to the east and 38th Street on the west . The area offers everything from a vibrant street-food scene and famous chef-run establishments to high-end art galleries and intimate late-night hangs.

An incredibly robust and diverse student population which sprawls beyond UCity's borders in all directions contributes to the verve and energy of the everyday.

VisitPhilly.com

UCity Enrollment Stats

Drexel University

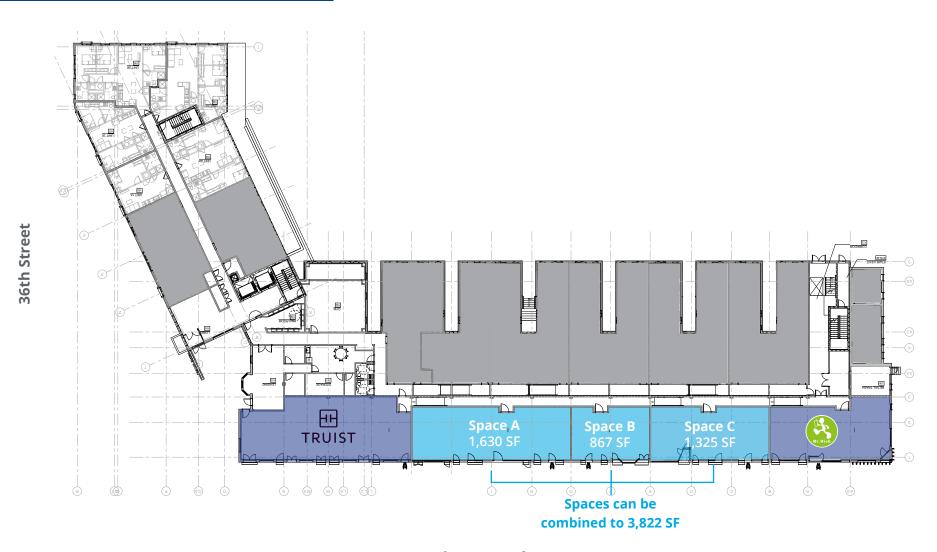
Undergraduate Students 13,977 Graduate Students 8,367 Total UCity Enrollment 22,344

University of Pennsylvania

Undergraduate Students 10,610 Graduate Students 13,338 Total UCity Enrollment 23,948



Leasing Plan

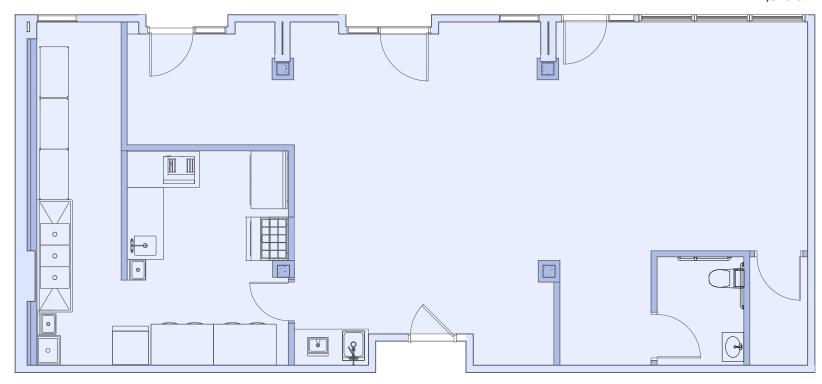


Lancaster Avenue

Floor Plan

SUITE C (FORMER RESTAURANT/JUICE BAR)

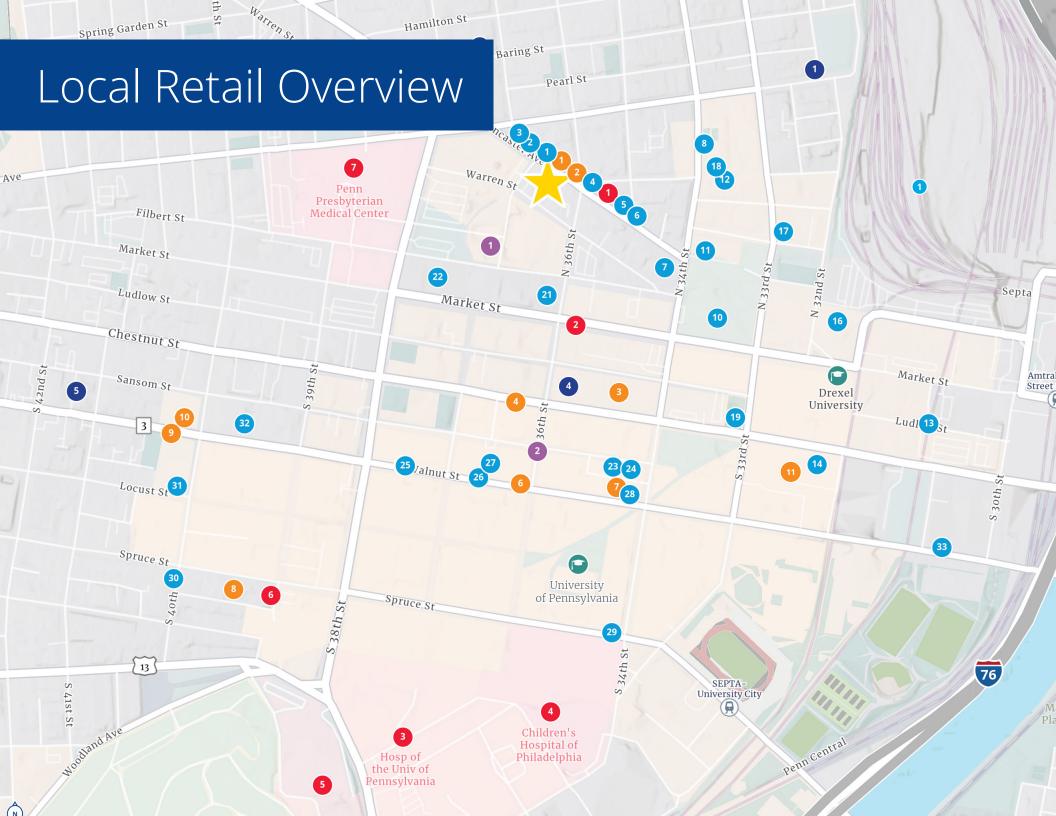
1,325 SF

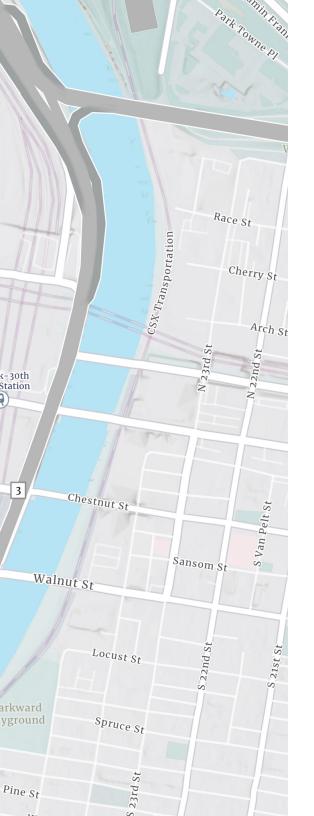












Cafe/Restaurant

2Green Line Cafe19Co-Op Restaurant3Coco's Cookies & Creamery20Schmear It!4Madis Coffee Roasters21Pita Chip5Ed's Buffalo Wings & Pizza22Han Dynasty6Savas Brick Oven Pizza23White Dog Cafe7Auntie Annes/ Cinnabon/Carvel24New Deck Tavern8Sabrina's UCity25honeygrow9Gaetano's Pizza & Steaks26Louie Louie10Landmark Americana27Starbucks11Saxby's Drexel28Dunkin12Bobaface29Insomnia Cookies13Cucina Zapata30Copabanana14Shake Shack31HipCityVeg16Kung Fu Tea32Raising Cane's17Greek from Greece33World Cafe Live	1	Chengdu Famous Food	18	Chick-Fil-A
Creamery Madis Coffee Roasters Ed's Buffalo Wings & Pizza Savas Brick Oven Pizza Auntie Annes/ Cinnabon/Carvel Sabrina's UCity Gaetano's Pizza & Steaks Landmark Americana Landmark Americana Saxby's Drexel Saxby's Drexel Bobaface Cucina Zapata Creamery Pita Chip Pita Chip Han Dynasty White Dog Cafe New Deck Tavern Louie Louie Louie Louie Starbucks Dunkin Saxby's Drexel Bobaface Pita Chip Han Dynasty Cafe New Deck Tavern Starburcks Louie Louie Copabanana HipCityVeg Kung Fu Tea Raising Cane's World Cafe Live	2	Green Line Cafe	19	Co-Op Restaurant
Roasters Ed's Buffalo Wings & Pizza Savas Brick Oven Pizza Auntie Annes/ Cinnabon/Carvel Sabrina's UCity Gaetano's Pizza & 26 Louie Louie Landmark Americana Landmark Americana Saxby's Drexel Bobaface Cucina Zapata Cucina Zapata Creek from Pita Cnip Ann Dynasty Land Dynasty Staven Staven Louie Louie Dunkin 10 Saxby's Drexel 28 Dunkin 12 Bobaface 13 Cucina Zapata 30 Copabanana 14 Shake Shack 31 HipCityVeg Raising Cane's World Cafe Live	3		20	Schmear It!
8 Pizza 22 Han Dynasty 6 Savas Brick Oven Pizza 23 White Dog Cafe 7 Auntie Annes/ Cinnabon/Carvel 24 New Deck Tavern 8 Sabrina's UCity 25 honeygrow 9 Gaetano's Pizza & Steaks 26 Louie Louie 10 Landmark Americana 27 Starbucks 11 Saxby's Drexel 28 Dunkin 12 Bobaface 29 Insomnia Cookies 13 Cucina Zapata 30 Copabanana 14 Shake Shack 31 HipCityVeg 16 Kung Fu Tea 32 Raising Cane's 17 Greek from 33 World Cafe Live	4		21	Pita Chip
7 Auntie Annes/ Cinnabon/Carvel 24 New Deck Tavern 8 Sabrina's UCity 25 honeygrow 9 Gaetano's Pizza & 26 Louie Louie 10 Landmark Americana 27 Starbucks 11 Saxby's Drexel 28 Dunkin 12 Bobaface 29 Insomnia Cookies 13 Cucina Zapata 30 Copabanana 14 Shake Shack 31 HipCityVeg 16 Kung Fu Tea 32 Raising Cane's 17 Greek from 33 World Cafe Live	5		22	Han Dynasty
7 Cinnabon/Carvel 24 New Deck Tavern 8 Sabrina's UCity 25 honeygrow 9 Gaetano's Pizza & 26 Louie Louie 10 Landmark Americana 27 Starbucks 11 Saxby's Drexel 28 Dunkin 12 Bobaface 29 Insomnia Cookies 13 Cucina Zapata 30 Copabanana 14 Shake Shack 31 HipCityVeg 16 Kung Fu Tea 32 Raising Cane's 17 Greek from 33 World Cafe Live	6		23	White Dog Cafe
9 Gaetano's Pizza & Steaks 10 Landmark Americana 11 Saxby's Drexel 12 Bobaface 13 Cucina Zapata 14 Shake Shack 15 Greek from 26 Louie Louie 27 Starbucks 28 Dunkin 29 Insomnia Cookies 30 Copabanana 4 HipCityVeg 31 Raising Cane's	7	, , , , , , , , , , , , , , , , , , , ,	24	New Deck Tavern
Steaks 10 Landmark Americana 11 Saxby's Drexel 12 Bobaface 13 Cucina Zapata 14 Shake Shack 15 Creek from 16 Kung Fu Tea 27 Starbucks 28 Dunkin 29 Insomnia Cookies 30 Copabanana 41 HipCityVeg 42 Raising Cane's 43 World Cafe Live	8	Sabrina's UCity	25	honeygrow
Americana 27 Starbucks 11 Saxby's Drexel 28 Dunkin 12 Bobaface 29 Insomnia Cookies 13 Cucina Zapata 30 Copabanana 14 Shake Shack 31 HipCityVeg 16 Kung Fu Tea 32 Raising Cane's Greek from 33 World Cafe Live	9		26	Louie Louie
12 Bobaface 29 Insomnia Cookies 13 Cucina Zapata 30 Copabanana 14 Shake Shack 31 HipCityVeg 16 Kung Fu Tea 32 Raising Cane's 17 Greek from 33 World Cafe Live	10		27	Starbucks
 13 Cucina Zapata 14 Shake Shack 16 Kung Fu Tea 17 Greek from 18 Copabanana 19 HipCityVeg 10 Raising Cane's 11 World Cafe Live 12 World Cafe Live 	11	Saxby's Drexel	28	Dunkin
 14 Shake Shack 16 Kung Fu Tea 32 Raising Cane's Greek from 33 World Cafe Live 	12	Bobaface	29	Insomnia Cookies
16 Kung Fu Tea 32 Raising Cane's 17 Greek from 33 World Cafe Live	13	Cucina Zapata	30	Copabanana
17 Greek from 33 World Cafe Live	14	Shake Shack	31	HipCityVeg
33 WOOD CALE I WE	16	Kung Fu Tea	32	Raising Cane's
	17		33	World Cafe Live

Medical

1	Beyond/Hello Cannabis	5	Phila VA Medical Center
2	Vybe Urgent Care	6	Ryan Veterinary Hospital
3	HUP	7	Penn Presbyterian Hospital
4	CHOP		

Retail/Shopping

1	Disguiser Party Game Lounge	7	CVS
2	Dr. Cycles	8	House of Our Own Books
3	GIANT Heirloom	9	Cinemark UCity
4	Wawa	10	ACME
5	AT&T	11	Barnes & Noble Drexel
6	Blue Mercury		

Residences/Hotels

1	West Village Apartments	4	Sheraton Philadelphia
2	Akwaaba Philly	5	Homewood Suites by Hilton
3	The Study at UCity	9	

Community/Shared

1 UCity Square 4 Institute of Contemporary Art



The Paloma



Colliers

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