



# Paloma University City

3600-3630 Lancaster Avenue  
Philadelphia, Pennsylvania 19104

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

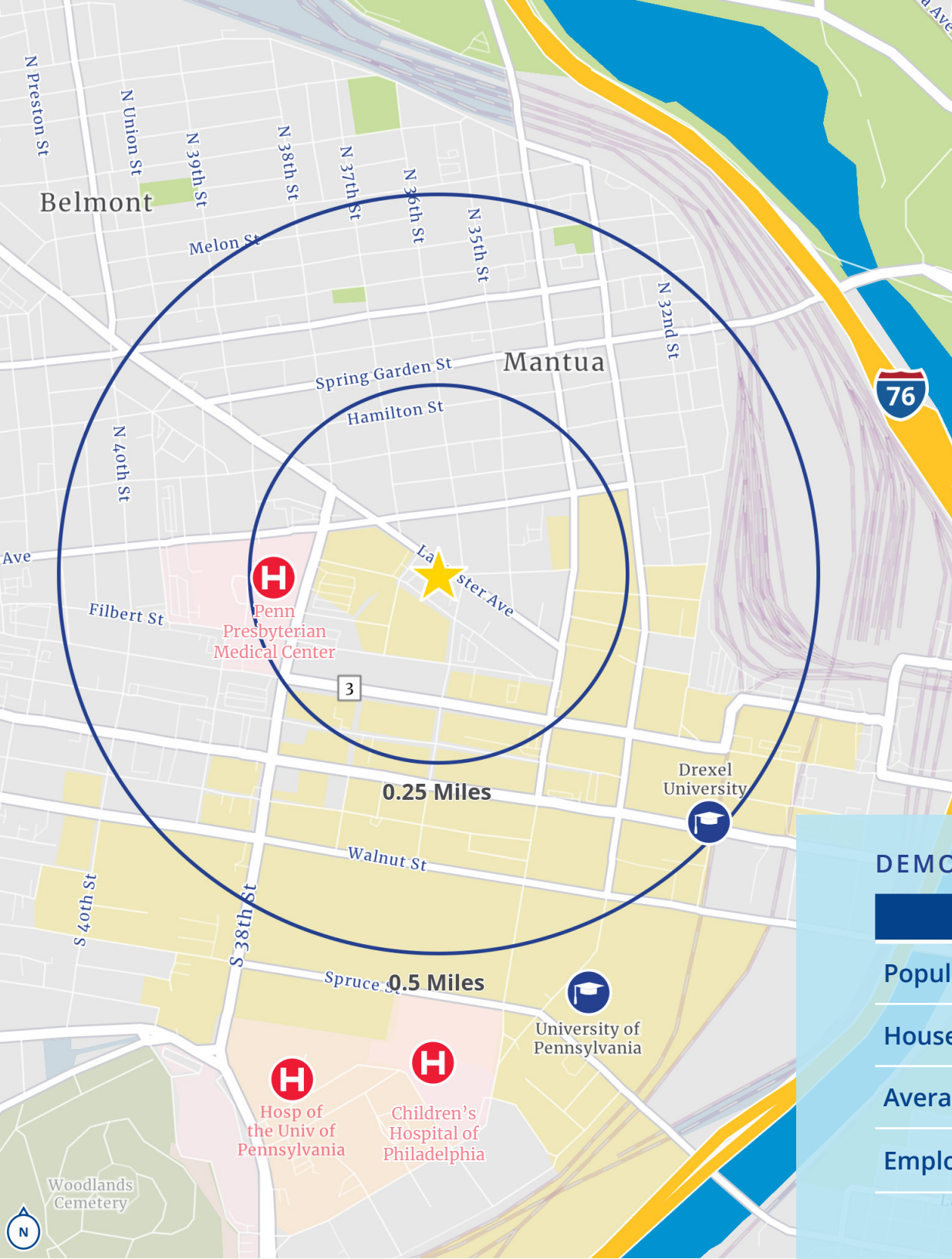


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## The Opportunity

3600-3630 Lancaster Ave offers a  $\pm 3,820$  SF leasing opportunity on the ground floor of **The Paloma** - a new, 148-unit student housing development in the heart of University City, with access to Drexel and UPenn students, faculty, and staff.



## 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

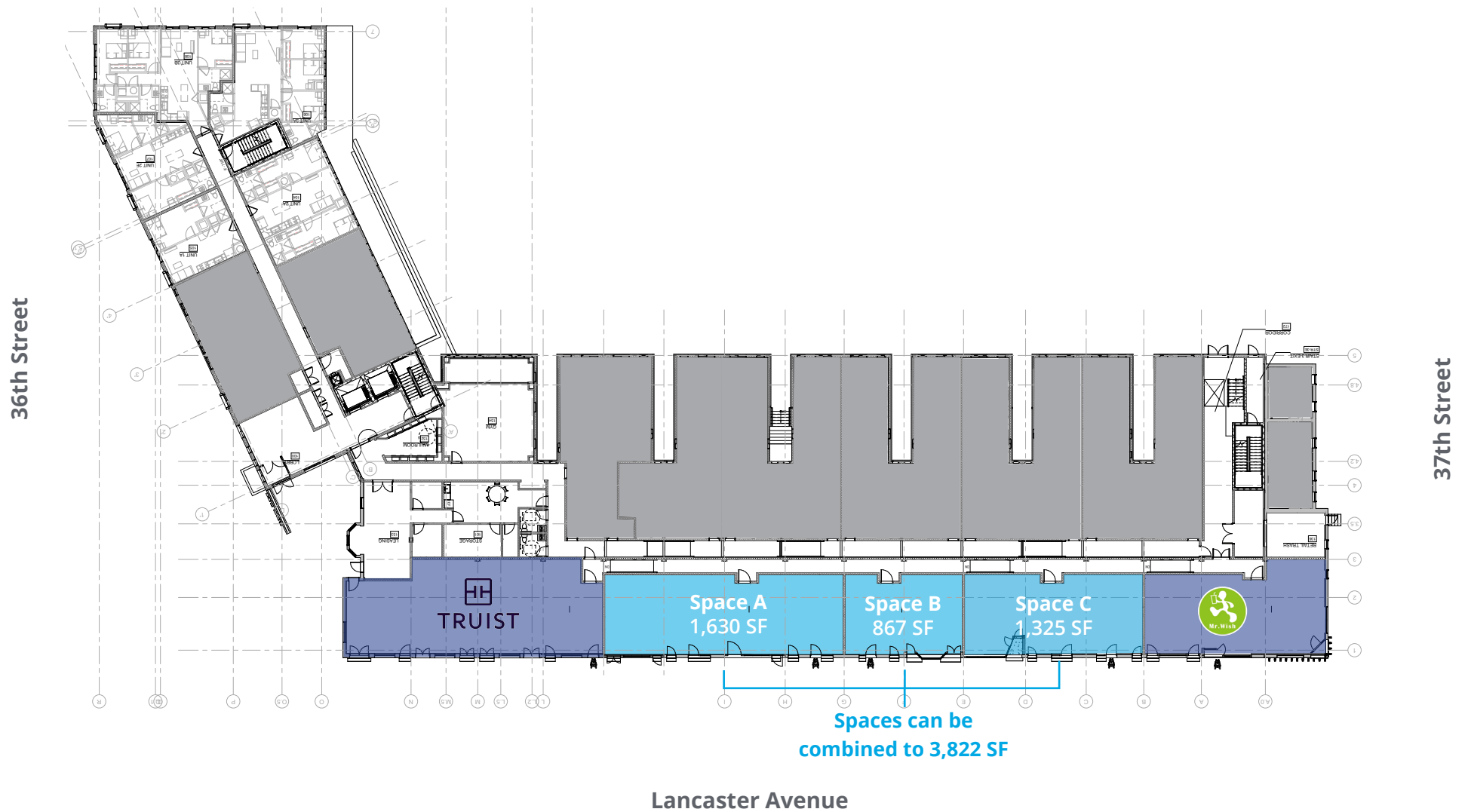
Undergraduate Students	13,977
Graduate Students	8,367
Total UCity Enrollment	22,344

### University of Pennsylvania

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



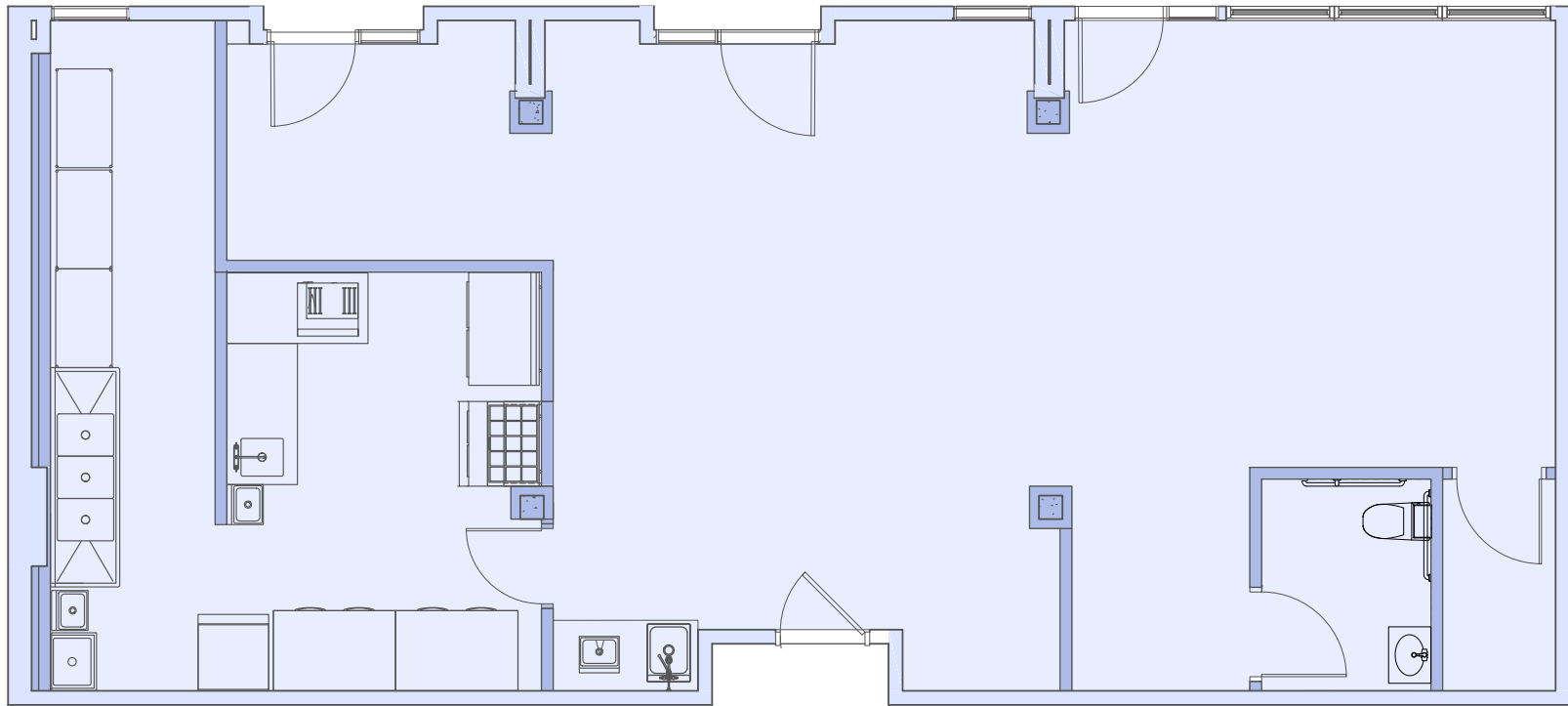
# Leasing Plan



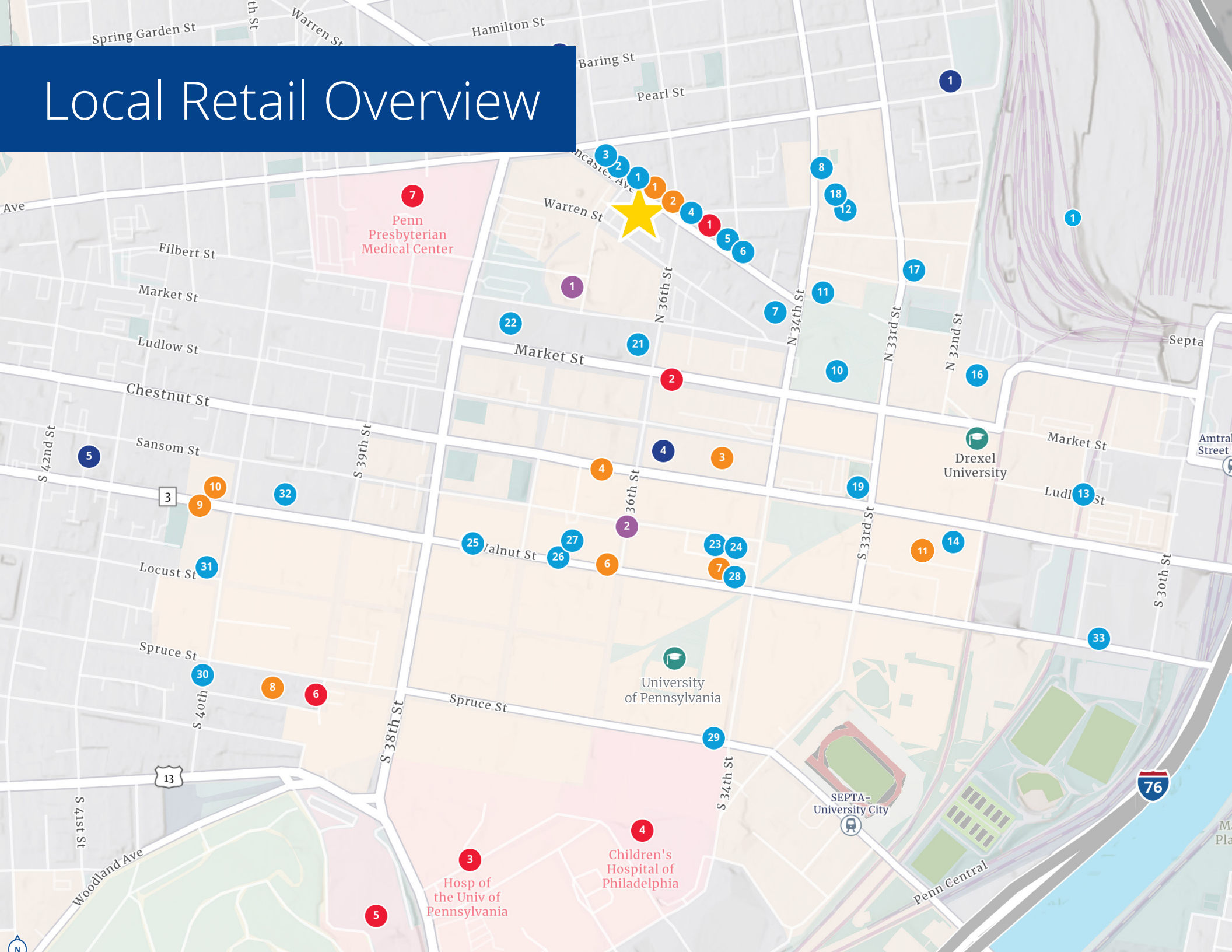
# Floor Plan

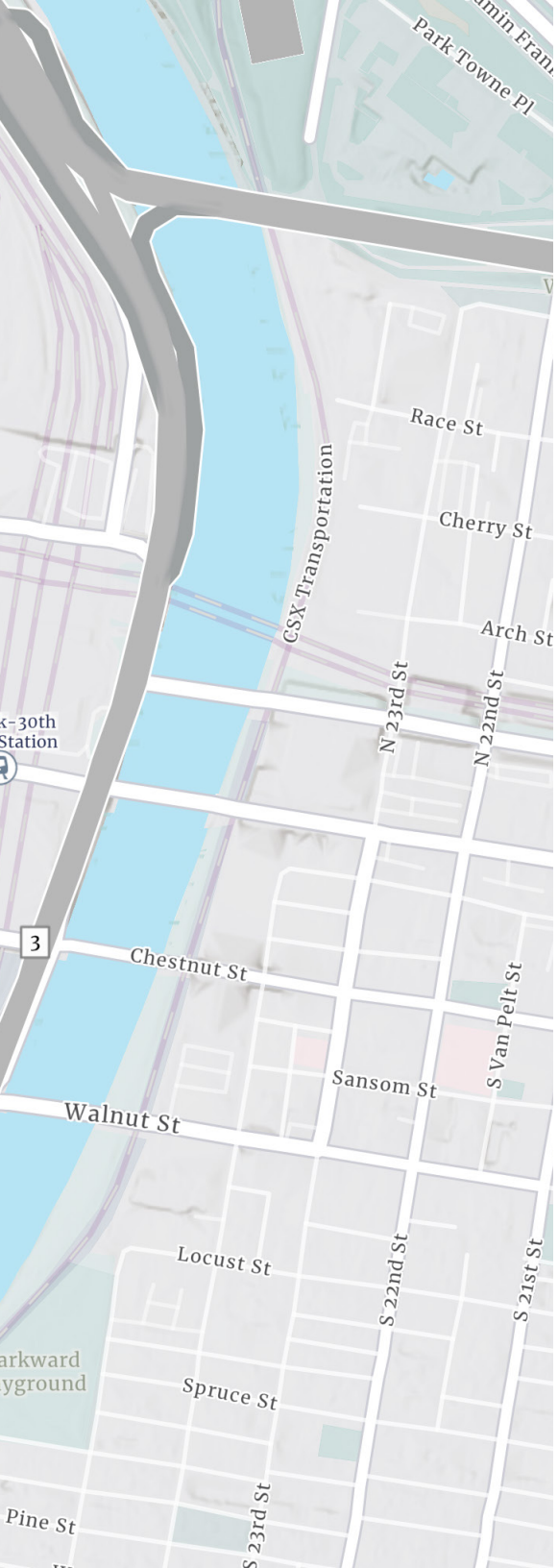
SUITE C (FORMER RESTAURANT/JUICE BAR)

1,325 SF



# Local Retail Overview





## Cafe/Restaurant

1	Chengdu Famous Food	18	Chick-Fil-A
2	Green Line Cafe	19	Co-Op Restaurant
3	Coco's Cookies & Creamery	20	Schmear It!
4	Madis Coffee Roasters	21	Pita Chip
5	Ed's Buffalo Wings & 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	Copababana
14	Shake Shack	31	HipCityVeg
16	Kung Fu Tea	32	Raising Cane's
17	Greek from Greece	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
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**The Paloma**



# Colliers

Accelerating success.

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