

**FOR SALE OR LEASE**



**Property Information**

- 2,495 SF General / Medical Office
- Generous Tenant Improvements
- Recently Renovated
- Ample Parking
- Adjacent to the Sports Mall
- 3 Minutes to I-215
- 6 Minutes to I-15

**Demographics**

	1 Mile	3 Mile	5 Mile
Population	14,591	142,441	352,444
Households	5,834	56,225	130,433
Avg. Household Income	\$68,630	\$64,579	\$66,545

**Traffic Counts**

900 East: 25,000 Annual Average Daily Traffic  
 5900 South: 11,000 Annual Average Daily Traffic

**LEASE RATE**

**\$16.50/SF FULL SERVICE**

**SALE PRICE**

**\$412,000.00 ( \$165.00/SF )**

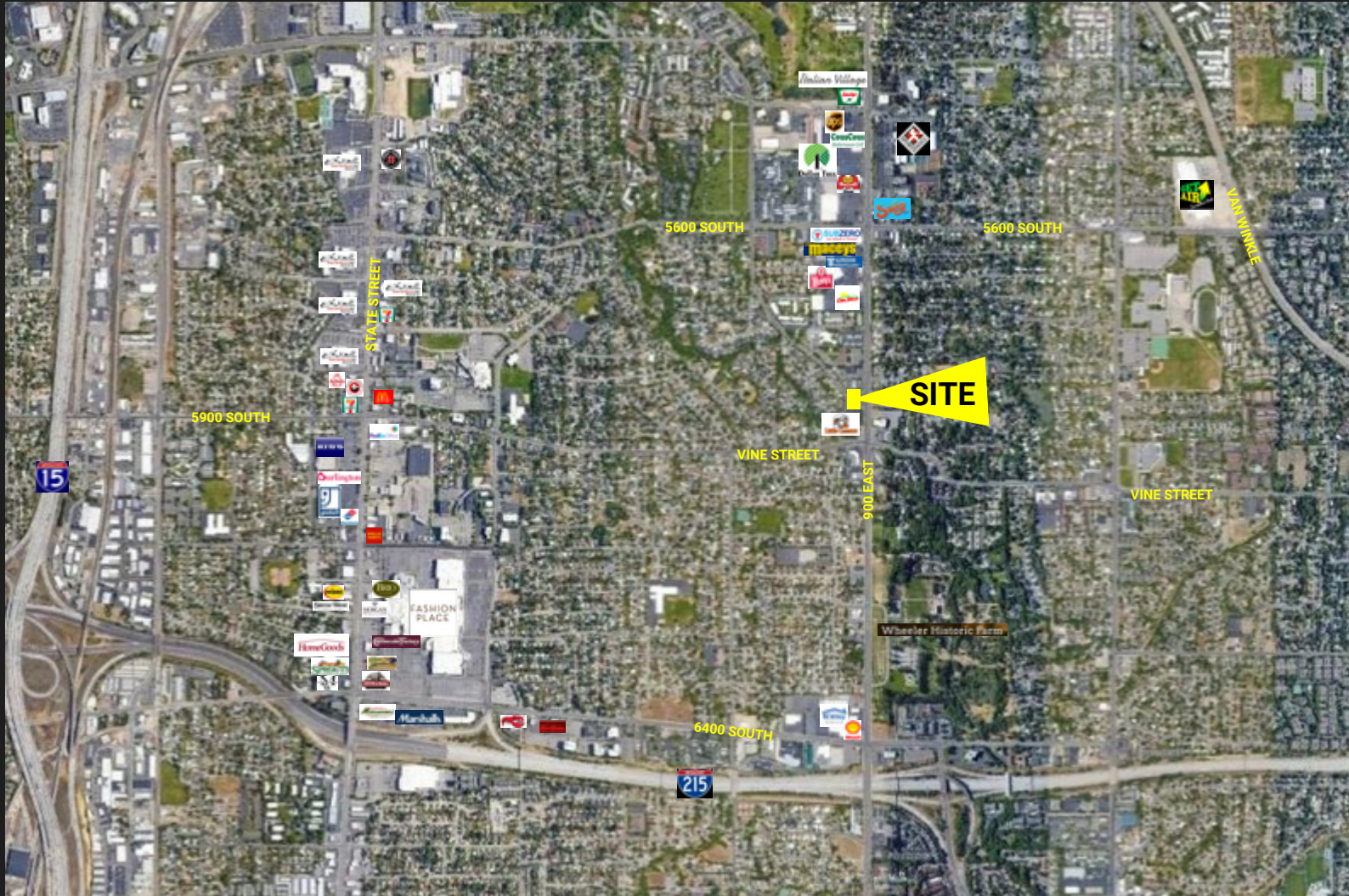


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