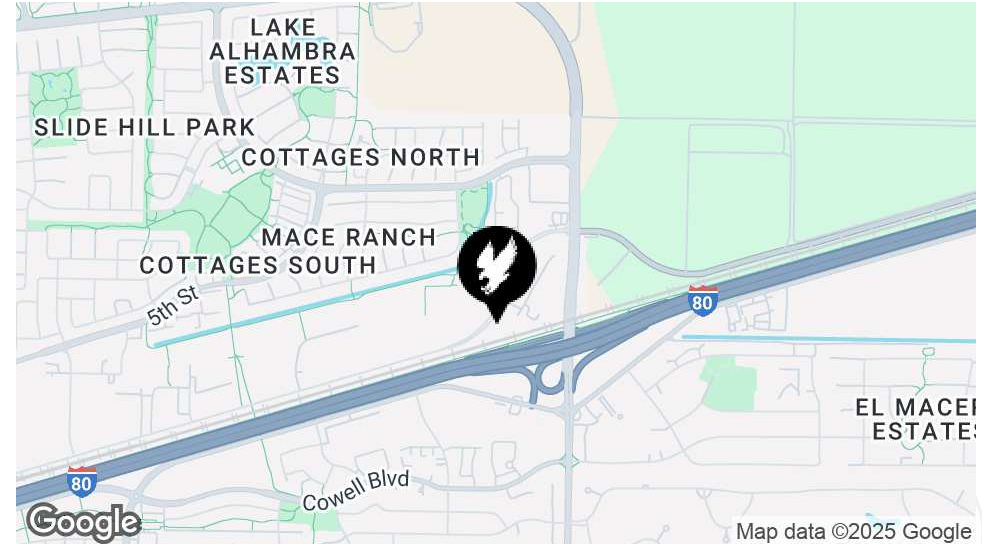


RETAIL PROPERTY FOR LEASE

4515 FERMI PL



OFFERING SUMMARY

Lease Rate:	\$3.00 SF/month (NNN)
Building Size:	8,909 SF
Available SF:	1,600 SF
Lot Size:	34,095 SF
Year Built:	2013
Zoning:	C

PROPERTY OVERVIEW

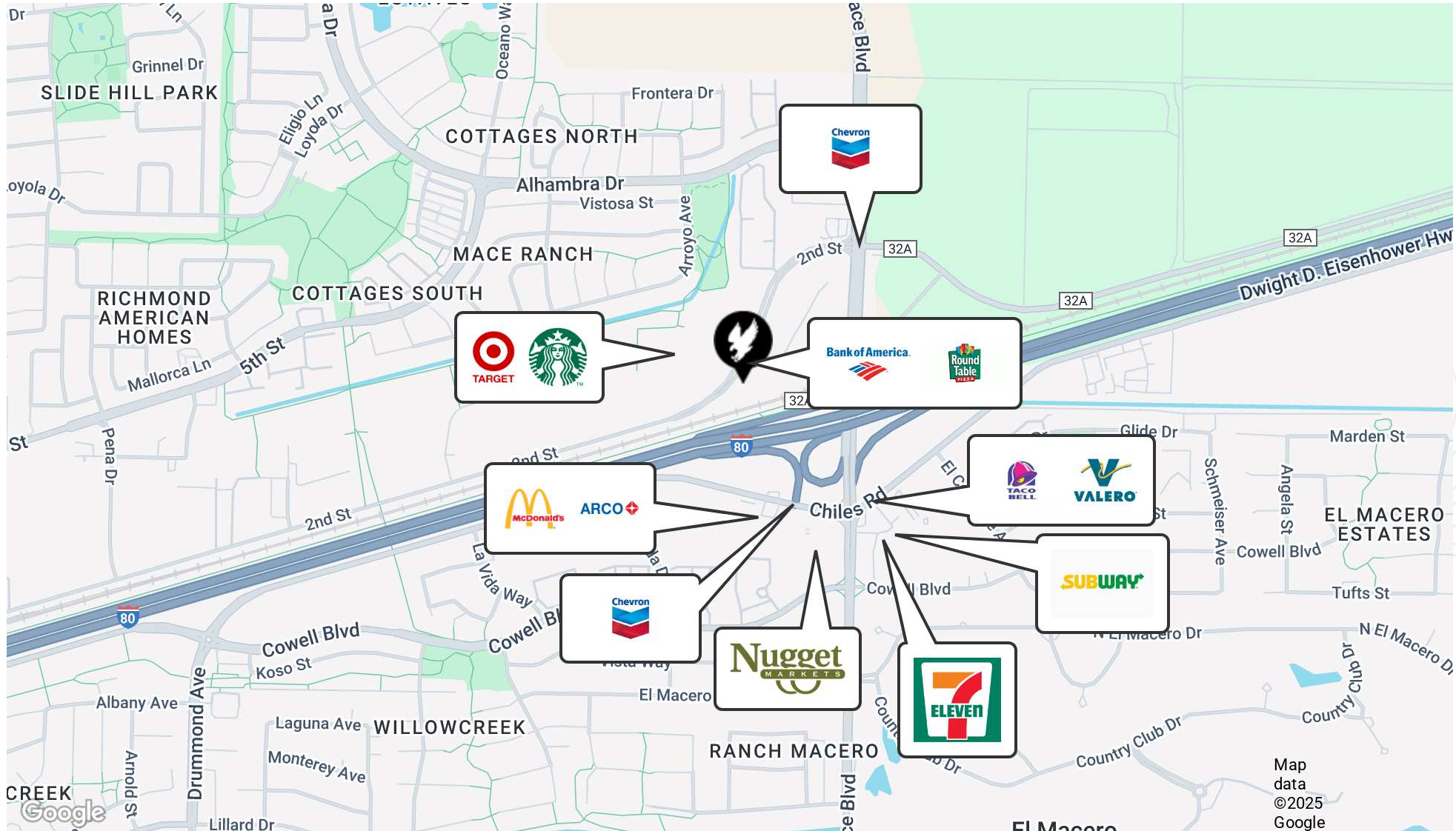
Currently a Beach Hut Deli
Please do not disturb current tenant with questions on leasing
1,600 SF second generation restaurant/sandwich space.
NNN approx. \$1.00 /SF

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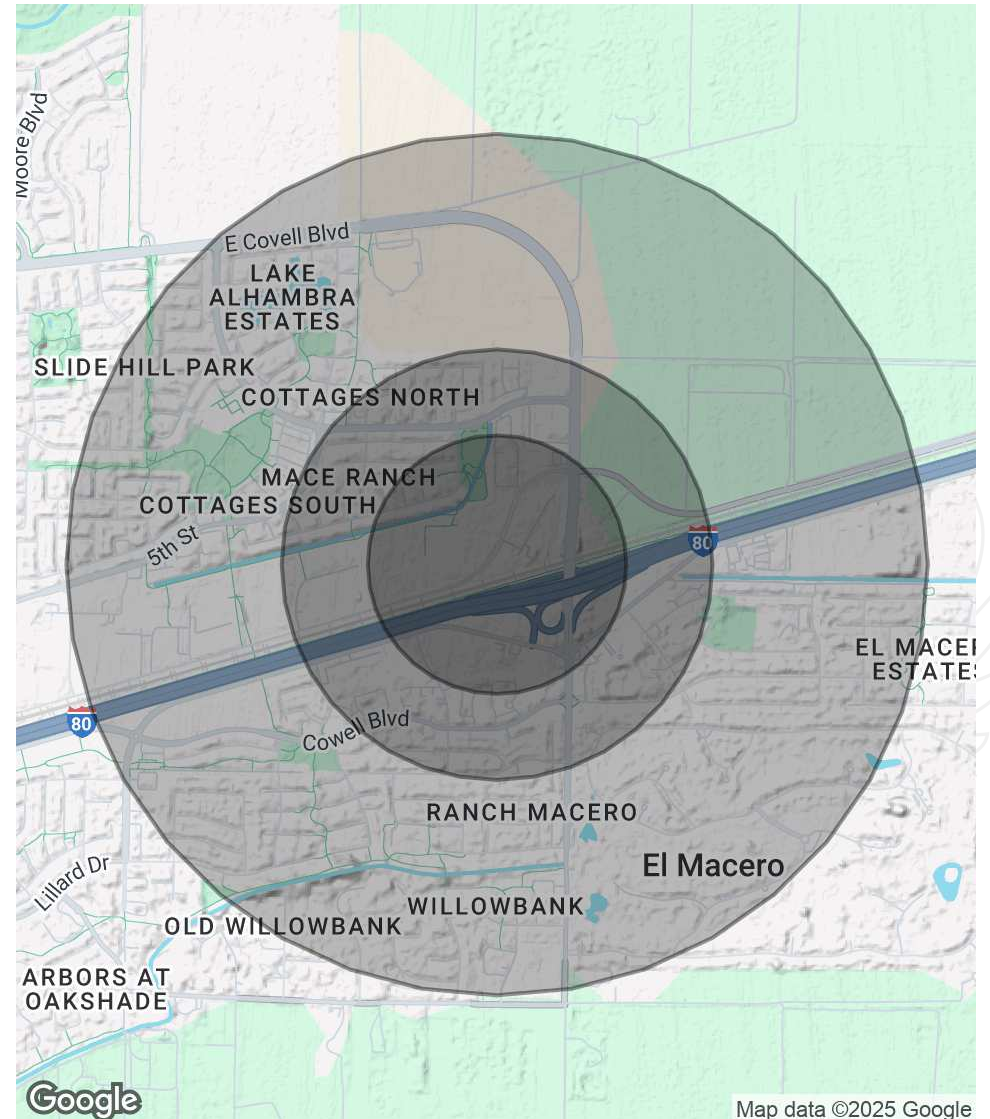
4515 FERMI PL



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	681	3,241	11,407
Average Age	35	36	40
Average Age (Male)	35	35	39
Average Age (Female)	36	37	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	265	1,257	4,210
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$125,044	\$137,142	\$185,292
Average House Value	\$920,101	\$950,039	\$1,042,103

Demographics data derived from AlphaMap



Map data ©2025 Google

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