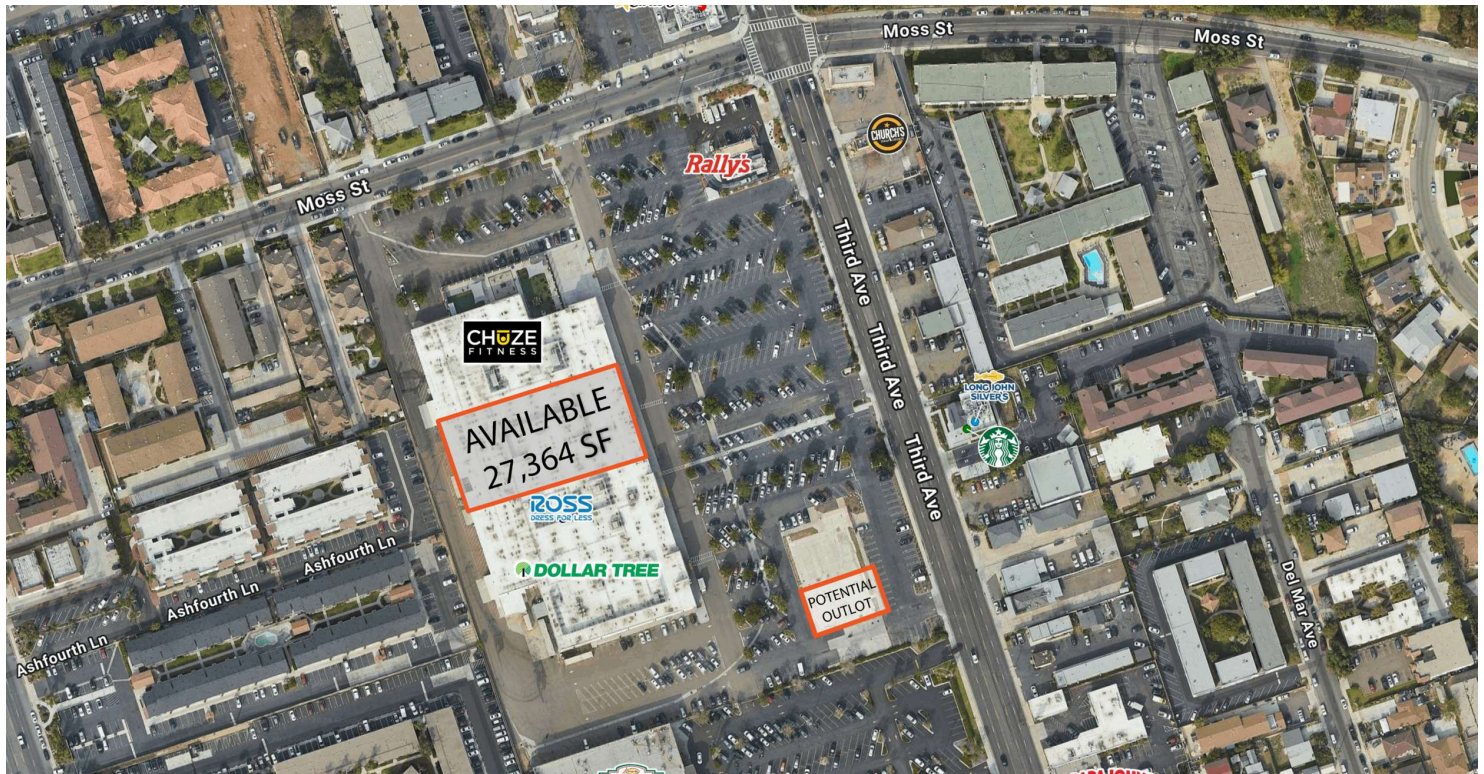


Property Summary



DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	19,866
STREET	Third Ave.
COUNT 2	7,103
STREET 2	Moss St.

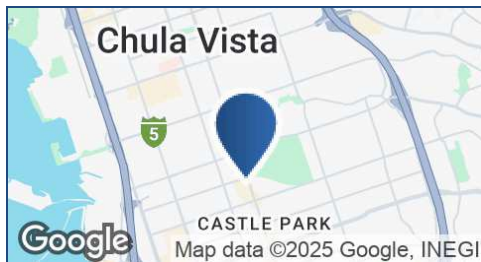
DEMOGRAPHICS - 2025

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Estimated Population	32,193	178,057	411,498
Average HH Income	\$95,807	\$107,747	\$120,985
Median HH Income	\$82,346	\$89,671	\$99,094

PROPERTY HIGHLIGHTS

- Former Kmart building that has been redeveloped into a Power Center
- 27,634 SF available for one tenant
- 3,200 SF potential outparcel available
- The additional anchor tenants in the 118,000 SF building are Chuze Fitness, Ross Dress for Less, and Dollar Tree

* Figures shown represent estimates



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JAY NICHOLS

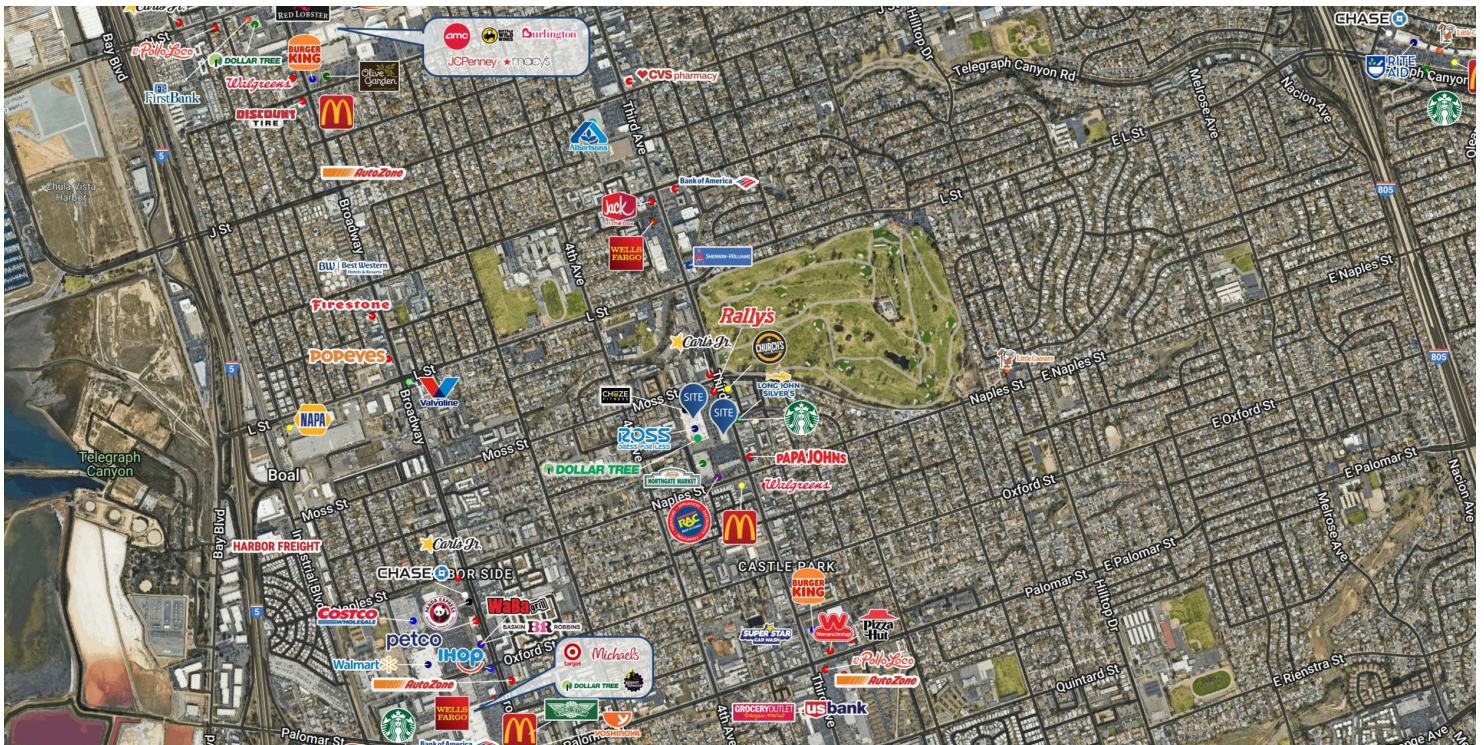
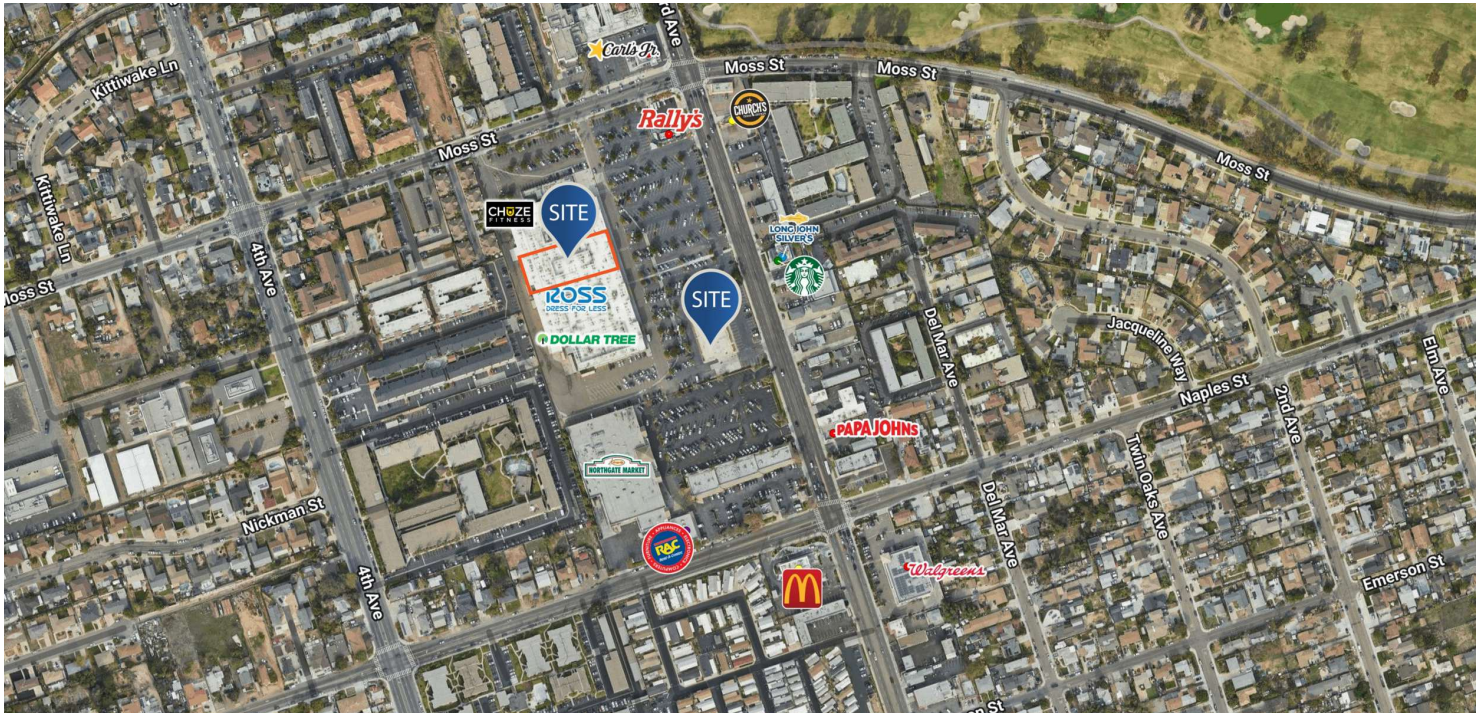
909.406.4000
jnichols@catalystretail.com
CalDRE #DRE#01905191

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Location Maps



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Additional Photos



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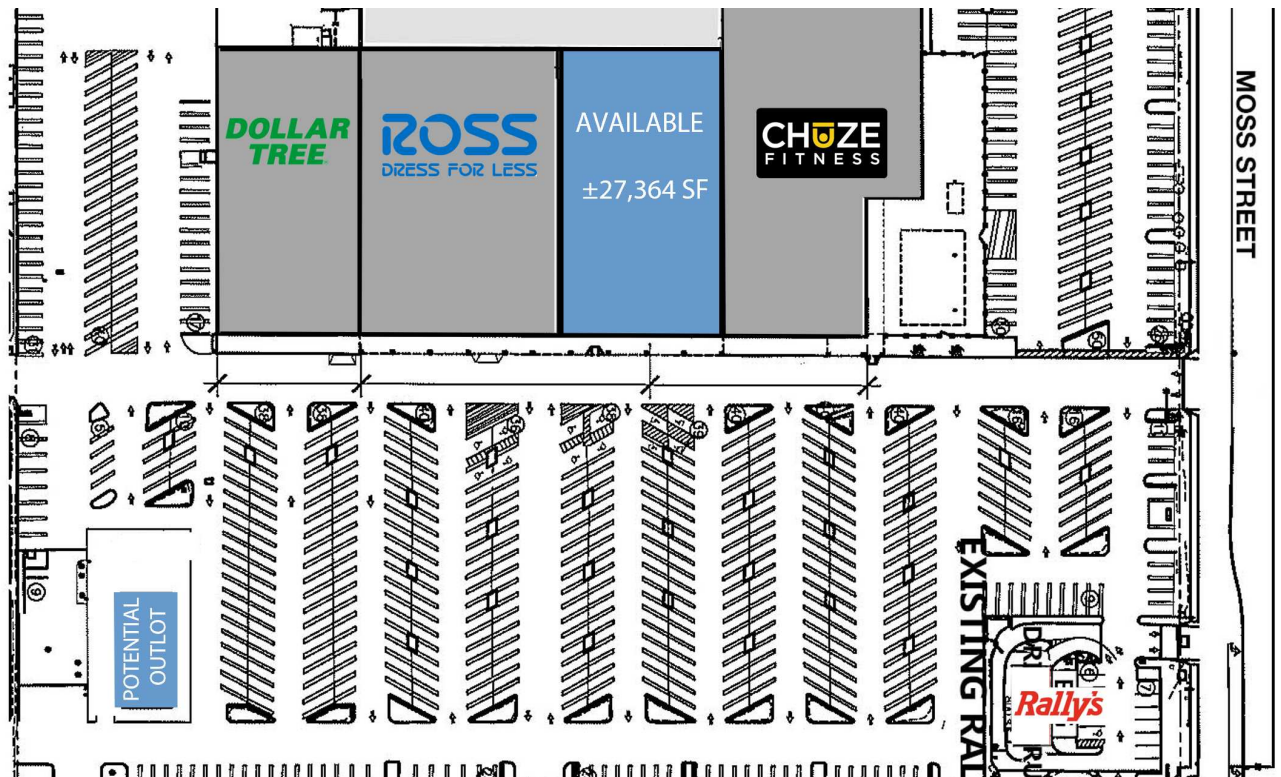
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Lease Spaces



AVAILABLE SPACES

SUITE	TENANT	LEASE TYPE	LEASE RATE	DESCRIPTION
27,364 SF Anchor Space	Available	Call for more information	Negotiable	-
Potential Outlot	Available	Ground Lease	Negotiable	Total size is 3,200 SF

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