

# CANYON PLAZA

3417-3433 BROADWAY STREET, AMERICAN CANYON, CA 94503

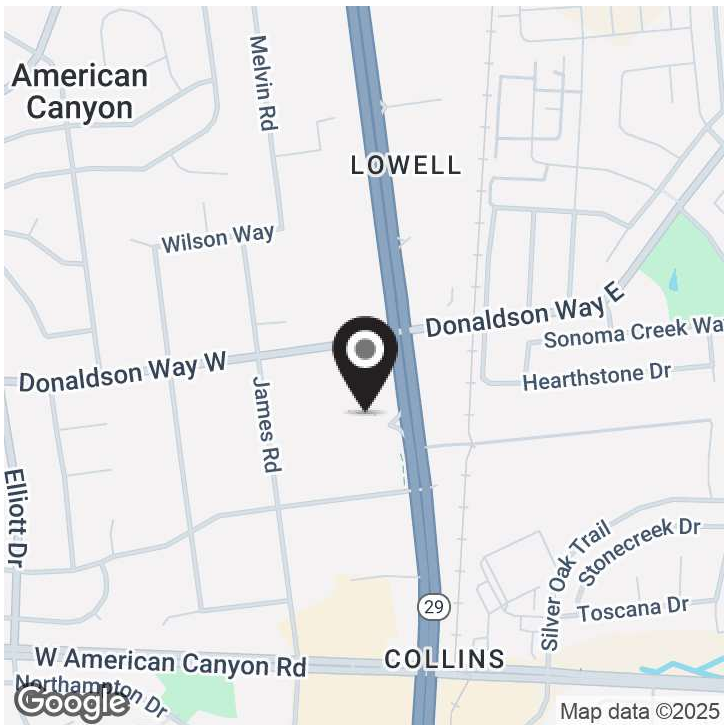
## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Canyon Plaza is a staple center in American Canyon, accommodating many local and regional businesses. Some of the businesses uses you can find at the plaza are West America Bank and other financial services, personal services that include a barbershop, tattoo parlor, beauty and nails salons, medical and dental, restaurants and a wide variety of office users. The plaza comes equipped with an abundance of parking and an efficient layout for customer access including four entry points.

SPACES	LEASE RATE	SPACE SIZE
3433 Broadway St B-3	\$3.50 SF/month	1,538 SF
3429 Broadway St C6	\$3.50 SF/month	1,008 SF



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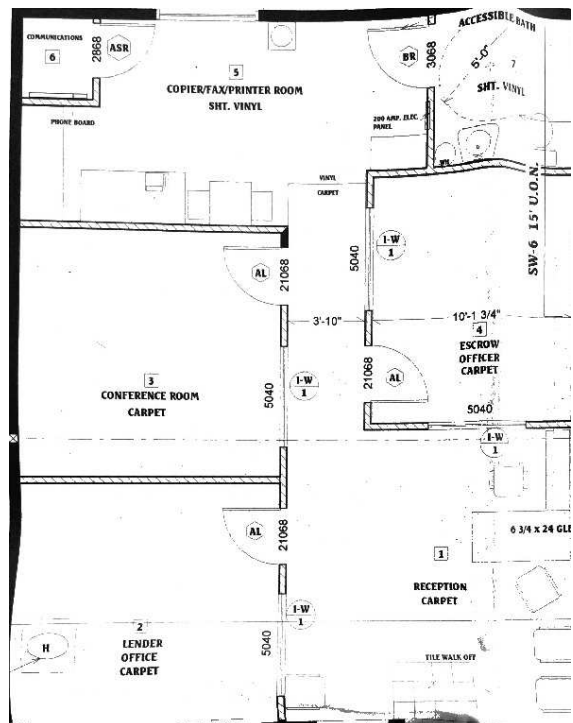
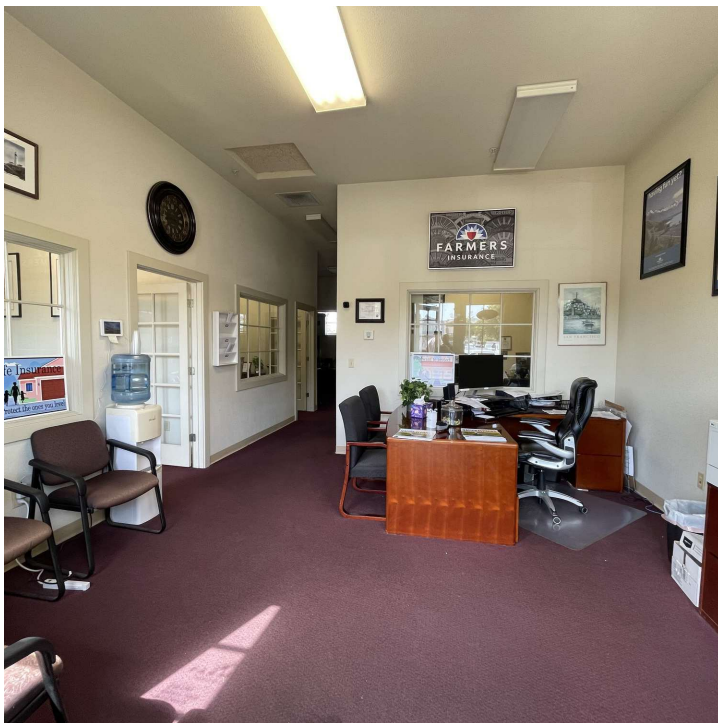
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ADDITIONAL PHOTOS



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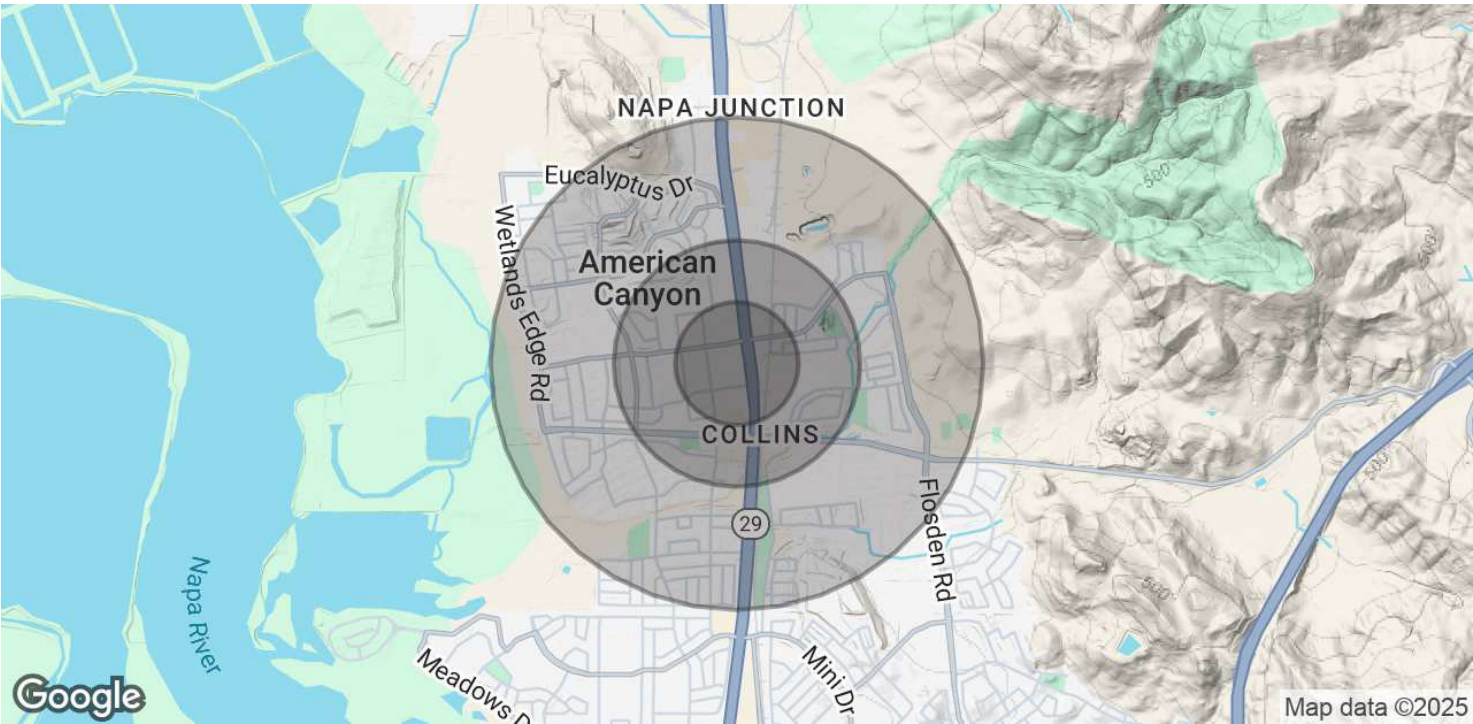
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,124	4,692	16,092
Average Age	35.8	36.5	36.6
Average Age (Male)	35.8	36.4	36.4
Average Age (Female)	34.6	36.1	36.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	277	1,223	4,256
# of Persons per HH	4.1	3.8	3.8
Average HH Income	\$144,644	\$135,119	\$121,853
Average House Value	\$577,174	\$509,473	\$466,988

2020 American Community Survey (ACS)



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