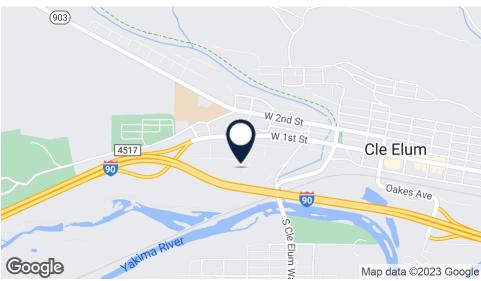


Executive Summary





OFFERING SUMMARY

Lease Rate:	Negotiable, NNN	
Available SF:	43,510SF	
Lot Size:	43,510 SF	
Zoning:	Entry Commercial	

PROPERTY OVERVIEW

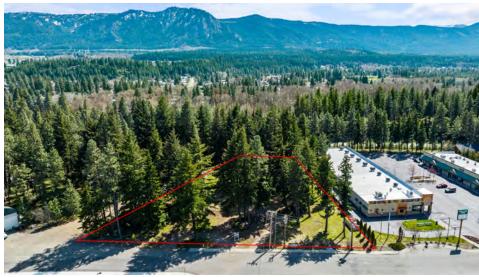
Hard to find - one acre of Entry Commercial Land available for lease. One block off First Street and kitty corner to an extremely busy Safeway this is a great location for either a retail pad or a first-class professional building. This site is also just a half block away from a super busy McDonalds and next to Alpine Plaza which has a hugely popular Dollar Tree (keeping traffic flowing by from early to late).

PROPERTY HIGHLIGHTS

- Full Acre Lot
- Prime Location
- Easy Access
- Hard to Find

Highlights





PROPERTY HIGHLIGHTS

- Full Acre Lot
- Prime Location
- Easy Access
- Hard to Find

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	534	3,340	4,700
Total Population	1,008	5,607	7,497
Average HH Income	\$52,340	\$50,171	\$49,768

Additional Photos







