

FAIRFAX AVENUE RETAIL SPACES AVAILABLE

BE PART OF THE FAIRFAX REBIRTH

449 N. FAIRFAX AVE



455 N. FAIRFAX AVE



COMMERCIAL
ASSET GROUP

SPACE SIZE

449: ±2,733 RSF (±1,818 SF GROUND + ±915 SF MEZZANINE)

455B: ±2,580 RSF

LEASE RATE

449: \$3.17 PSF/MO + NNN (NNN: ±\$0.86 PSF FOR 2025)

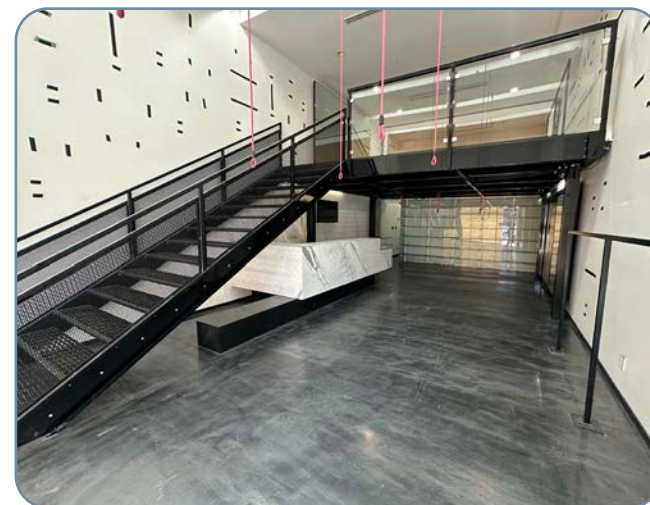
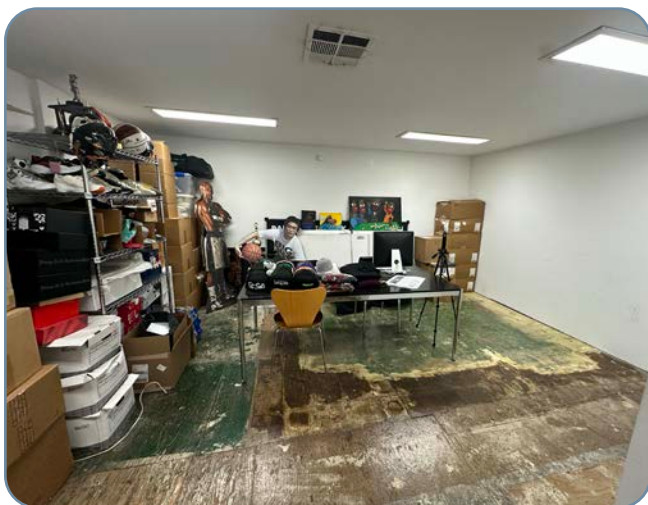
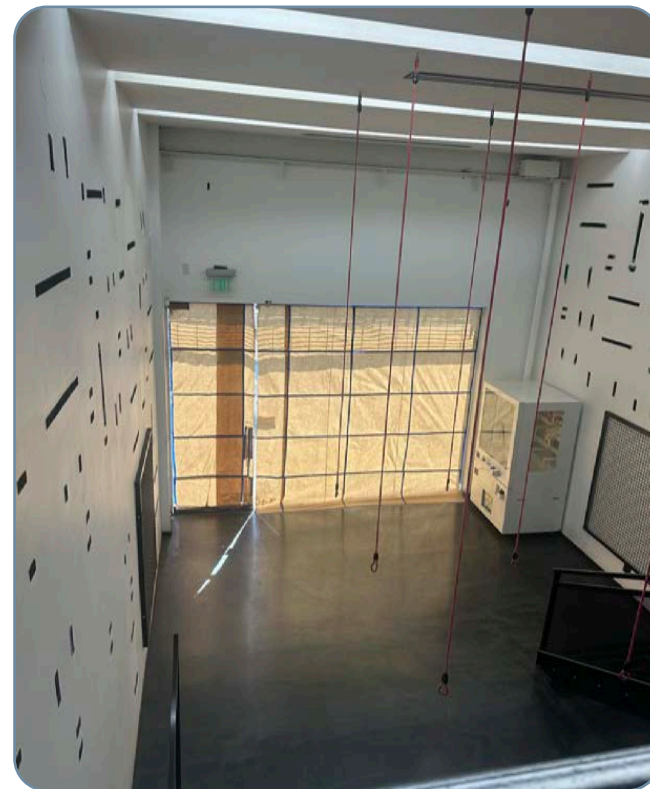
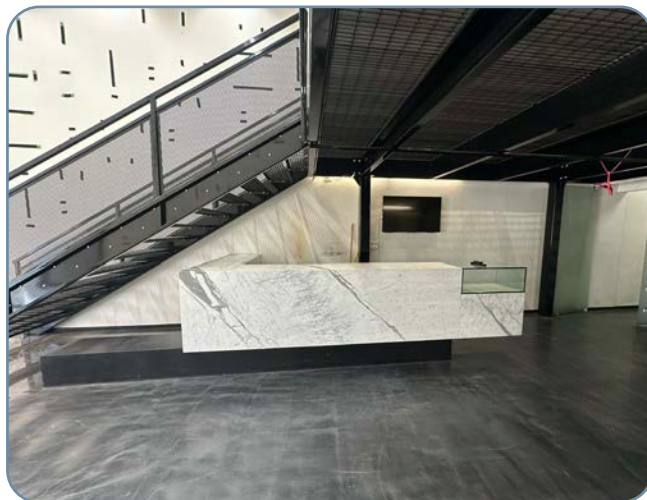
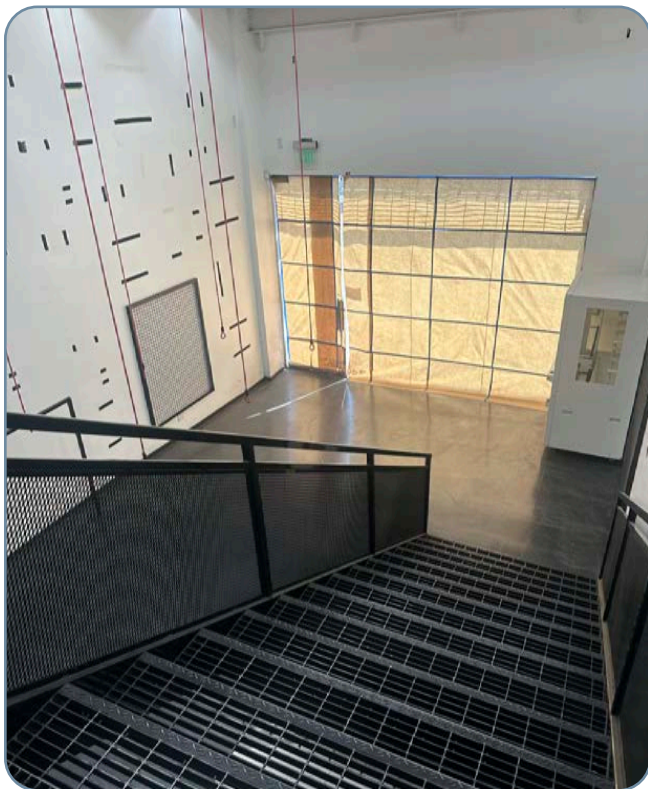
455B: \$3.75 PSF/MO + NNN (NNN: ±\$0.86 PSF FOR 2025)

AVAILABLE

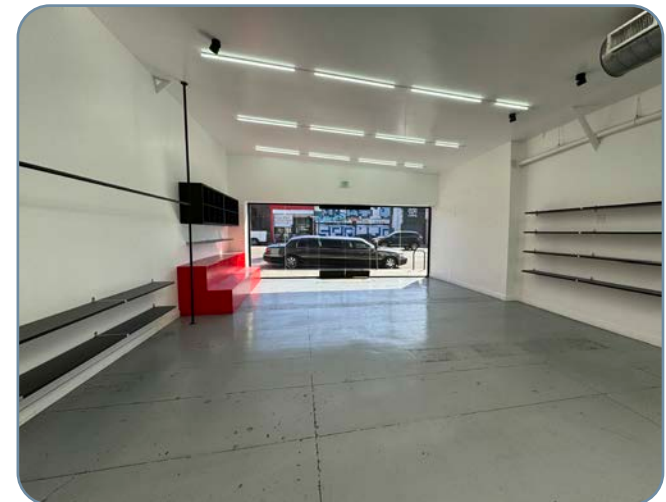
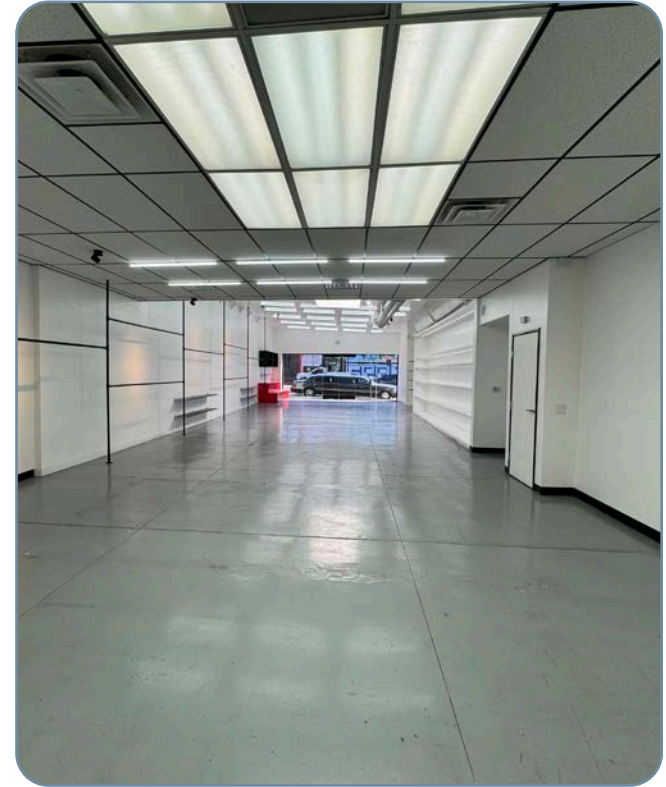
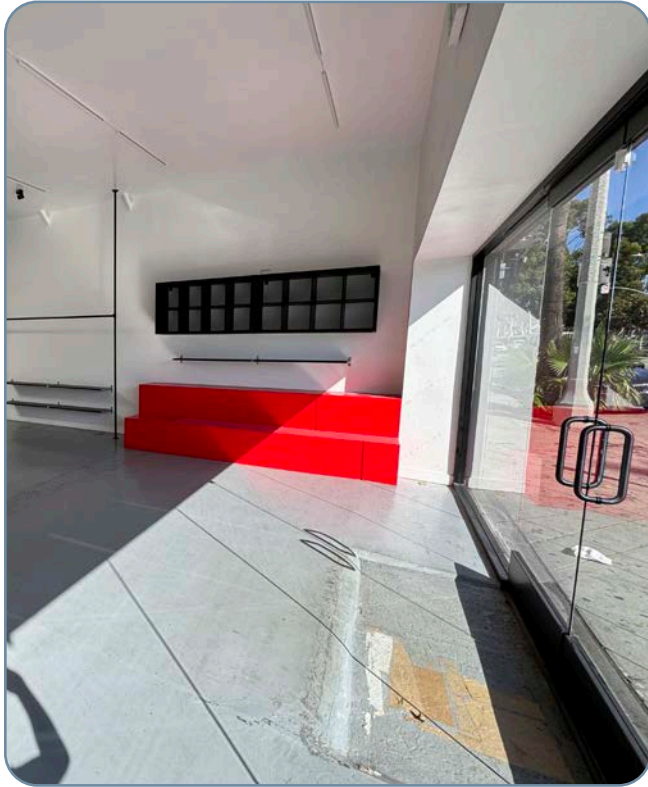
IMMEDIATELY

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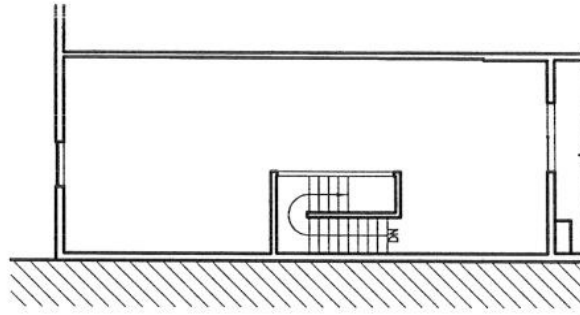
INTERIOR PHOTOS - 449



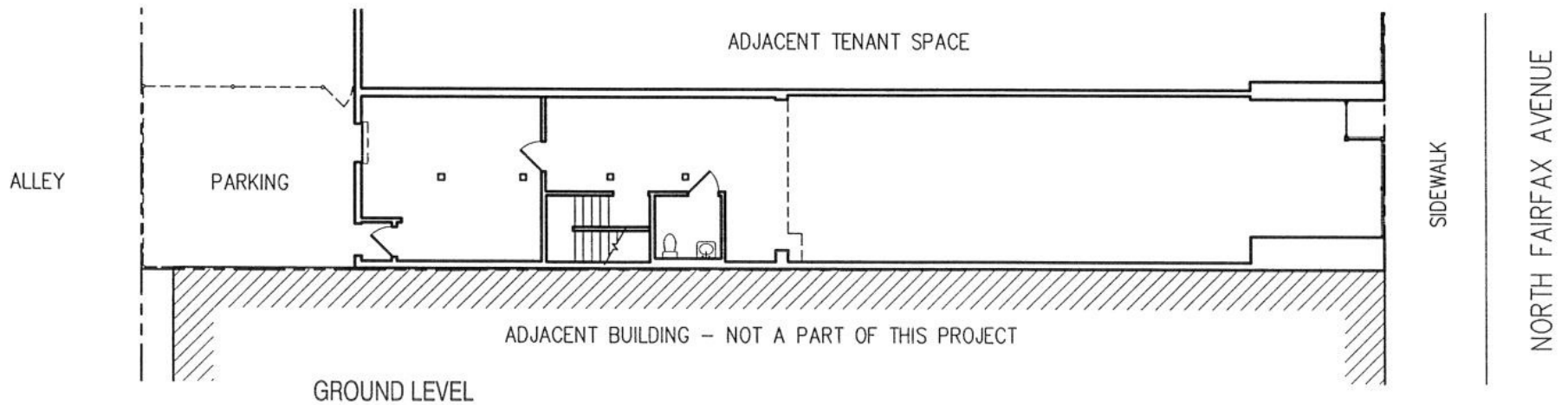
INTERIOR PHOTOS - 455



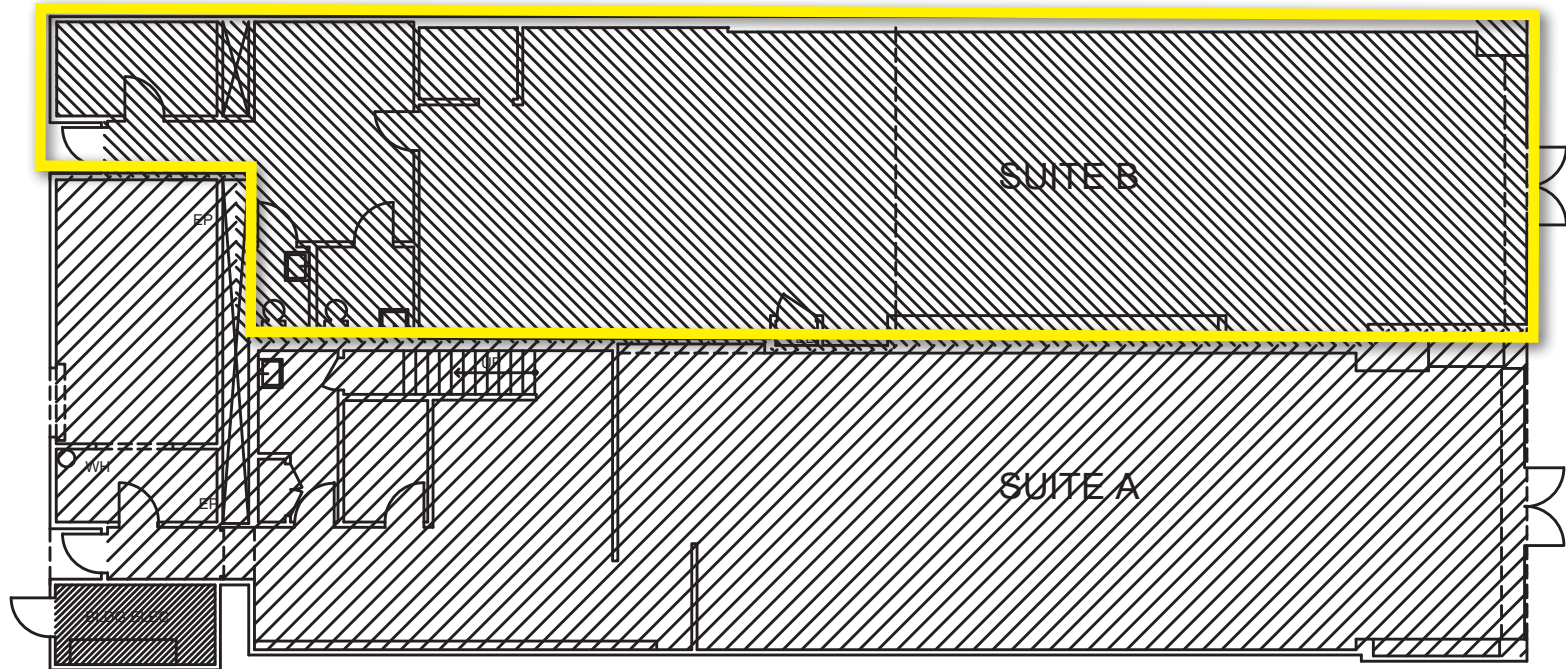
FLOOR PLAN - 449



MEZZANINE LEVEL



FLOOR PLAN - 455

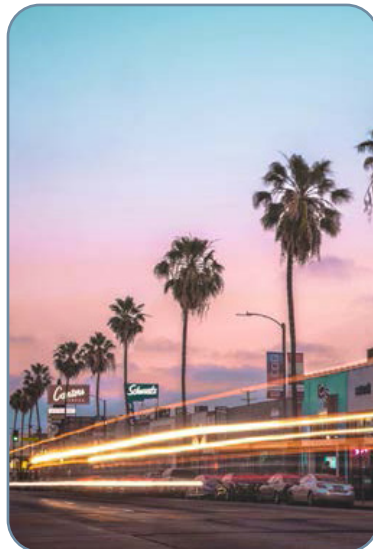


THE NEIGHBORS



AERIAL





DEMOGRAPHICS

TOTAL POPULATION:

1 MILE: 43,361

2 MILE: 169,160

3 MILE: 330,666

AVERAGE HOUSEHOLD INCOME:

1 MILE: \$119,255

2 MILE: \$119,153

3 MILE: \$114,026

MEDIAN AGE:

1 MILE: 42.6

2 MILE: 42.5

3 MILE: 41.8

WALK SCORE:

97



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