

NEW OWNERSHIP Dec/2025

Making Major Interior Exterior Investment



AVAILABLE UNITS FOR LEASE

700 to 3,500 SF
Outdoor Storage Also Available

High Traffic Corridor: 27,513 VPD
Strong Daily Exposure and Demographics
Flexible Layouts

Capital Improvements Underway:
Units Whiteboxed - Tenant Improvements Available
Exterior Fascia refresh - Enhanced signage & visibility
Parking and Common Area Upgrades

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
MHI	\$91,158	\$106,919	\$111,084
2024 Population	17,406	136,732	422,380

AUGUSTO HURTADO

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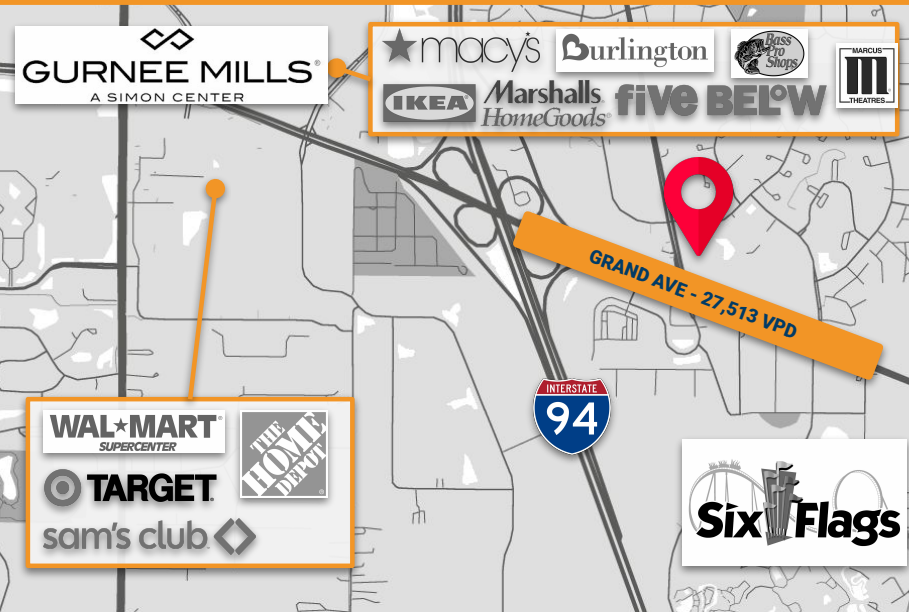
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GRAND AVE - 27,513 VPD



UNIT	SF
Suite 8 (Retail)	1,280
Suite 9 (Retail)	1,280
Suite 10 (Retail)	1,000
<i>Suite 8 to 10 can be combined</i>	
Suite 16 (Office/Retail)	700
Outdoor Storage/Parking	20,000

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