

# JOIN A TARGET CENTER, DRIVE THRU RESTAURANT, & SHOP SPACE AVAILABLE

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**PROGRESSIVE**  
REAL ESTATE PARTNERS

## Presented By



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Progressive Real Estate Partners recognizes the importance of other brokers in the industry that actively represent prospective buyers. It is our policy to cooperate with such brokers. It is our policy to not cooperate with buyers/principals that are also licensed brokers.

Co-operating brokers should contact us directly for fee information.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Progressive Real Estate Partners in compliance with all applicable fair housing and equal opportunity laws.

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The information provided in this Offering Memorandum is confidential and can only be shared with those advisors that a buyer needs to share such information with in order to make an informed buying decision. All parties receiving this information shall not utilize this information to the detriment of the seller including, but not limited to, utilizing this information to solicit the seller's tenants for relocation to another property or contacting the tenants in any way relative to this property without the seller's prior written approval.

ACTIVE MEMBER OF:



PROUD MEMBER OF:



COMPLETED OVER

1,650+  
SALES/LEASES

TOTAL SALES OVER

\$1.8B+



# PROPERTY OVERVIEW



## PROPERTY HIGHLIGHTS

- Anchored by Target and Planet Fitness
- Drive thru pad Available for Ground Lease or BTS (Up to  $\pm 2,800$  SF)
- $\pm 1,299$  SF Former Hair Salon Space Available
- Located off the I-10 freeway at the 4th street exit with over  $\pm 266,762$  cars per day
- Minimal retail competition
- High density with over 156,395 residents within 3 miles
- Freeway monument signage available
- Underserved trade area

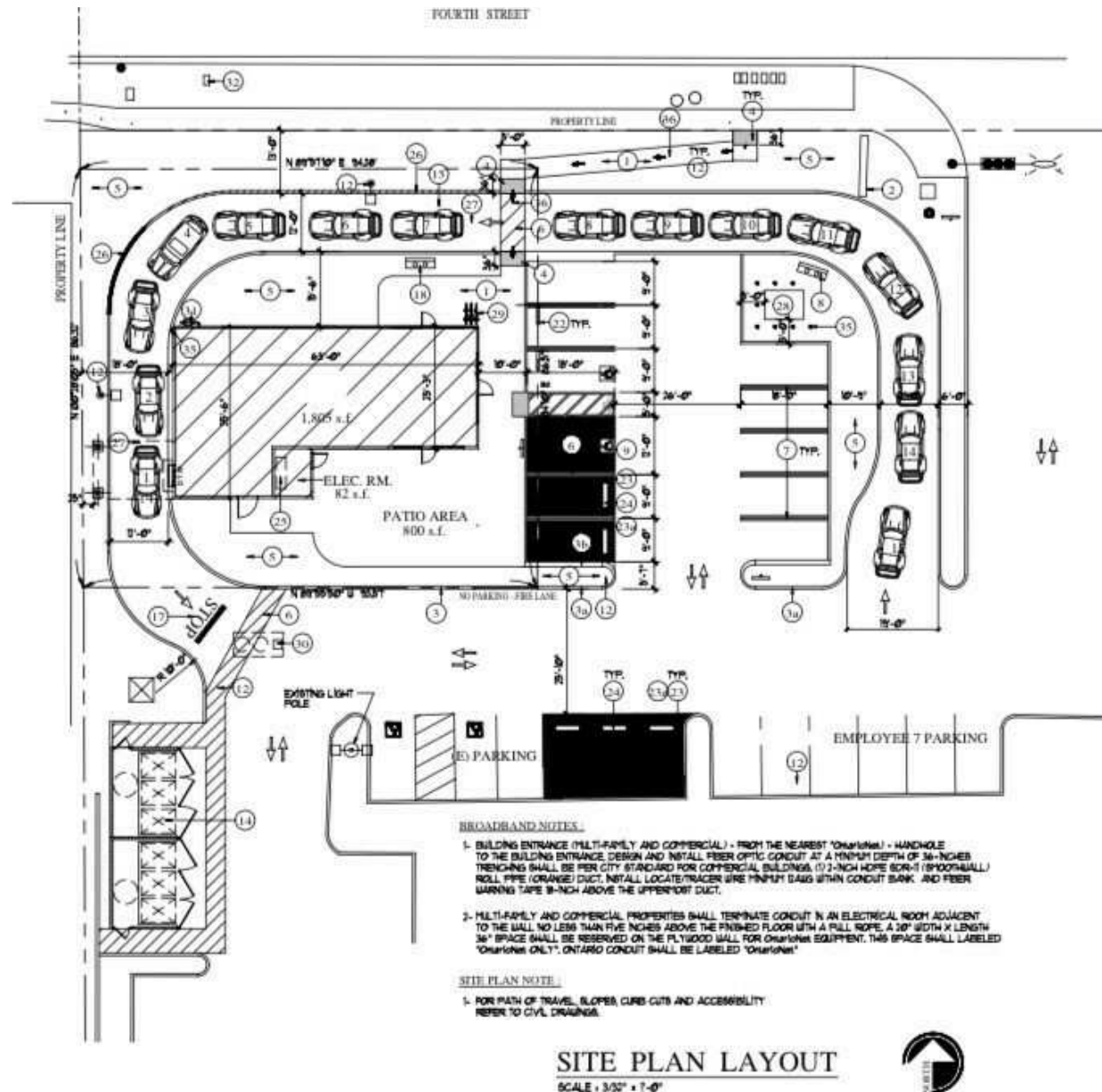
# SITE PLAN



TENANT MATRIX	
1610	±1,800 - 2,800 SF DRIVE THRU AVAILABLE
1620	Tam's Burgers
1630 A/B	Lucien Nail Spa
1630 C/D/E	City Best Insurance Services Inc.
1630 F	Stephie Braiding
1630 G	Barbershop
1630 H	Kids Dental Land
1630 P/J	Kids Dental Land
1630 K/L	El Chilitos Mexican Restaurant
1630 M/R	Dentist
1630 N	±1,299 SF AVAILABLE
1630 O	Ceylon Eyebrow Threading
1640 A	Golden Corral
1640 B	Jump Jungle
1650 A	Domino's Pizza
1650 C	Sparklean Laundry
1670 A	Planet Fitness
1670 B	Target
1670 C	Target



# 1610 CONCEPTUAL DRIVE THRU PLAN





# RETAILER MAP





# DEMOGRAPHICS

	1 mi	3 mi	5 mi
<b><u>POPULATION</u></b>			
2025 Total Population	30,855	156,395	382,067
2025 Households	8,460	49,062	123,478
2025 Average Household Size	3.6	3.2	3.1
2025 Median Age	31.7	33.4	35.1
<b><u>INCOME</u></b>			
2025 Average Household Income	\$93,413	\$105,605	\$118,364
2025 Median Household Income	\$77,450	\$88,121	\$98,896
2025 Per Capita Income	\$98,896	\$33,240	\$38,341
<b><u>BUSINESS SUMMARY</u></b>			
2025 Total Businesses	572	8,988	21,127
2025 Total Employees	3,489	85,965	189,545