

# For Sale or Lease ±34,589 SF Parcel

**Zoning** Information

Commercial Zoning Allows for a Variety of Commerce Uses (no drive thru)

- •Located adjacent to the 55 Freeway
- •Prominent Fwy Monument Signage Available



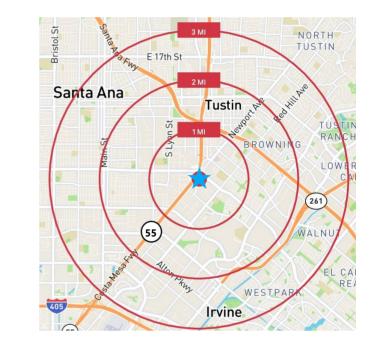
**Demographic** Information



Retail Includes Starbucks and FedEx | Residence Inn and Fairfield Inn Adjacent

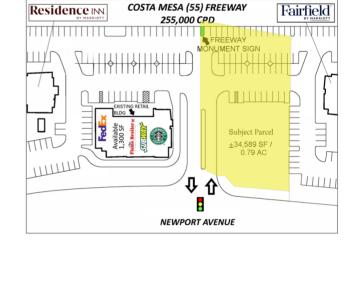
#### **PROPERTY INFO**

- + \$3,890,000 or \$350,000 Annual GL
- + Development or Owner / User
- + ± 34,589 SF Land
- + Ideally situated between Marriot Brands:
  - Residence and Fairfield Inn
- + Freeway Signage! + Signal at Entrance!



### **FEATURES**

- + Excellent exposure and access + Flat, Developable Parcel\*
- + Chain retail, Starbucks, FedEx, Kinkos
- and Flame Broiler adjacent + Traffic Count Exceeds over 26,000 CPD on Newport Blvd and 255,000 on 55
- **Freeway** + Outstanding Demographics - 3 Mile **Radius**
- \* Over \$103,000 Avg HH Income \* 244,204 Residents
  - \* 188,568 Daytime Population











- For more information, please contact:

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