



Property Description

Excellent exposure on North Carson Street Previous uses include a bar/restaurant and a payday loan office.

Property Highlights

- 4,864 SF on .52 acres
- Constructed in 1970
- Zoned GC
- APN: 001-091-05
- Annual Property tax \$3,990.94
- Large paved parking lot
- Pylon Signage
- Generous tenant improvement allowance available
- Retail/Commercial Building For Sale or For Lease
- Sale: Owner financing available!
- Lease: Free Rent Concession with a 5 year term

Offering Summary

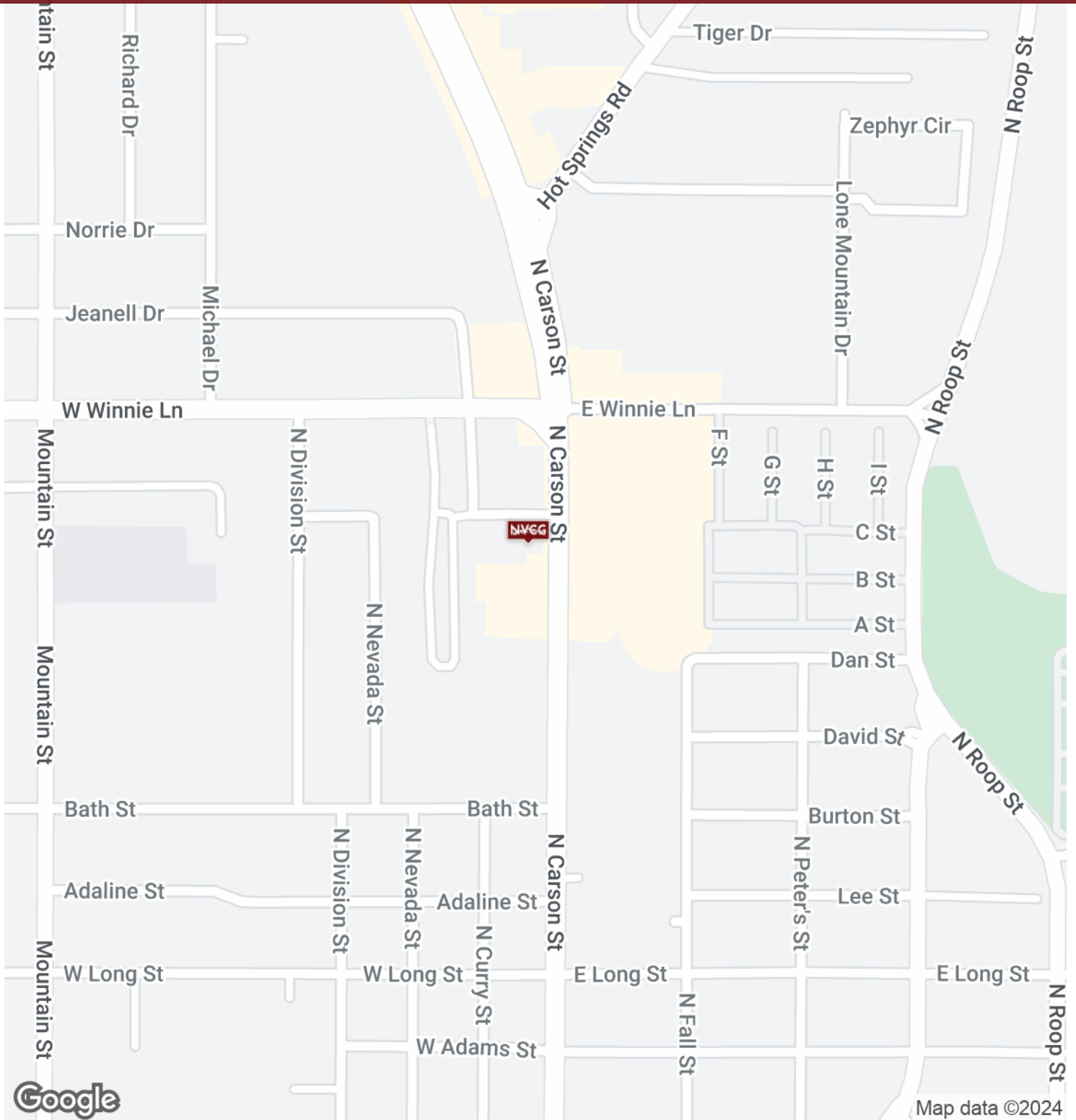
Sale Price:	\$1,170,000
Lease Rate:	\$1.35 SF/month (NNN)
Available SF:	4,864 SF
Lot Size:	0.52 Acres
Building Size:	4,864 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	550	1,874	5,933
Total Population	1,084	3,961	12,831
Average HH Income	\$51,270	\$58,543	\$66,269

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,084	3,961	12,831
Average Age	41.4	41.9	43.1
Average Age (Male)	42.5	42.5	42.6
Average Age (Female)	40.3	41.1	43.7
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	550	1,874	5,933
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$51,270	\$58,543	\$66,269
Average House Value	\$148,593	\$191,187	\$237,519

2020 American Community Survey (ACS)

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