



OFFERING SUMMARY

Lease Rate:	\$140,000.00 SF/yr (NNN)
Building Size:	4,450 SF
Lot Size:	29,620 SF
Year Built	1975

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	18,604	31,194	33,025
Average HH Income	\$84,836	\$93,525	\$95,549
Population Under 19	27.6%	26.8%	26.8%

Property Highlights

- Recently Remodeled Restaurant
- Freeway Visible Pylon Sign
- Conveniently located at the On/Off Ramp 126 HWY
- Part of neighborhood shopping center anchored by Tresieras (Superior Grocers); Community Memorial Urgent Care and Carl's Jr.
- Located opposite Rite Aid; AutoZone; Jack in the Box; Starbucks, KFC & McDonald's
- Ownership open to Ground Lease for the Pad allowing alternative uses for the site such as a Car Wash.

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