

For Lease

END-CAP 2ND GEN. RESTAURANT

1,408 SF



CBRE

HIGHLIGHTS



PRIME LOCATION

1,408 SF end cap space at a high-traffic intersection (Valley & Cedar).



READY FOR RESTAURANT USE

2nd generation restaurant space, reducing build-out costs.



EXCELLENT VISIBILITY

High visibility and accessibility from Valley Blvd.



STRONG DEMOGRAPHICS

Located in a densely populated area with a 136K+ population within a 3-mile radius.



TARGETED MARKET

Over 82% Hispanic population within a 1-mile radius.



CONVENIENT ACCESS

Just north of I-10 Freeway, providing excellent regional access.



HIGH TRAFFIC COUNT

Located at an intersection with over 45,000+ CPD (Cars Per Day).



ESTABLISHED RETAIL CORRIDOR

Surrounded by popular quick-service restaurants like Taco Bell, Farmer Boys, Baker's, and more, driving consistent traffic.

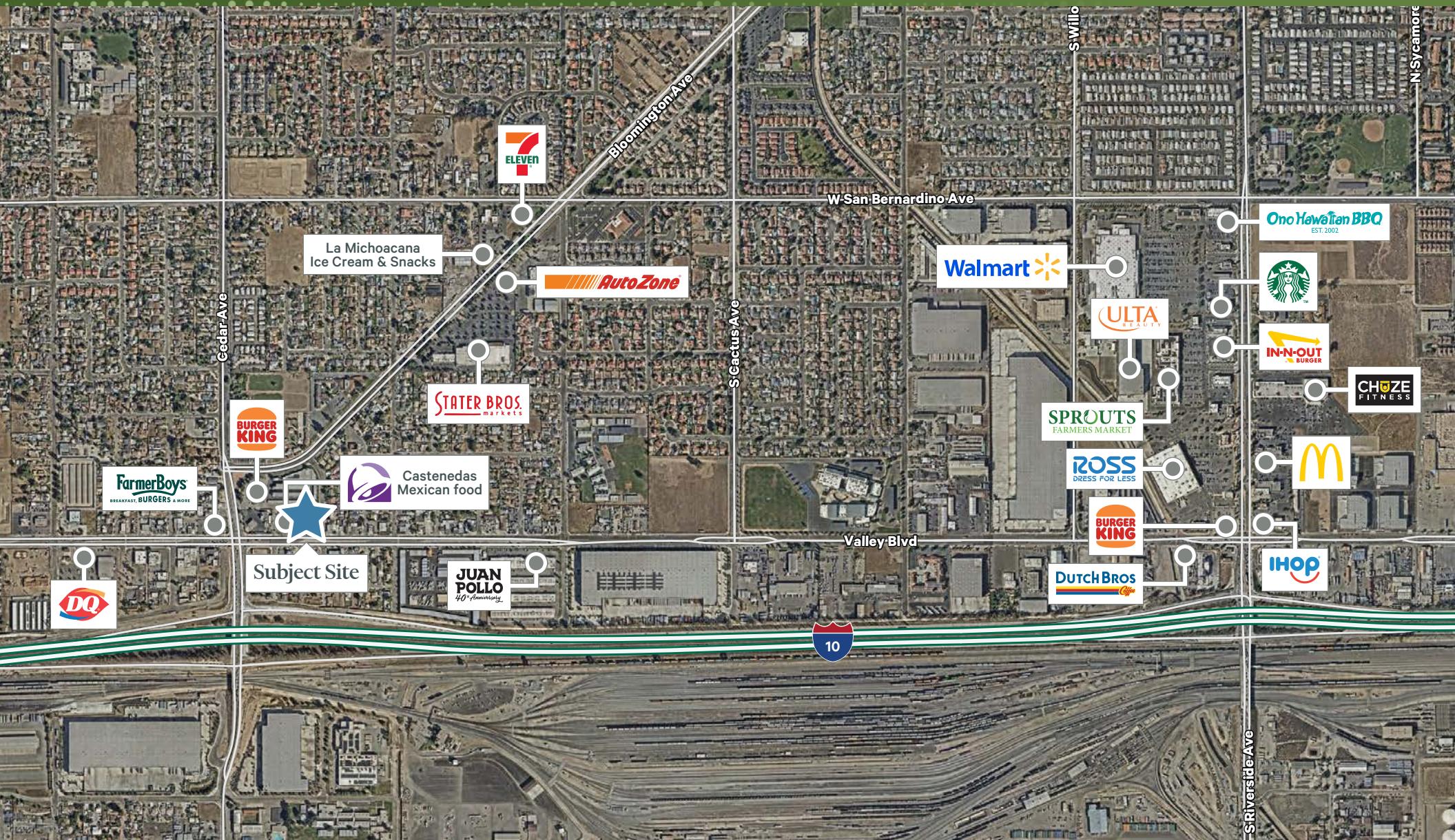


SITE PLAN



LOCATION

	5 MINUTES	7 MINUTES	10 MINUTES
Population	32,297	82,284	184,111
Households	8,681	22,294	49,351
Average HH Income	\$93,537	\$92,740	\$95,250
Daytime Population	26,055	75,533	170,384



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FOR MORE
INFORMATION,
PLEASE CONTACT:

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CBRE



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