



OFFERING SUMMARY

Sale Price:	\$1,600,000
Building Size:	3,600 SF
Available SF:	
Lot Size:	0.89 Acres
Price / SF:	\$444.44
Year Built:	1974
Zoning:	LCC
Market:	West Valley

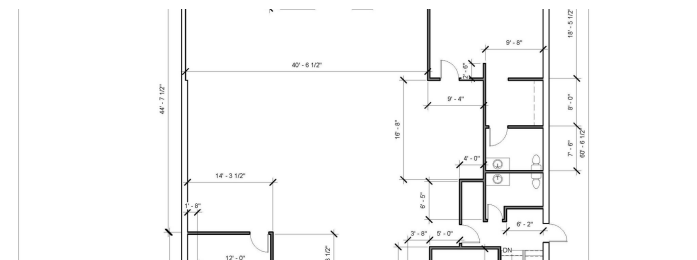
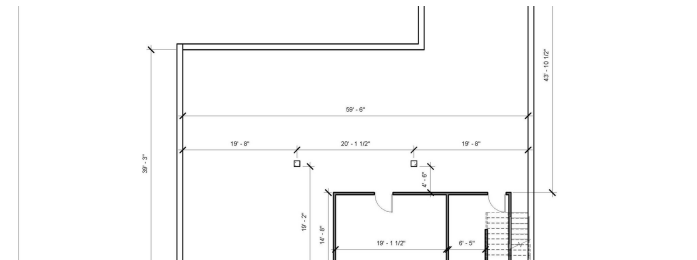
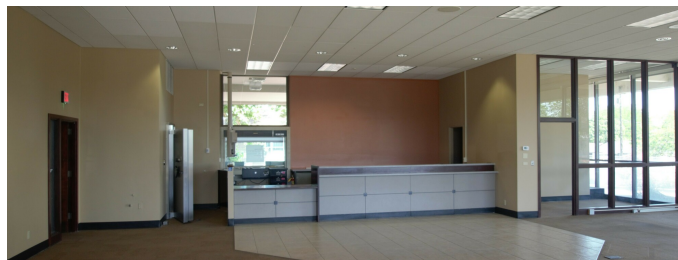
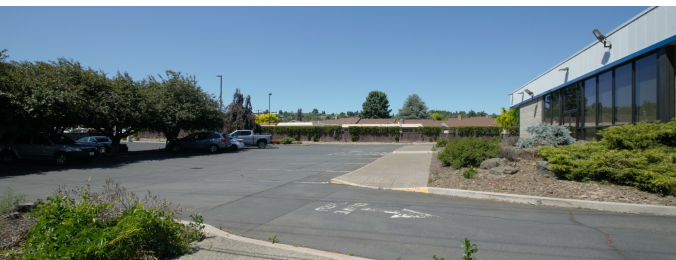
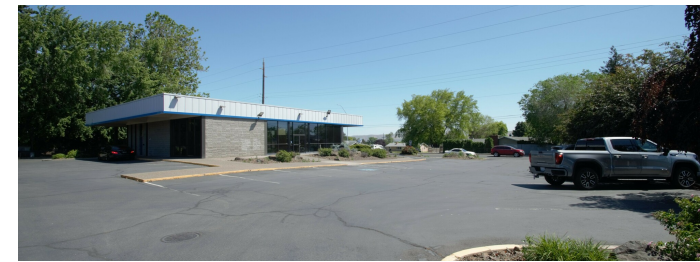
PROPERTY OVERVIEW

Available for purchase is a 3600SF stand alone building on .89 acres with drive-through lanes. The space has been a banking location since it was built. The building has a full basement that is not included in the SF and would be ideal for storage. The space is adjacent to the Chalet Mall and Safeway shopping center. Neighboring tenants include McDonalds, Starbucks, Wrays (IGA) grocery, Safeway, Planet Fitness, Wilco and many more. Landlord will also lease the space at \$22.00SF with TIA negotiable. This is a great location for QSR, Office, Retail or Medical that wants high visibility.

PROPERTY HIGHLIGHTS

- High Visibility
- Heavy Traffic
- Near Grocery anchored shopping centers
- Affluent Neighborhoods
- Rare opportunity to own site in this area.





POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	10,285	114,510	150,276
Average Age	41.8	35.1	36.1
Average Age (Male)	41.3	35.2	35.7
Average Age (Female)	42.3	35.5	36.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	4,406	43,809	57,923
# of Persons per HH	2.3	2.6	2.6
Average HH Income	\$84,269	\$66,434	\$69,059
Average House Value	\$254,195	\$178,977	\$190,877

** Demographic data derived from 2020 ACS - US Census*

