

CHASE BURKE

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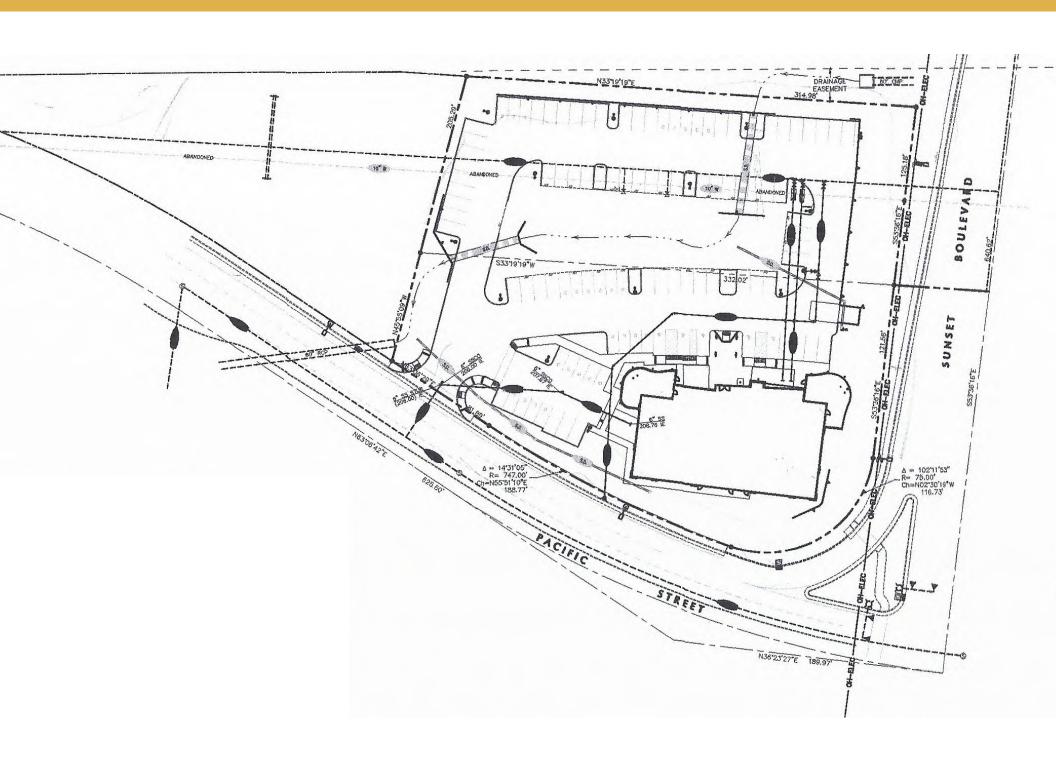
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PROSPECTIVE NEW CONSTRUCTION SITE PLAN



NEARBY RETAILERS



COMPREHENSIVE C-3 ZONING FOR VERSATILE OPPORTUNITIES

PERMITTED USES:

(All operations to be conducted entirely within a building)

- COIN-OPERATED LAUNDRY OR DRY CLEANERS
- FURNITURE STORE
- GENERAL MERCHANDISE STORE, DEPARTMENT STORE, HARDWARE STORE
- HOUSEHOLD APPLIANCE STORE
- RETAIL FOOD STORE, LIQUOR STORE
- PERSONAL SERVICE ESTABLISHMENTS :
 - THEATRES,
 - EXERCISE OR ATHLETIC CLUB, FIGURE SALON
 - PUBLIC UTILITY USES, BUT NOT INCLUDING EQUIPMENT YARDS, STORAGE YARDS,
 - WAREHOUSES, OR REPAIR SHOPS
- EDUCATIONAL INSTITUTIONS:
 - SCHOOLS, PUBLIC ELEMENTARY AND SECONDARY

USES ALLOWED WITH A CONDITIONAL USE PERMIT:

- GAS STATIONS.
- CONVENIENCE STORES, COMMERCIAL CLUSTERS, MINI-STORAGE
- ANIMAL HOSPITALS
- AUTO SALES, AND SERVICES, AUTOBODY SHOPS, AUTOMOBILE REPAIR SHOPS (LIGHT & HEAVY)
- HEAVY EQUIPMENT SALES, SHEET METAL SHOPS
- MASSAGE PARLORS.
- COMMERCIAL PARKING LOTS
- VARIOUS TYPES OF EDUCATIONAL INSTITUTIONS LIKE PRIVATE ELEMENTARY/SECONDARY SCHOOLS, COLLEGES, UNIVERSITIES, AND SPECIALIZED TRAINING SCHOOLS.

For more information on the property zoning and allowed uses: CLICK HERE



IMMEDIATE VICINITY RETAIL AERIAL



DEMOGRAPHIC SUMMARY REPORT

NORTHWEST CORNER OF PACIFIC STREET AND SUNSET BLVD



POPULATION 2023 ESTIMATE

1-MILE RADIUS 11,848 3-MILE RADIUS 93,365 5-MILE RADIUS 219,855



HOUSEHOLD INCOME 2023 AVERAGE

1-MILE RADIUS \$97,453.00 3-MILE RADIUS \$135,525.00 5-MILE RADIUS \$136,367.00

POPULATION 2028 PROJECTION

1-MILE RADIUS 12,507 3-MILE RADIUS 98,772 5-MILE RADIUS 232,818

HOUSEHOLD INCOME 2023 MEDIUM

1-MILE RADIUS \$80,975.00 3-MILE RADIUS \$110,122.00 5-MILE RADIUS \$109,200.00



POPULATION

2023 BY ORIGIN 1-MILE RADIUS 3-MILE RADIUS 5-MILE RADIUS

WHITE	10,133	74,942	177,982
BLACK	217	2,175	5,277
HISPANIC ORIGIN	1,976	14,332	34,464
AM.INDIAN & ALASKAN	183	980	2,260
ASIAN	629	9,770	21,591
HAWAIIAN/PACIFIC ISLAND	53	358	773
OTHER	633	5,140	11,973

PARTNER | RETAIL BROKERAGE AND INVESTMENT SALES

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CONTACT US!

TO LEARN MORE ABOUT THIS OPPORTUNITY



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916.7-Disclaimer: The information contained herein has been obtained from sources Broker believes to be reliable. However, Broker cannot guarantee, warrant or represent its accuracy and all information is subject to error, change, or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.