



FOR LEASE

12th Street

2,324 SF

Not Available

.33 Acre
Yard
Available

4,318 SF Shop

NEARBY TENANTS



PROPERTY FEATURES

- \$20 PSF NNN
- 2,324 SF Retail/Restaurant Available
- Drive-Thru
- Excellent Visibility
- TI Available
- 36,000 AADT - 12th Street

AREA DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|------------|----------|----------|----------|
| Population | 6,573 | 74,024 | 153,520 |
| Households | 1,975 | 27,111 | 54,662 |
| Income | \$80,832 | \$73,108 | \$84,489 |

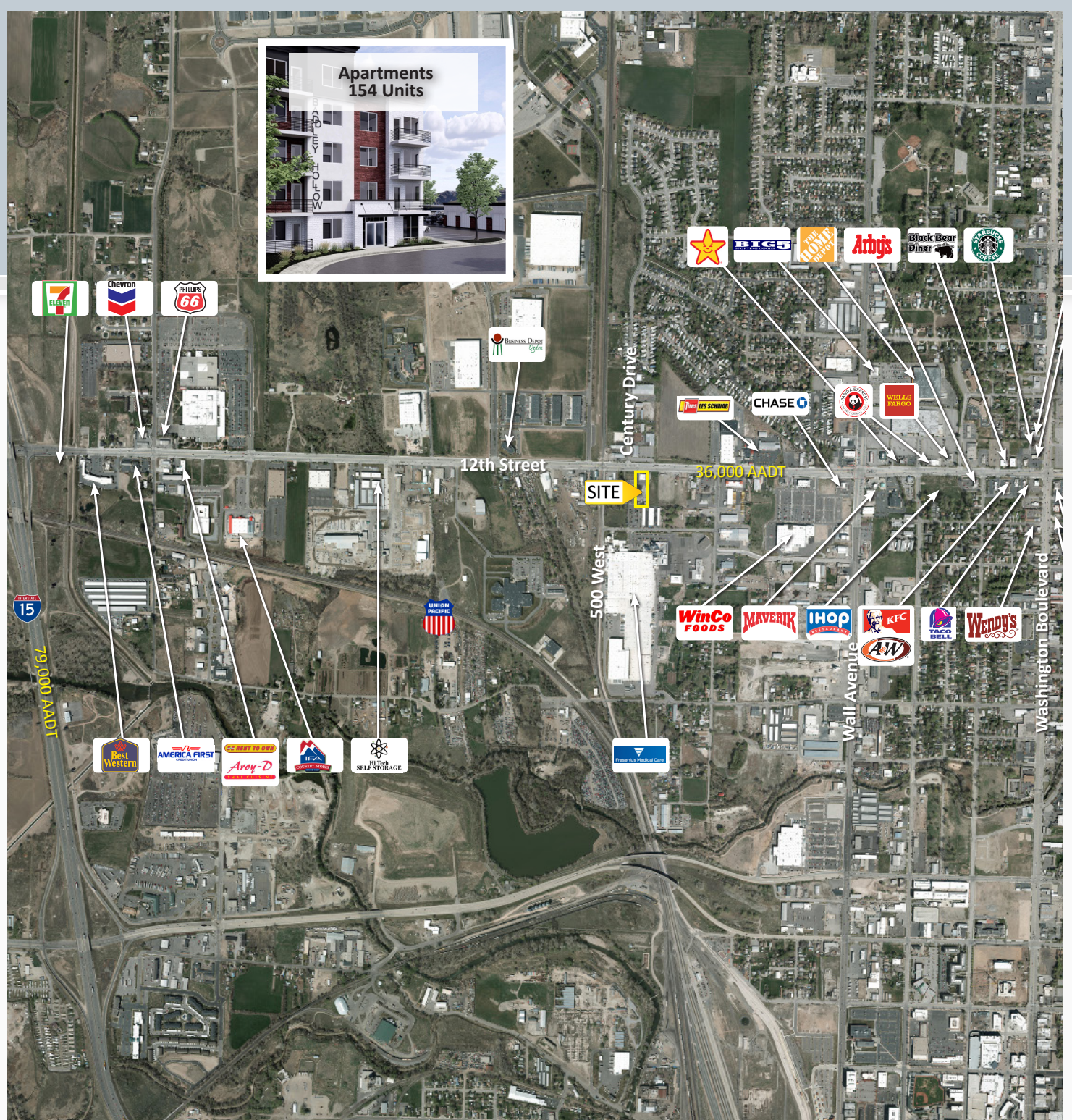
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