

1,581 SF STRIP CENTER



FOR LEASE



Titan Atlantic Plaza

711 South Atlantic Boulevard
Alhambra, California 91803

Property Highlights

- 1,581 SF End-Cap Space
- Former Dog Grooming Use
- Excellent Street Visibility
- Corner Location w/ Pylon Signage
- Atlantic Blvd: 35,000 CPD
- 3-Mile Radius: Over \$100K HH Income & Over \$1.1M Home Value

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	14,349	89,025	241,017
Total Population	39,302	259,262	706,960
Average HH Income	\$93,202	\$115,303	\$111,324

SPACES	LEASE RATE	NNN	SPACE SIZE
711	\$2.75 SF/month	\$0.56	1,581 SF



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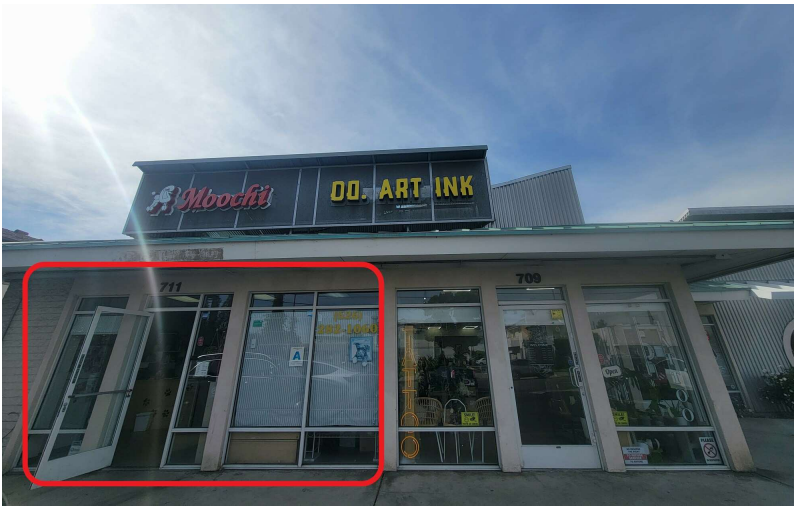
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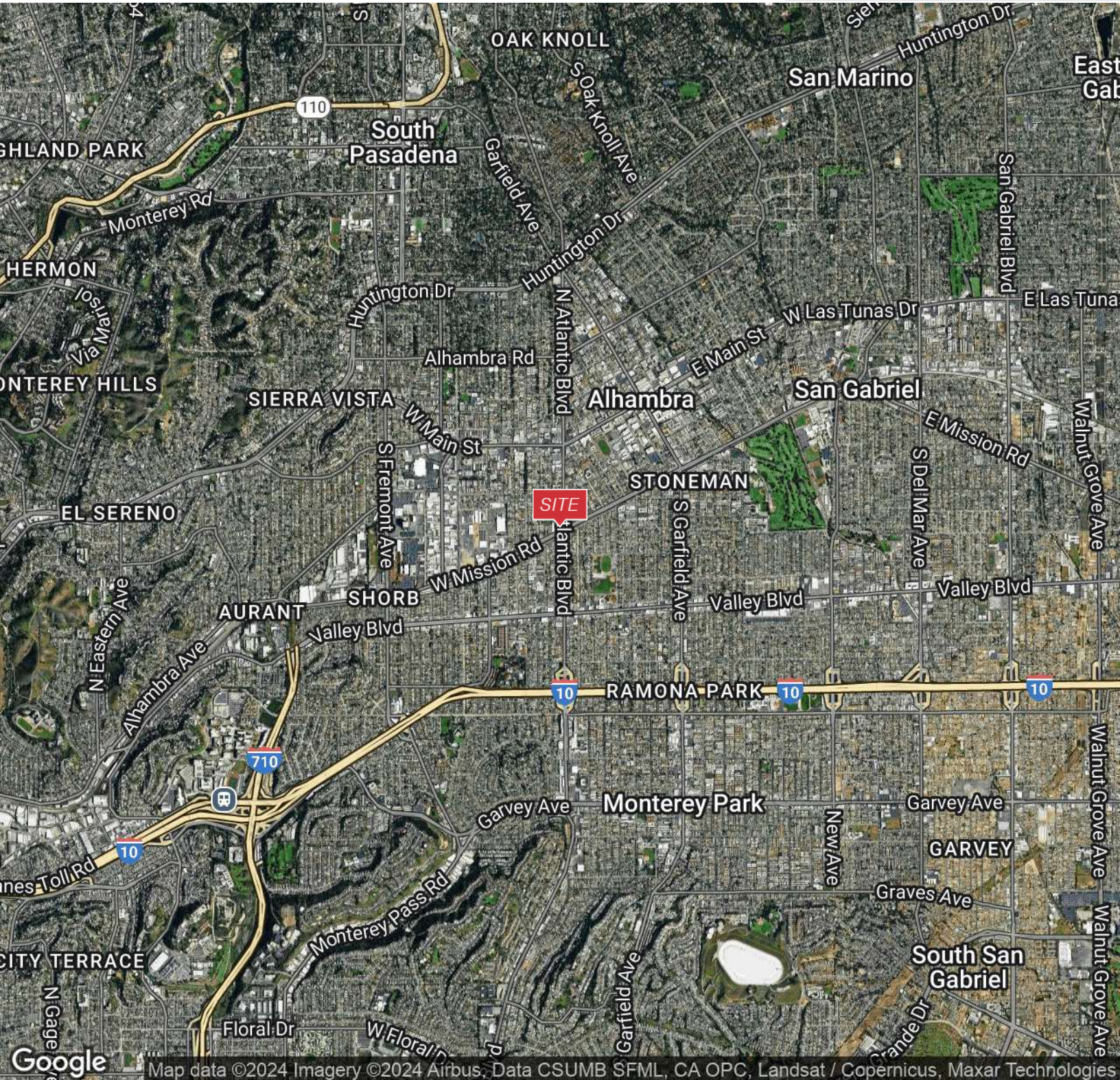
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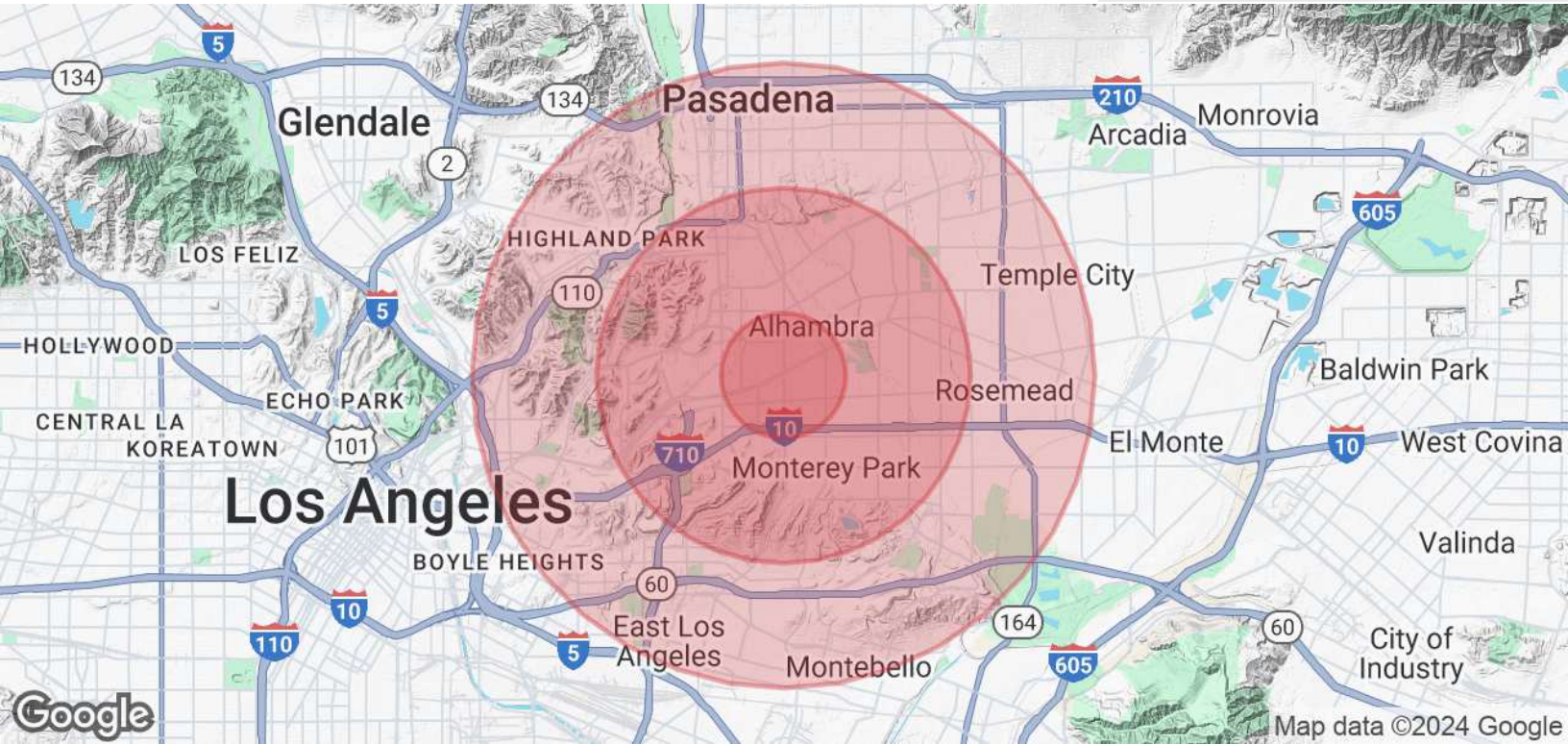
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	39,302	259,262	706,960
Average Age	43	43	42
Average Age (Male)	41	41	40
Average Age (Female)	44	44	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	14,349	89,025	241,017
# of Persons per HH	2.7	2.9	2.9
Average HH Income	\$93,202	\$115,303	\$111,324
Average House Value	\$858,983	\$1,017,828	\$970,634

Demographics data derived from AlphaMap



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