



# Redevelopment Opportunity

2455 Hartnell Avenue & 2470 Alden Avenue



## Property Highlights

- Long-running former grocery store
- Value-add opportunity
- High traffic commercial corner - 30,000 cars per day!
- Blank canvas for retail, restaurant, or mixed-use development
- General Commercial and Multi-family zoning
- 54 parking spaces



Long-established grocery store is moving across the street to new location, creating increased retail traffic and an incredible repositioning opportunity for this 18,000 retail building situated on approximately 5 acres of commercial and multi-family land. Fully developed 1.25 acre commercial corner with existing building plus separate 4.36 acre site that can be a blend of multi-family or commercial. High visibility location is the closest retail location to several new single-family developments, including approximately 800 homes being constructed by DR Horton. New Starbucks across street as well as QuickQuack Carwash, planned Chevron with convenience store, and temperature controlled storage.

## Meet the Team



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**Contact Us!**

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