

3807-3811 W. SIERRA HWY
ACTON, CA 93510

FOR LEASE
RETAIL W/ CORNER PAD



PRESENTED BY:

Mark Hong
BRE #01067529
Direct (213)251-9000 x101
Mobile (213)700-6780
markhong@korusre.com

Linda CH. Tumen
BRE #01841076
Direct (213)251-9000 x 109
Mobile (213)247-4210
lindat@korusre.com



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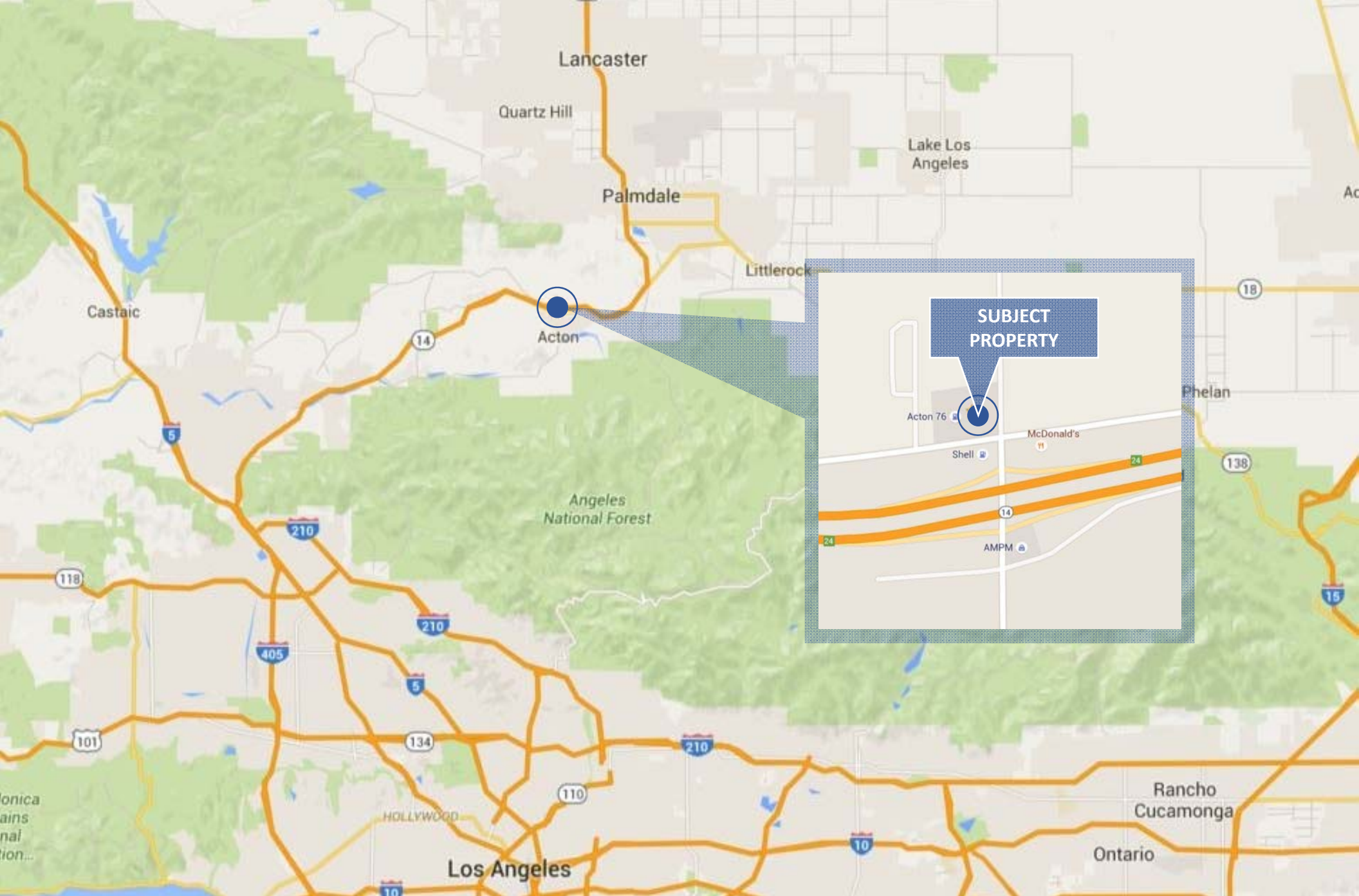
CROWN VALLEY RD. (± 6,352 CPD)

W. SIERRA HIGHWAY (± 13,155 CPD)

ANTELOPE VALLEY FWY (± 87,099 CPD)



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PROPERTY INFORMATION

ADDRESS: 3807-3811 W. Sierra Hwy, Acton, CA 93510

APN: 3217-021-017

AVAILABLE SPACES:

RETAIL PAD (25,000 SF)

GROUND FLOOR (1,000 – 5,400 SF)

SECOND FLOOR (248 – 2,604 SF)

LEASE RATE: NEGOTIABLE

BUILDING SIZE: ±42,675 SF

LAND SIZE: ±395,960 SF (9.09AC)

BUILT: 1985

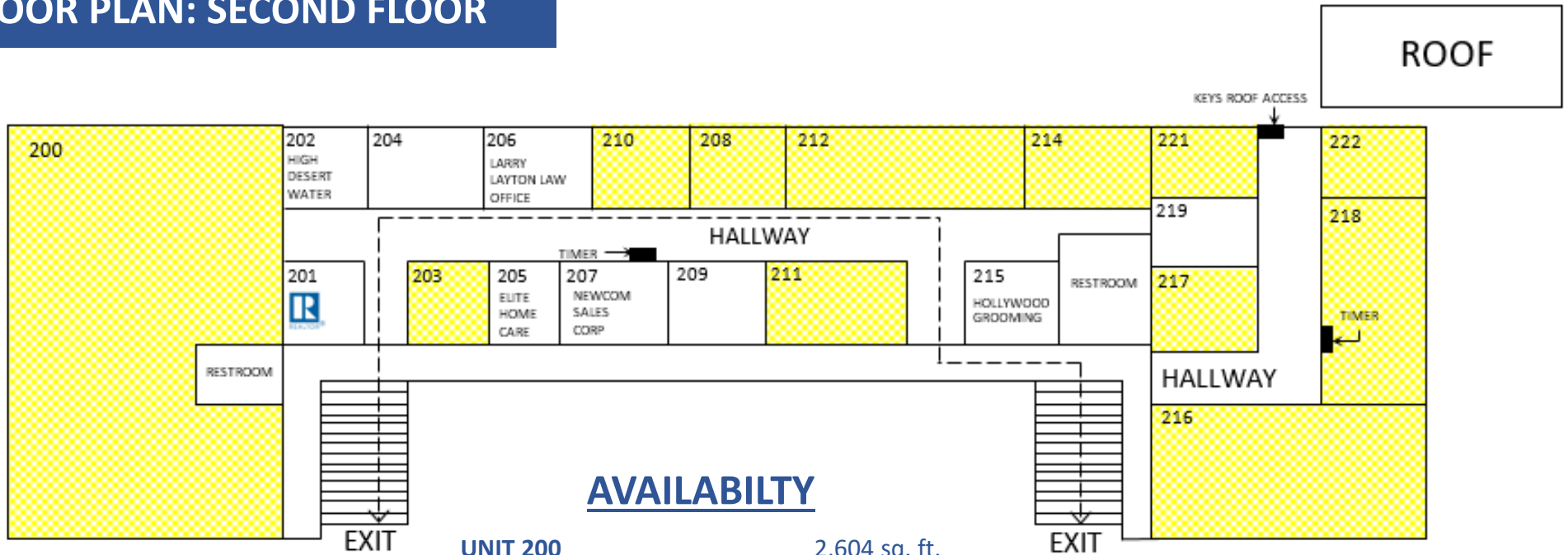
ZONING: LCC4-R3

PROPERTY HIGHLIGHTS

- ✓ Shopping center pad (long-term lease).
- ✓ Utilities available to the site.
- ✓ Crown Valley Rd. freeway (I4) off-ramp.
- ✓ Adjacent tenants in the immediate area:



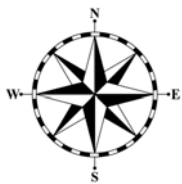
FLOOR PLAN: SECOND FLOOR



AVAILABILITY

UNIT 200	2,604 sq. ft.
UNIT 203	746 sq. ft.
UNIT 204	418 sq. ft.
UNIT 208	547 sq. ft.
UNIT 210	520 sq. ft.
UNIT 211	741 sq. ft.
UNIT 212 & 214	1,057 sq. ft.
UNIT 217	744 sq. ft.
UNIT 218 & 216	1,216 – 2,467 sq. ft.
UNIT 221	432 sq. ft.
UNIT 222	248 sq. ft.

 AVAILABLE





DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2015 Total Population	909	6,656	9,934
2015 Households	309	2,286	3,350
% Population Change 2010-2015	-3.09%	-3.51%	-0.04%
% Household Change 2010-2015	-3.74%	-4.07%	-0.08%
2015 Household Income: Average	\$92,499	\$90,313	\$90,161