

Hacienda Gardens Shopping Center

In-Line Space For Lease

Willow Glen Retail For Lease @ Hacienda Gardens Shopping Center

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PROPERTY OVERVIEW



Rental Rate: \$4.50 PSF Plus NNN

Space SF: 796± SF

Zoning: A(PD) Planned Development

Shopping Center SF: 104,557± SF

Co-Tenants: Dollar Tree, Vim + Vigor Fitness, Angry Chickz, Subway, Panda Express, Sky Zone, Wells Fargo, Goku Korean BBQ, Kumon, Banfield Pet Hospital, & Parktown Pizza.

of Parking Spaces: 500±

Hacienda Gardens Shopping Center Retail For Lease

Retail Unit For Lease @ **Hacienda Gardens Shopping Center**

- Co-tenants include: **Dollar Tree, Vim + Vigor Fitness, Angry Chickz, Subway, Panda Express, Sky Zone, Wells Fargo, Goku Korean BBQ, Kumon, Banfield Pet Hospital, & Parktown Pizza.**
- **Unit 3041: 796± SF** – \$4.50 PSF Plus NNN charges.
- Strong demographics with average household incomes of \$259,590 in a 1-mile radius.
- Easy access to HWY 87 & 17.
- 500± parking spots available.
- Tesla Charging Station parking available.
- Less than a mile from Downtown Willow Glen.
- Exposure to over 50,000 vehicles per day.

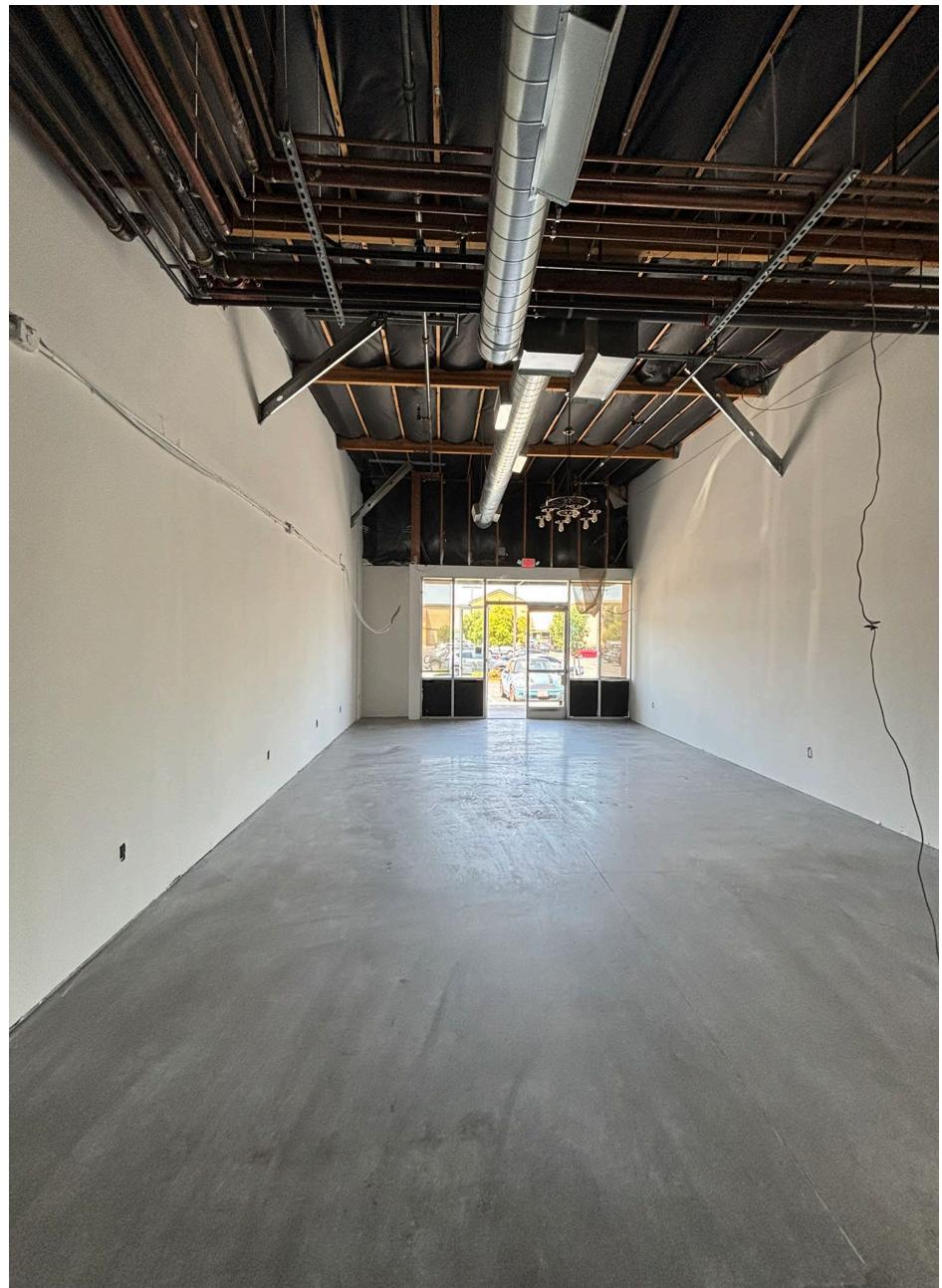
Unit 3041 (796± SF)



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Unit 3041 Photos (796± SF)



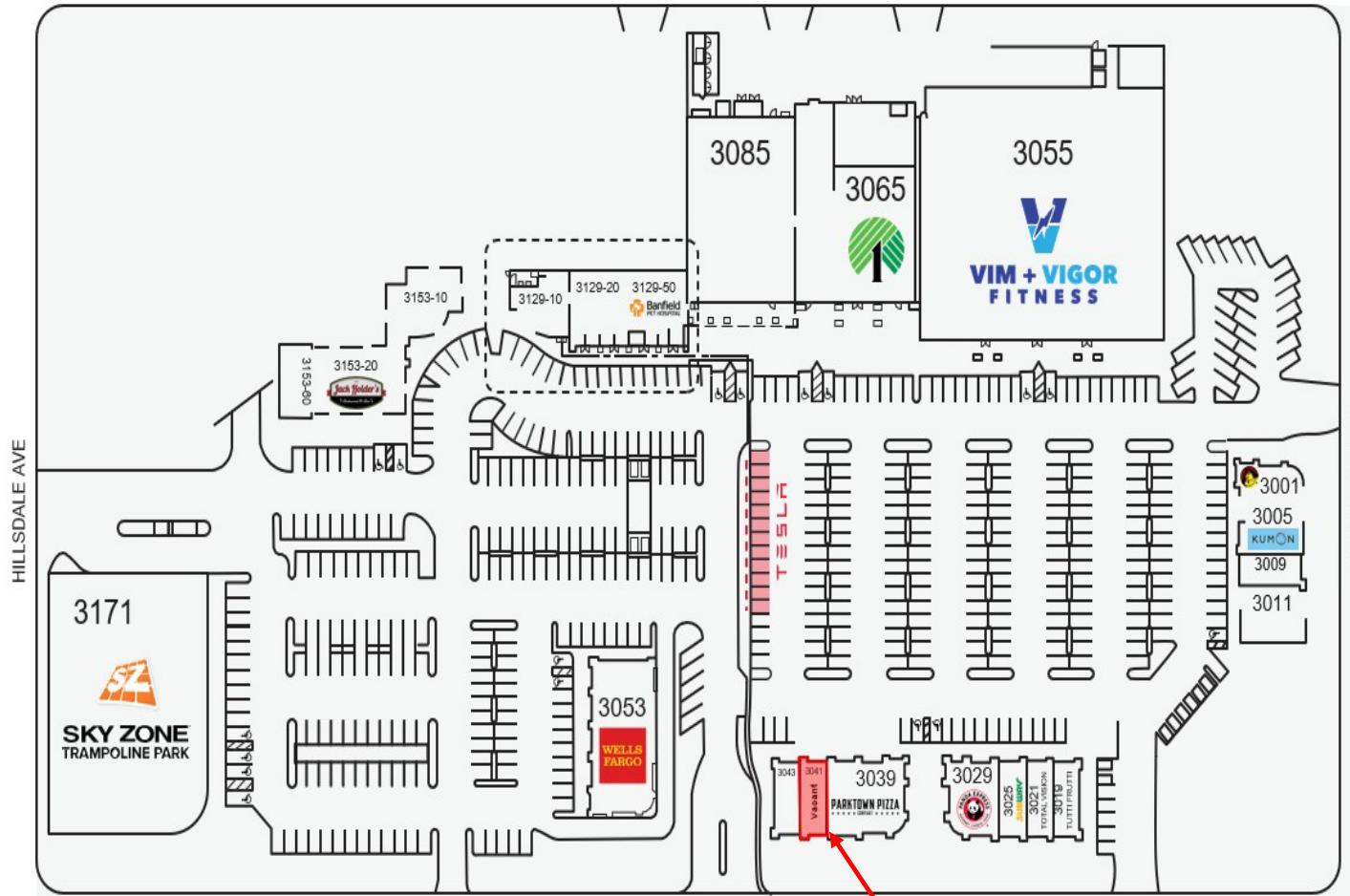


Exhibit A

Unit 3041: Vacant

Key

Tesla Charging Parking

Unit 3001: Angry Chickz
Unit 3005: Kumon Learning Center
Unit 3009: Strawberry Glen Nail Salon
Unit 3011: Registration Express
Unit 3019: Tutti Frutti
Unit 3021: Total Vision
Unit 3025: Subway
Unit 3029: Panda Express
Unit 3039: Parktown Pizza
Unit 3041: Vacant
Unit 3043: Postal Care
Unit 3053: Wells Fargo Bank
Unit 3055: Vim + Vigor Fitness
Unit 3065: Dollar Tree
Unit 3085: Goku Korean BBQ
Unit 3129-10: Dessert Lounge
Unit 3129-20: Jasmine Kocha
Unit 3129-50: Banfield Pet Hospital
Unit 3153-10: Ginza Sushi
Unit 3153-20: Jack Holders Restaurant 8
Unit 3153-60: My Stylish Salon
Unit 3171: Sky Zone



Foxworthy Avenue

Meridian Avenue

Hillsdale Avenue

Subject Site

DEMOGRAPHICS

2024 SUMMARY	1-MILE	3-MILE	5-MILE
Population	24,477	201,636	539,514
Households	8,452	75,713	194,823
Average Household Size	2.87	2.64	2.72
Owner Occupied Housing Units	6,636	44,427	101,696
Renter Occupied Housing Units	1,816	31,286	93,127
Median Age	42.3	40.9	39.3
Median Household Income	\$200,001	\$179,107	\$165,467
Average Household Income	\$259,590	\$236,785	\$222,896

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