

Freestanding Retail/Office for Lease

1024 S. COAST HIGHWAY

Prime Coastal Location • Single-Tenant Building • Major Retail District





1024
S. COAST HIGHWAY

FEATURES

- ±4,000 SF single-tenant freestanding building
- Open floor plan in front with storage in back
- Zoned commercial general
- Surf/beach at lunch
- Excellent parking
- Corner of S. Coast Hwy & Stanley St
- Direct exposure to S. Coast Hwy
- Quick access to Hwy-78, Hwy-76 & I-5
- Walk Score: Very Walkable (77)
- **Lease Rate: \$6,500 MG per month**

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Demographics

| | 1 Mile | 3 Miles | 5 Mile |
|-----------------------------|-----------|-----------|-----------|
| Population (2019) | 15,861 | 80,071 | 158,230 |
| Projected Population (2024) | 16,297 | 82,179 | 162,303 |
| Households | 6,405 | 25,671 | 57,442 |
| Average Household Size | 2.5 | 2.6 | 2.6 |
| Median Age | 35.2 | 34.1 | 35.9 |
| Median Household Income | \$65,757 | \$70,155 | \$76,129 |
| Median Home Value | \$737,158 | \$819,716 | \$937,472 |

5 Mile Information



Traffic Counts

| | Street Name | Traffic Volume |
|--|------------------|----------------|
| | N. Coast Highway | 15,000 ADT |



LOCATION MAP

