

LAUREL PLAZA

1050 LAUREL ROAD

oakley

PADS AVAILABLE FOR SALE AND LEASE

±4,000 SF AVAILABLE




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the **conic** company®

PROPERTY HIGHLIGHTS

 Laurel has become the main thoroughfare since highway 4 bypass was constructed.

 Multiple schools nearby driving daily traffic in around the site.

 High density residential population in and around Laurel with substantial developments on the way.

 Fully entitled pad opportunities with existing parking field already constructed.

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|-----------|-----------|-----------|
| Population | 14,384 | 67,313 | 146,395 |
| Average Household Income | \$141,102 | \$154,278 | \$150,508 |
| Daytime Population | 1,658 | 13,470 | 33,198 |

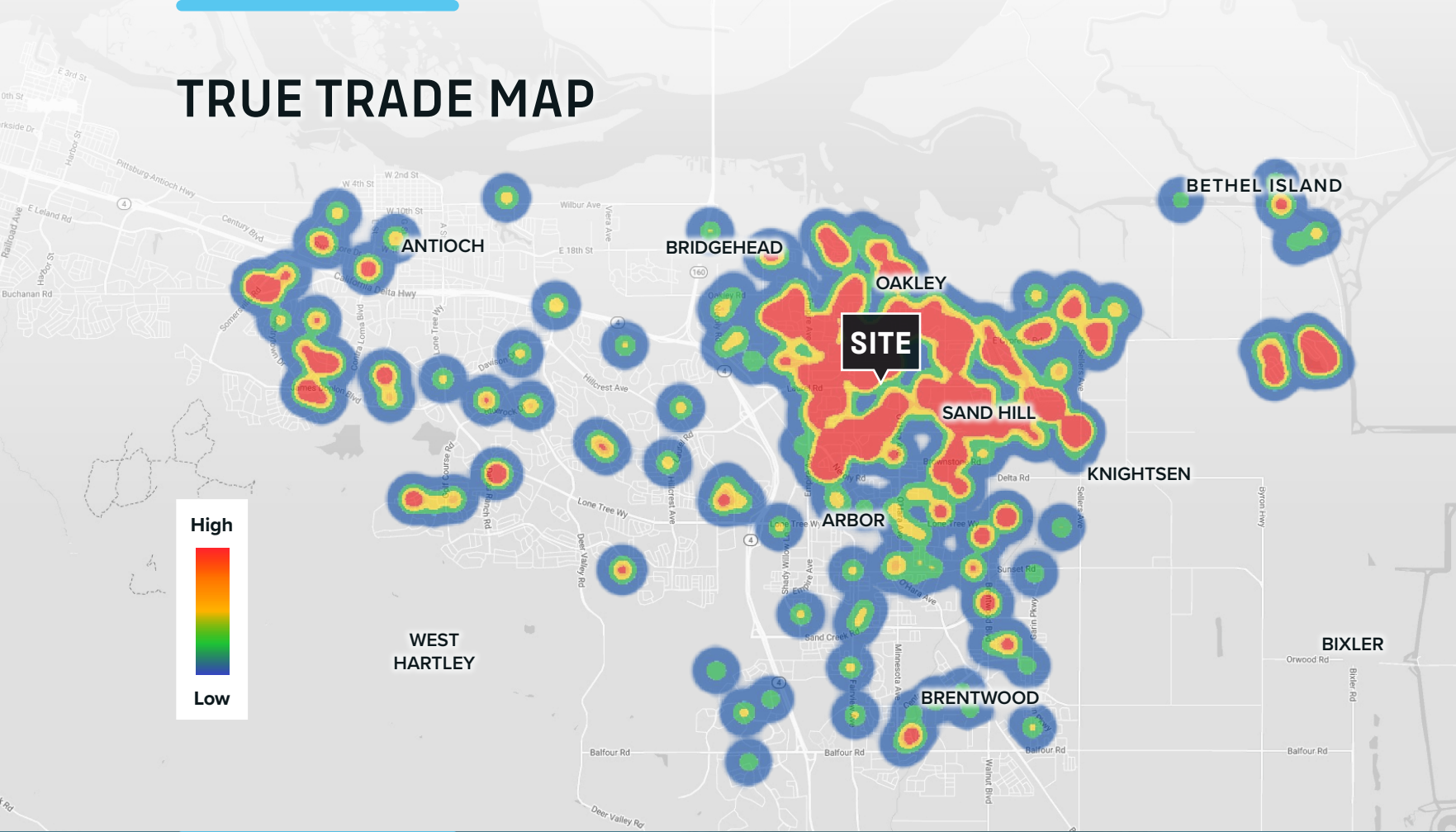
TRAFFIC COUNTS

| | |
|--------------|------------|
| Highway 4 | 76,000 ADT |
| Laurel Road | 16,041 ADT |
| Ohara Avenue | 9,883 ADT |

Source: ©2022 Esri.



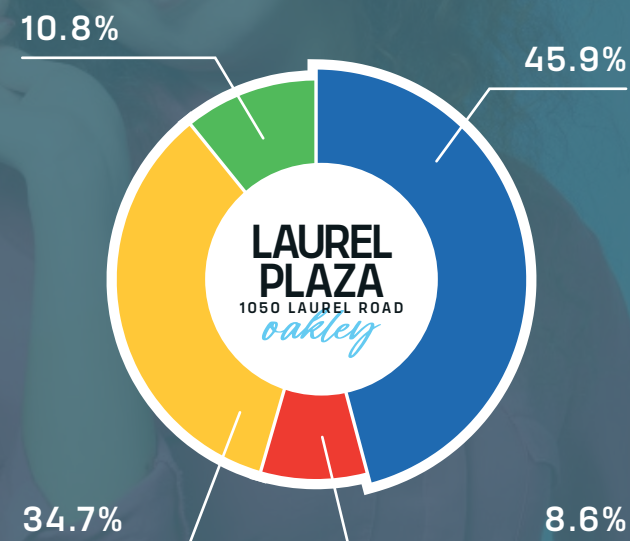
TRUE TRADE MAP



CUSTOMER PROFILE

ETHNICITY

Laurel Rd & O'Hara Ave customer base was 45.9% White, 34.7% Hispanic, 10.8% Asian, and 8.6% African American in the last 12 months.



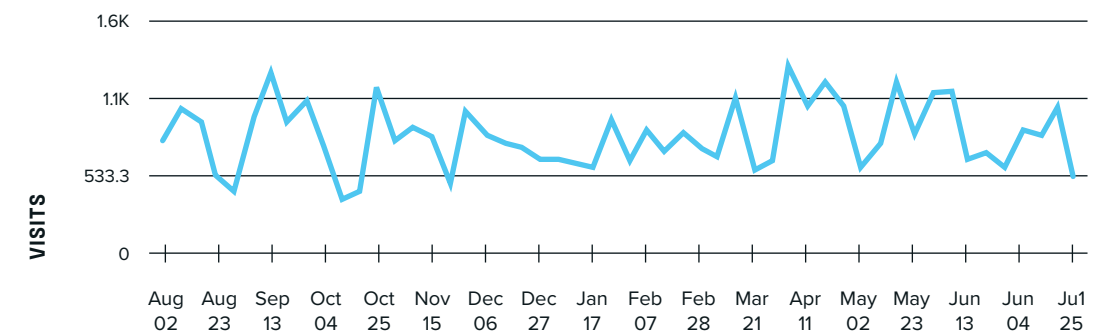
METRICS

VISITS TREND

Over the past 12 months, Laurel Rd & O'Hara Ave recorded over 42,000 visits from over 22,000 customers averaging 1.87 visits per year.

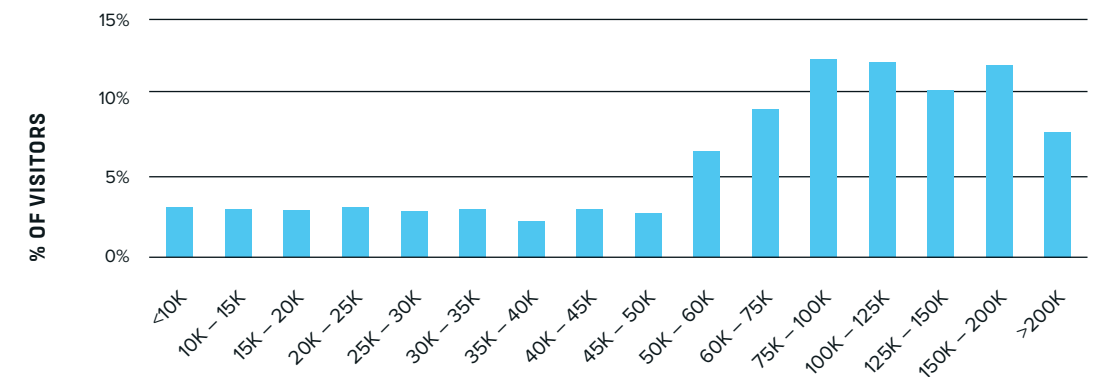
| | |
|------------------------|--------------|
| Est # of Customers | 22.8K |
| Est # of Visits | 42.5K |
| Avg. Visits / Customer | 1.87 |

VISITS / WEEKLY



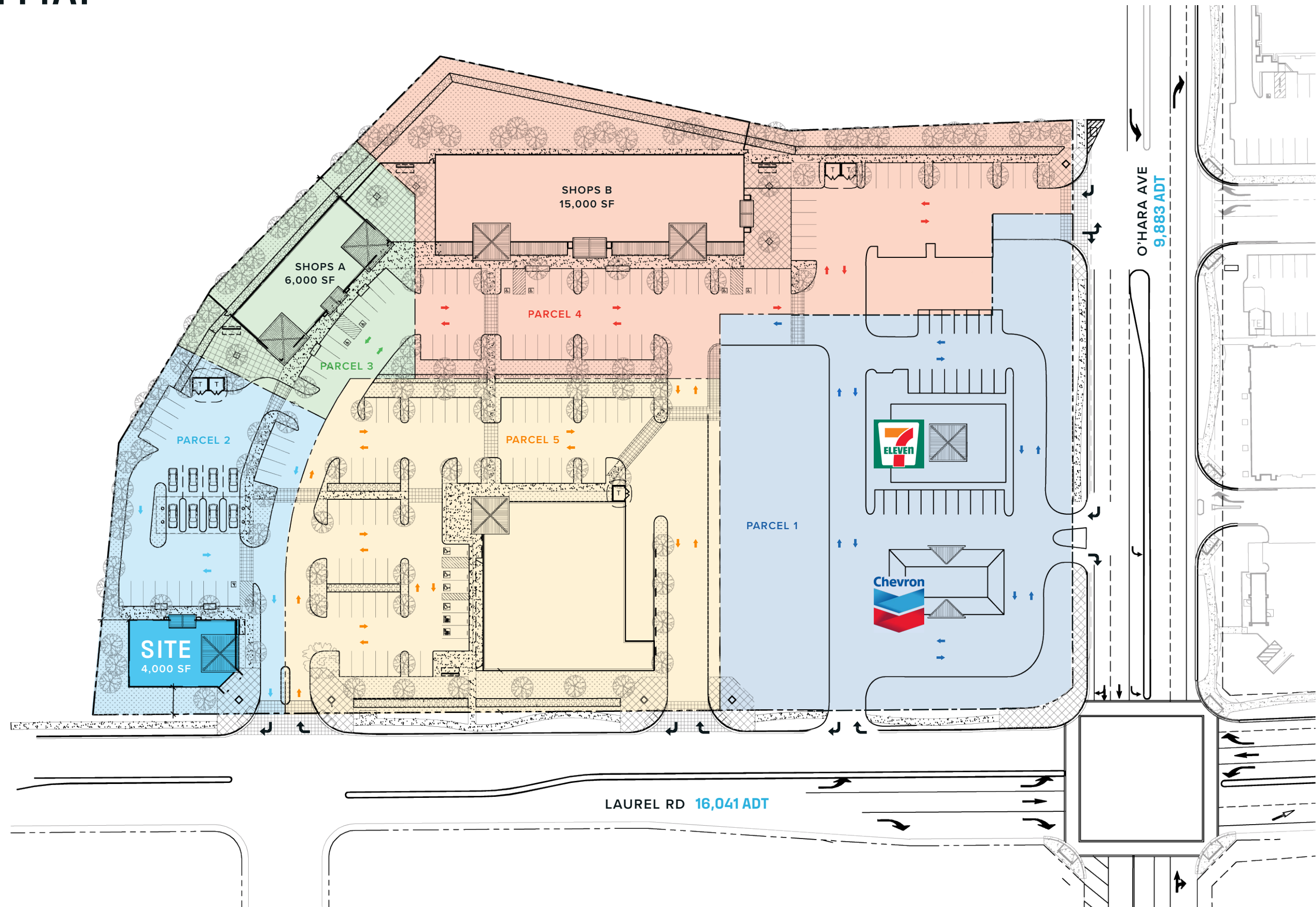
HOUSEHOLD INCOME

Avg. Household Income **\$103K**



Source: Place.ai

SITE MAP



RESIDENTIAL DEVELOPMENT MAP



Cosetti and Creson Subdivision 9015
98 single family units

Gilbert Ranch (Delaney)
506 single family units

KT KB Oakley LLC Subdivision 9311
276 residential units

Duarte Ranch
116 single family units

Emerson Ranch
671 single family units
8 acres commercial

Summer Lake North Subdivision 9307
824 single family units
Fire Station site
Commercial site
School site

Stonewood Subdivision 7662
42 single family units

Villa Grove Subdivision 8807
50 single family units

Pheasant Meadows Subdivision 8736
42 single family units

Leshner Subdivision 9404
1,056 residential units

Tuscany Estates Subdivision 8904
97 single family units

Bethel Island LLC Subdivision 9156
933 single family units
195 multi family units

Subdivision 9183
31 single family units

Parklands Subdivision 8737
172 single family units

Ponderosa Subdivision 8973
176 single family units

Del Porto South 9401
403 residential units



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