

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,600,000
Building Size:	9,353 SF
Available SF:	1,753 SF
Lot Size:	136,933 SF
Price / SF:	\$171.07
Year Built:	1993

PROPERTY OVERVIEW

This 9,353 SF office building, located just off South Santa Fe and W 15th St, is available for sale and lease. The leasable area is 1,753 SF, full-service. This prime location offers excellent visibility and easy access to major roads and nearby amenities. Ideal for businesses seeking a professional environment with flexible leasing options or an owner looking for investment potential. Perfect for a variety of office uses, offering convenience and accessibility for both tenants and owners alike.

PROPERTY HIGHLIGHTS

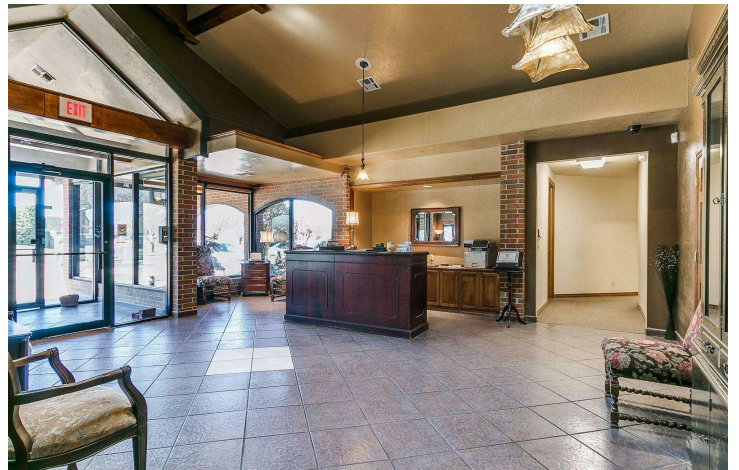
SPACES	LEASE RATE	SPACE SIZE
Suite B	\$19.00 SF/yr	1,753 SF

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1220 S SANTA FE AVE
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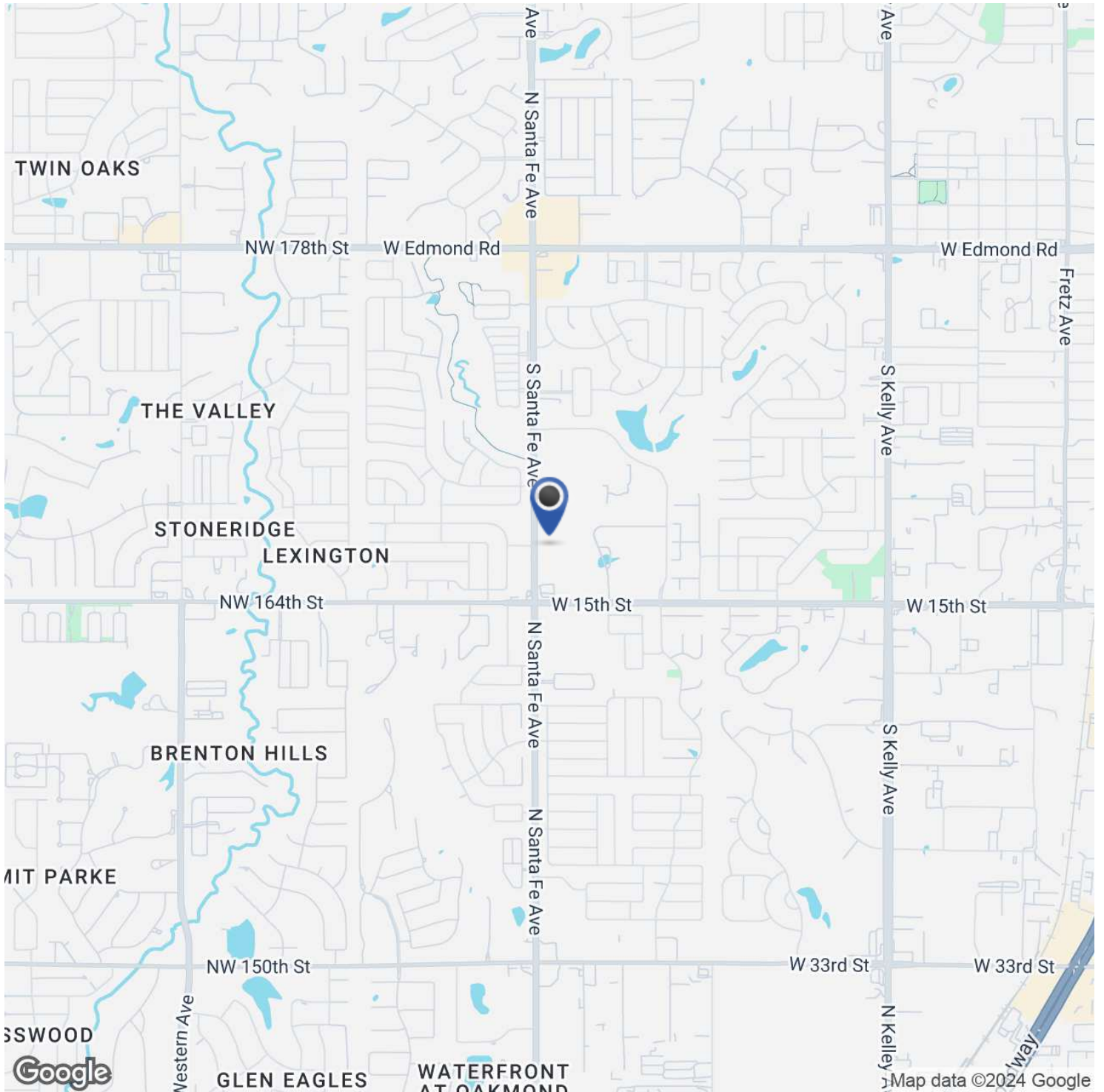
ADDITIONAL PHOTOS



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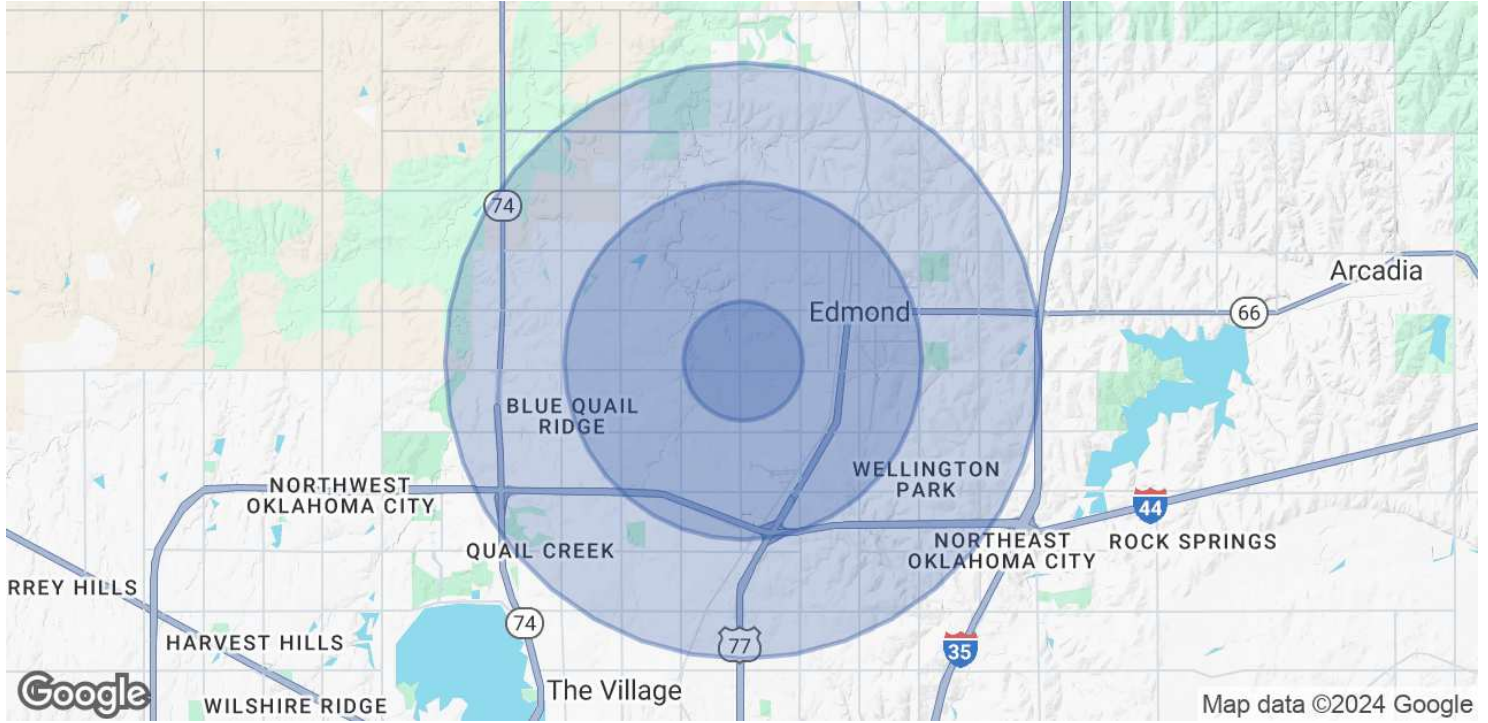
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,360	88,662	178,553
Average Age	38	38	38
Average Age (Male)	37	36	37
Average Age (Female)	40	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,180	34,970	71,183
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$103,646	\$110,979	\$117,889
Average House Value	\$257,679	\$301,541	\$331,489

Demographics data derived from AlphaMap

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