

PROPERTY DESCRIPTION

43430 - 43480 Mission Boulevard

3D STRATEGIES

Dominic D. Dutra
3dstrategies.com
DRE# 00963281

APN: 513-380-10

BUILDING RSF: 20,550 SF

LAND AREA: 50,965 square feet, or 1.17 acres

FLOOR AREA RATIO: 40%

- Office/Retail Building
- Built in 2008



The subject property's neighborhood has a wide variety of complementary uses, including residential homes, retail, and office developments. The economic indicators within the neighborhood are strong, with high median household income and home values.

The subject consists of a two-story mixed-use retail/office building containing 20,550 square feet of net rentable area. The building has a frame and masonry construction, with exterior stucco walls and a Spanish tile roof. A portion of the roof is flat and houses the HVAC equipment for the building. Interior features include painted drywall and carpeting or tile flooring. There are 14 tenant suites in the building, two current vacancies totaling 2,949 square feet. Currently, there are 6v tenant suites on the first floor and tenant suites on the second floor.

VICINITY MAP

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PROPERTY VIDEO

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WATCH THE VIDEO: [Click Here](#)

PROPERTY PHOTOS

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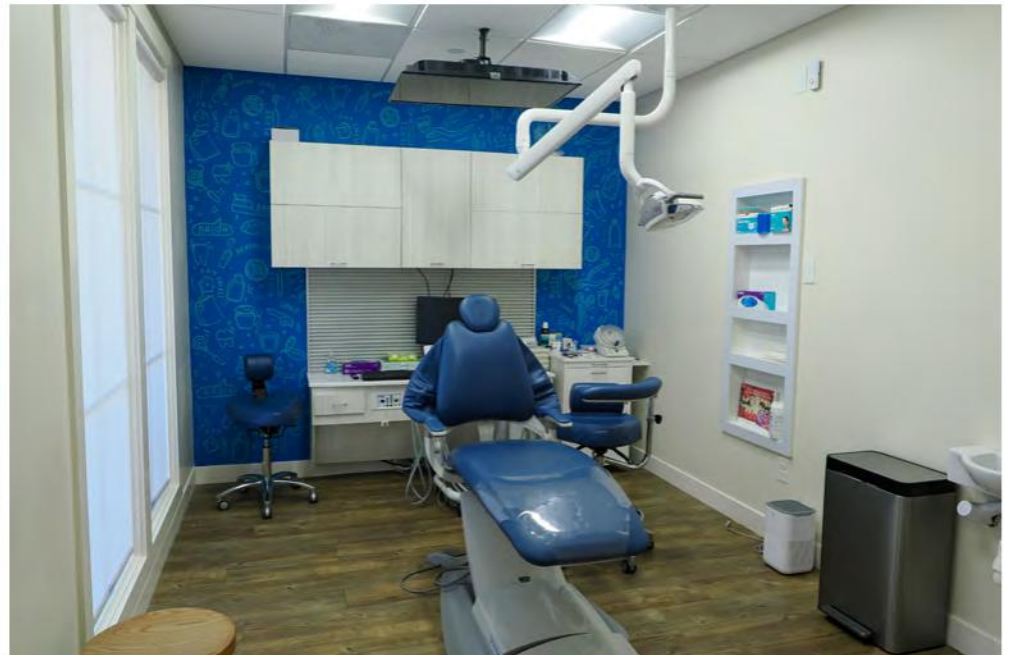
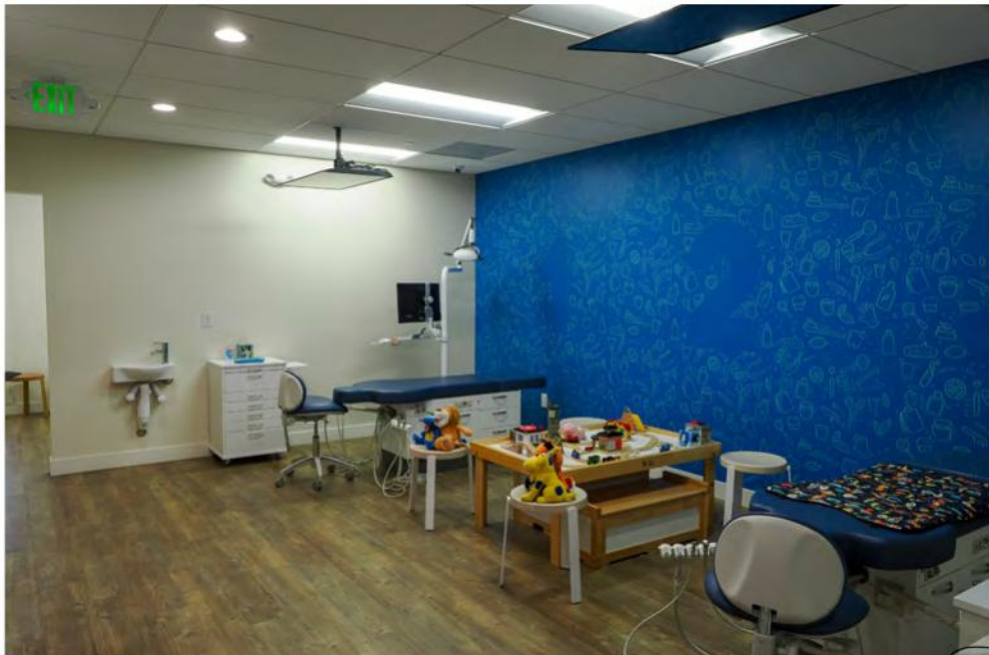


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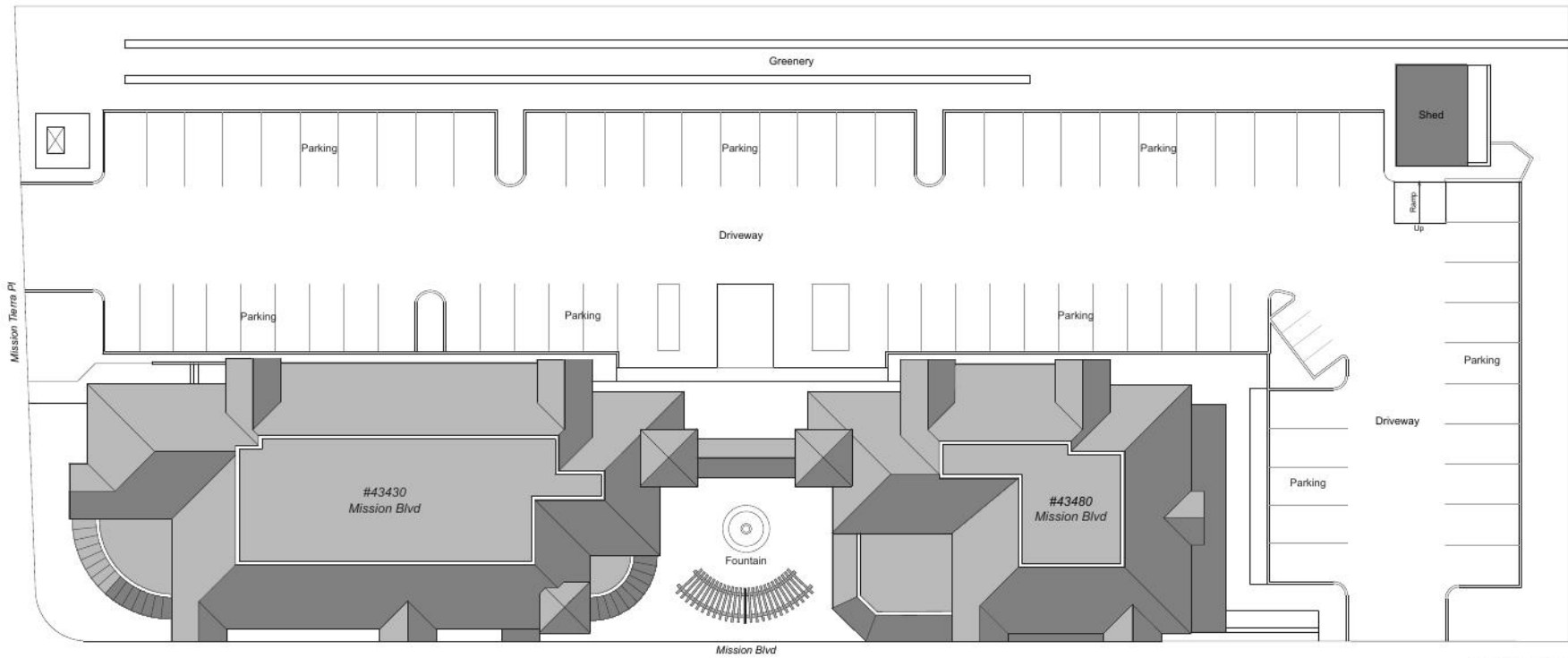


SITE PLANS

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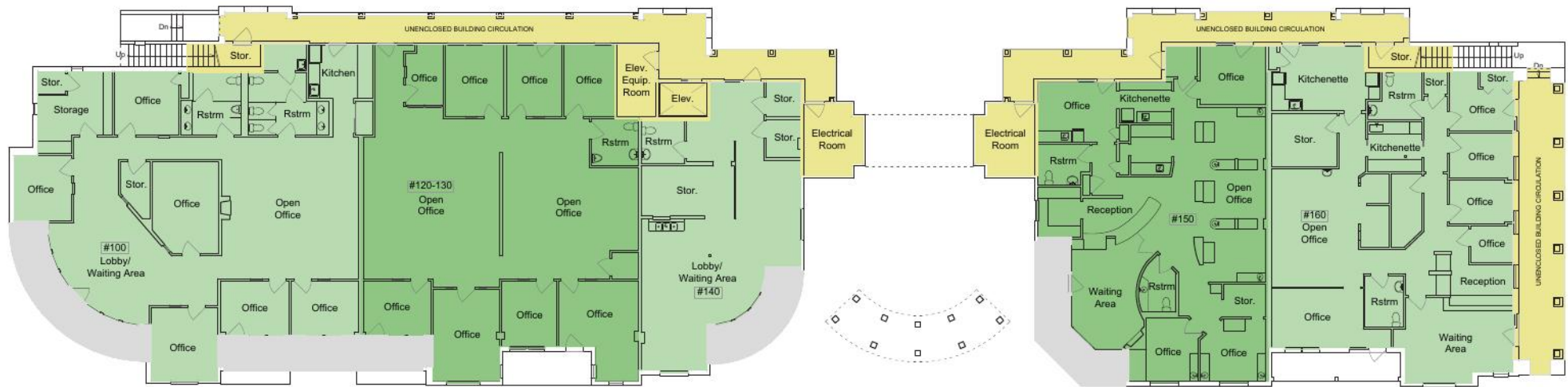


FLOOR PLANS

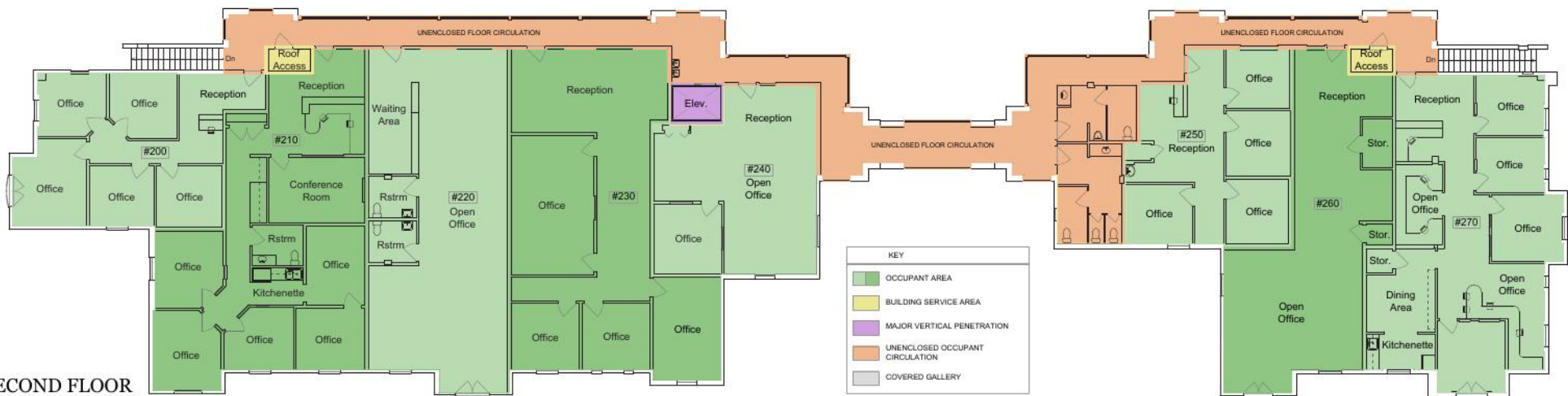
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FIRST FLOOR



SECOND FLOOR

DEMOGRAPHICS

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2024 Summary	1 MILE	3 MILE	5 MILE
Population	9,445	74,698	172,391
Households	2,847	23,280	56,049
Families	2,501	19,270	44,079
Average HH Size	3.29	3.19	3.05
Owner Occupied Housing Units	2,116	15,704	32,844
Renter Occupied Housing Units	731	7,576	23,205
Median Age	43.6	41.1	39.0
Median HH Income	\$200,001	\$200,001	\$174,435
Average HH Income	\$278,040	\$246,832	\$221,108
2029 Summary	1 MILE	3 MILE	5 MILE
Population	9,503	76,699	175,656
Households	2,834	23,607	56,365
Families	2,493	19,565	44,424
Average HH Size	3.33	3.23	3.09
Owner Occupied Housing Units	2,118	15,670	32,820
Renter Occupied Housing Units	716	7,937	23,545
Median Age	45.0	42.3	40.7
Median HH Income	\$200,001	\$200,001	\$198,232
Average HH Income	\$314,204	\$277,281	\$250,493

