

FOR LEASE // 36 LAKE AVENUE EXT



PROPERTY DESCRIPTION

Location, location, location! Freestanding warehouse/retail building with excellent exposure. Ideal for any showroom, warehouse, dealership sale, automotive and doggie daycare. Easy access to I-84 and Mill Plain Road.

PROPERTY HIGHLIGHTS

- 500 Sq Ft Office
- .45 Acres
- CA-80 Zone
- 16' Ceiling Heights
- One Drive in Door
- Oil Heat
- City Water and Sewer

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	5,540 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	488	2,972	6,925
Total Population	1,238	7,978	18,509
Average HH Income	\$86,658	\$85,237	\$84,561



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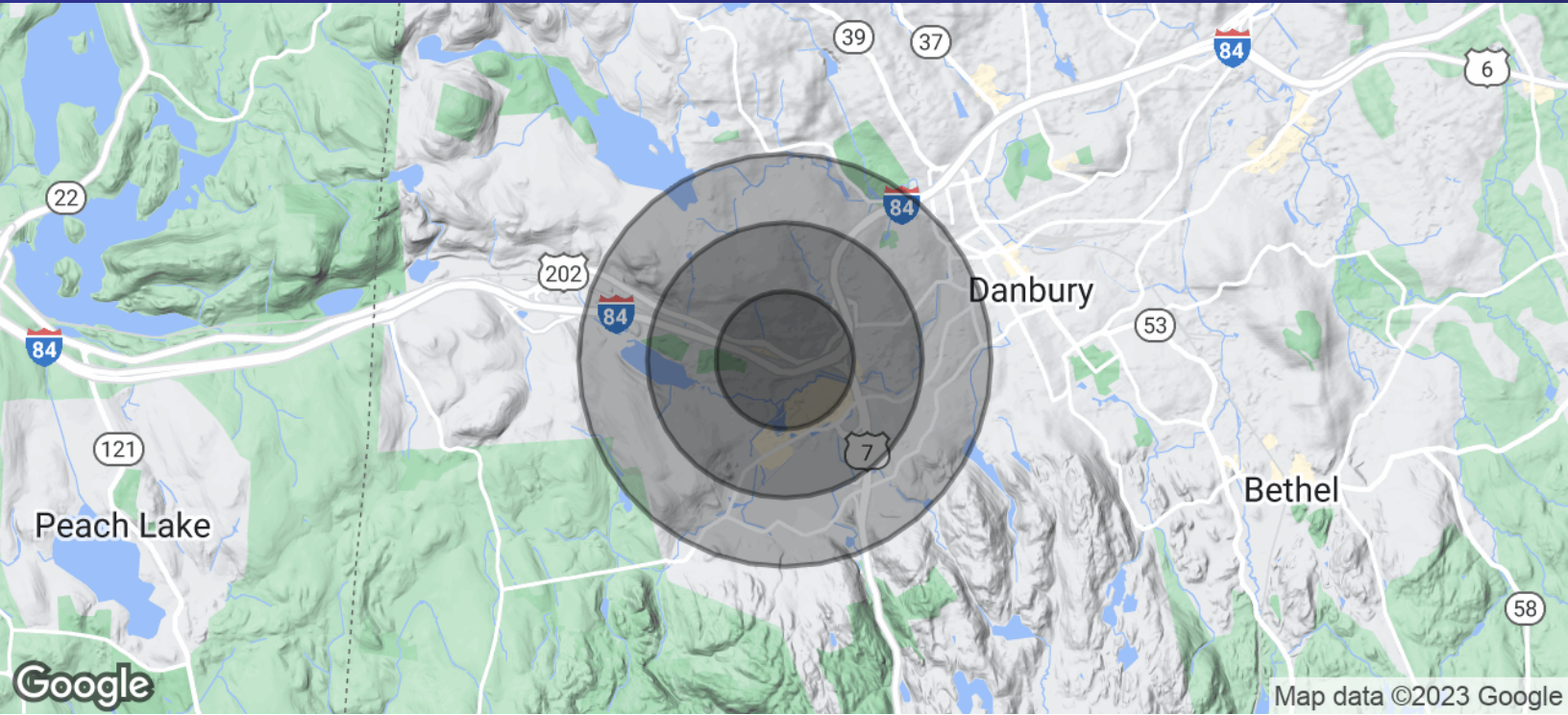
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,238	7,978	18,509
Average Age	37.2	33.6	34.7
Average Age (Male)	34.9	32.0	33.7
Average Age (Female)	38.2	35.2	35.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	488	2,972	6,925
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$86,658	\$85,237	\$84,561
Average House Value	\$284,441	\$264,359	\$275,087

* Demographic data derived from 2020 ACS - US Census



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