



### OFFERING SUMMARY

<b>Available SF</b>	12,000 SF
<b>Mezzanine Office</b>	3,000 SF
<b>Lot Size</b>	31,000 SF
<b>Lease Rate (Lease Type):</b>	\$10,000/Month (NNN)
<b>Sale Price</b>	\$1,800,000 (\$150/PSF)
<b>NNN:</b>	\$0.18 PSF
<b>Zoning:</b>	General Commercial District
<b>Restrooms:</b>	2: Ground Floor 2: Mezzanine
<b>HVAC:</b>	Throughout
<b>Loading Docks:</b>	2
<b>Traffic Count:</b>	20,900 ADT

### PROPERTY OVERVIEW

Retail building in Old Towne Shoppes at Newlove signalized entrance. The property features 120 feet of storefront next to Beverly Crafts and is adjacent to Smart & Final and Pep Boys. The property includes two (2) loading docks, two (2) ground floor restrooms (1 ADA), 2 restrooms upstairs (one with a shower), excellent building signage and a portion of the pylon sign.



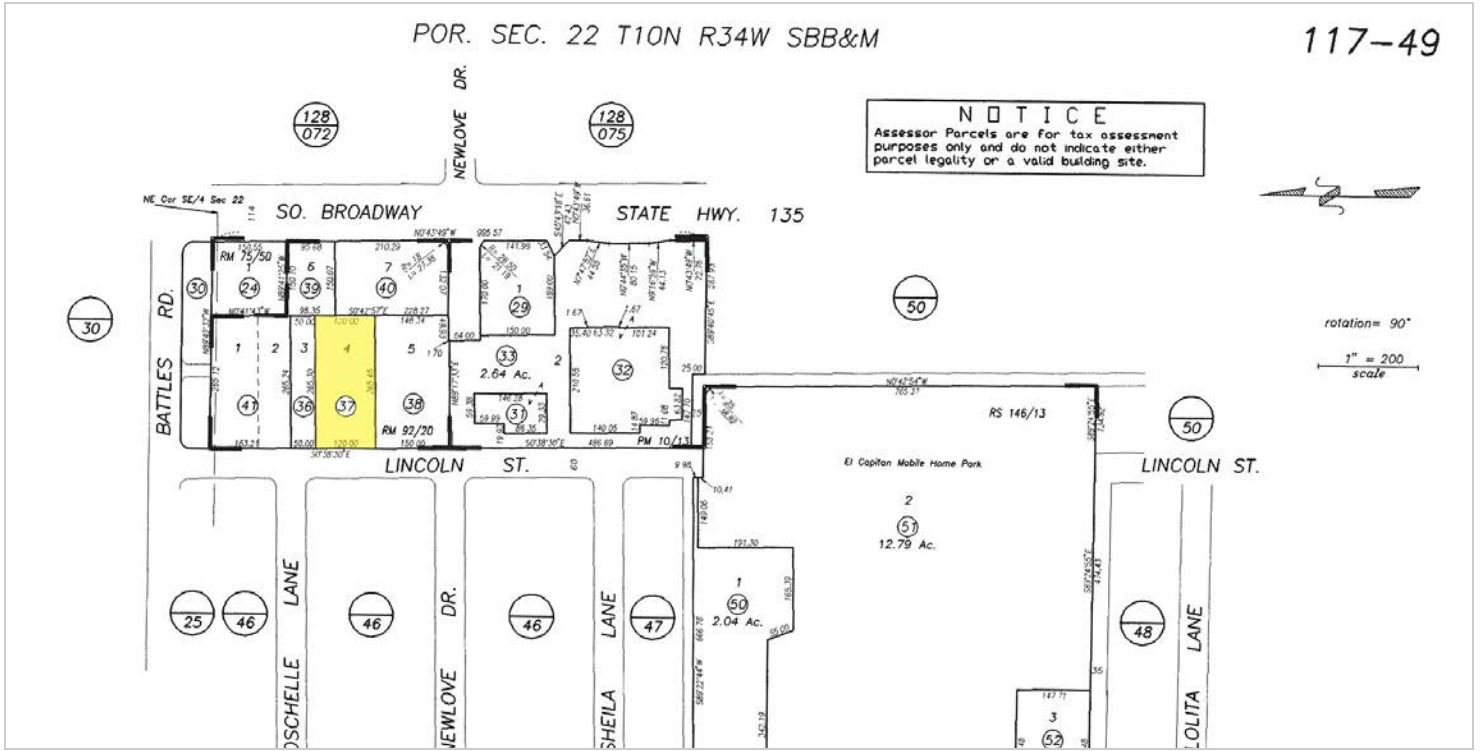
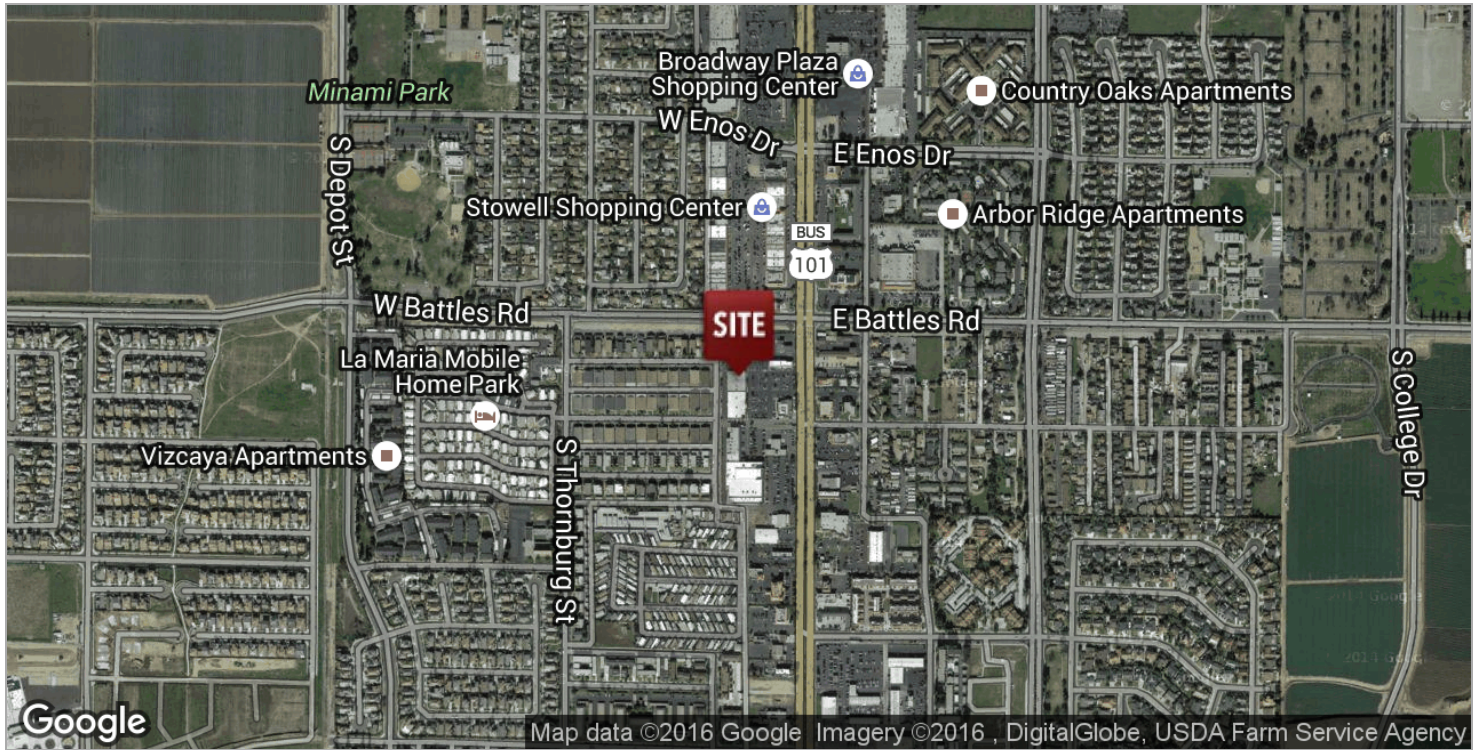
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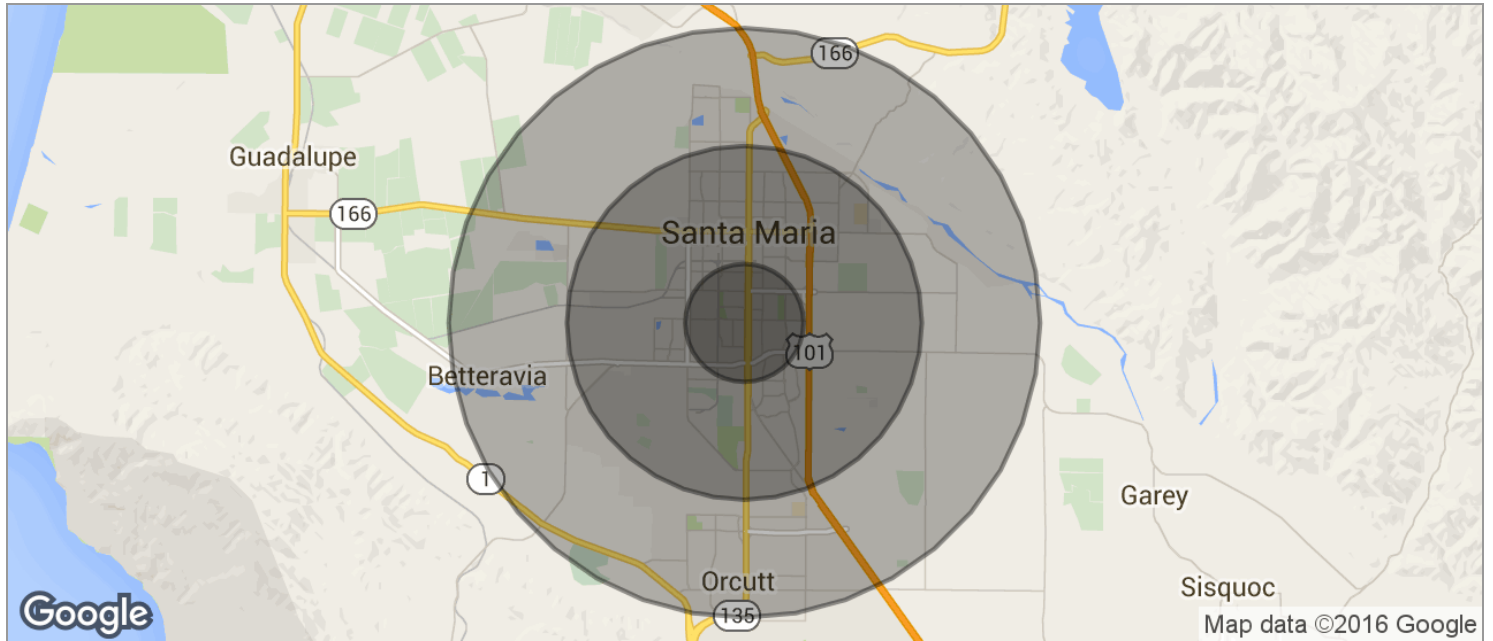
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	12,414	96,516	143,965
MEDIAN AGE	28.9	29.3	32.1
MEDIAN AGE (MALE)	27.8	28.1	31.1
MEDIAN AGE (FEMALE)	30.8	30.3	33.0

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	3,605	27,092	42,756
# OF PERSONS PER HH	3.4	3.6	3.4
AVERAGE HH INCOME	\$56,189	\$60,704	\$66,627
AVERAGE HOUSE VALUE	\$347,632	\$348,964	\$387,159

\* Demographic data derived from 2010 US Census

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