

NEW RETAIL SHOPS COMING SOON! FOR LEASE

1140 S. TRADITION STREET, MOUNTAIN HOUSE, CA

LISTING DATA

AVAILABLE SF: 11,356± SF of retail shops (divisible to 1,200± SF)

FEATURES:

- Brand new retail shops in the booming Mountain House Community at the intersection of Tradition St. & Parco St.
- Located in easy walking distance to new neighborhoods and MH High School
- Italianate style architecture with ample parking (4.65 stalls per 1,000)
- Suitable for many neighborhood retail and restaurant uses

ECONOMIC DATA

LEASE RATE: \$2.50-2.75 PSF per month, NNN

MH Trade Area Key Demographic Information

Estimated Population (2016):	15,363
Estimated Number of Households:	4,678
Average Household Income:	\$109,407
Households with Children:	51.9%
Educational Attainment (Some College or Higher):	68.1%
Households with Income Over \$100,000:	53.1%
White Collar Workers:	70.5%
Median Home Value (Owner Occupied):	\$405,013
Estimated Average Household Net Worth:	\$1,279,237



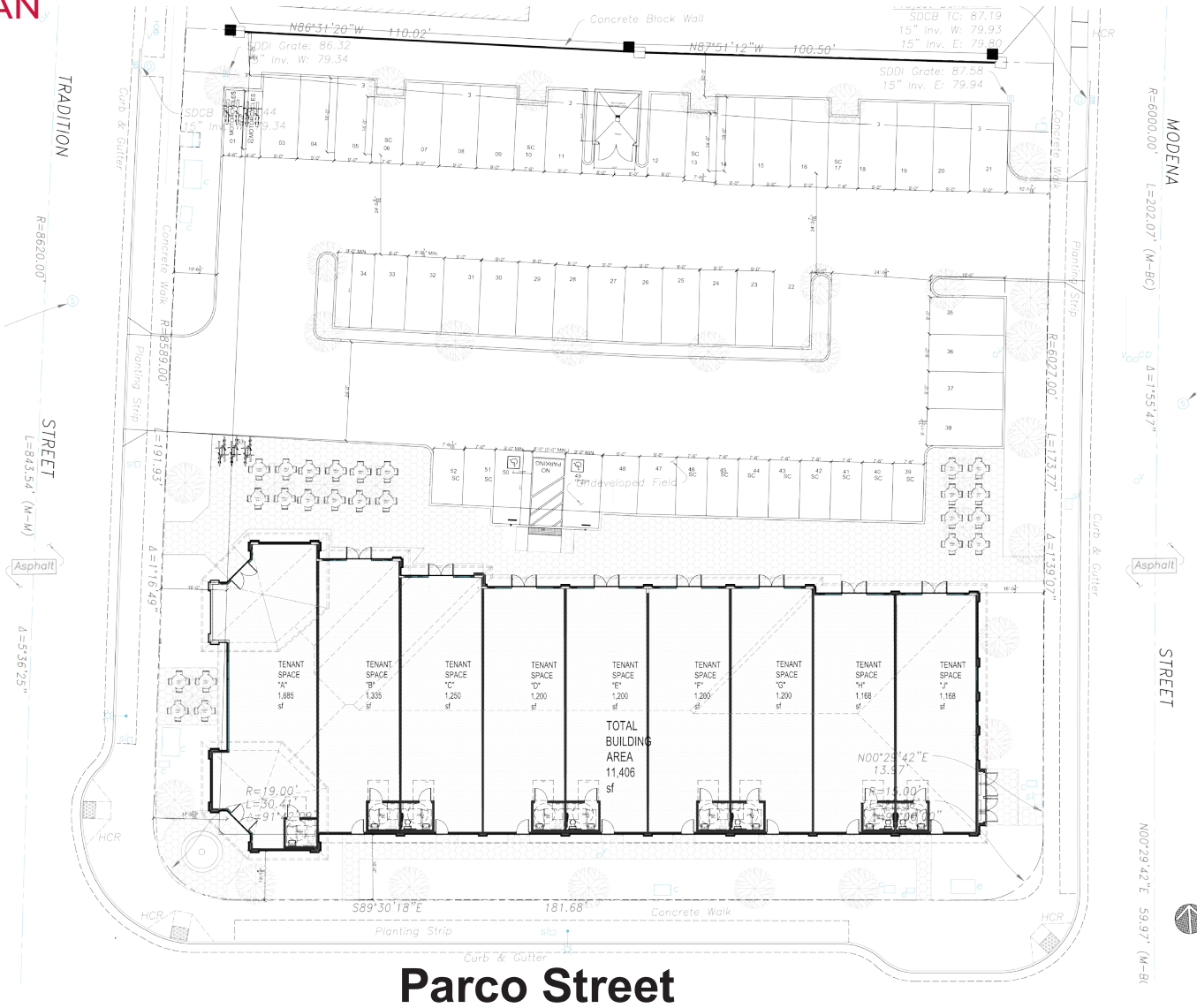
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**CONCEPTUAL
SITE PLAN**



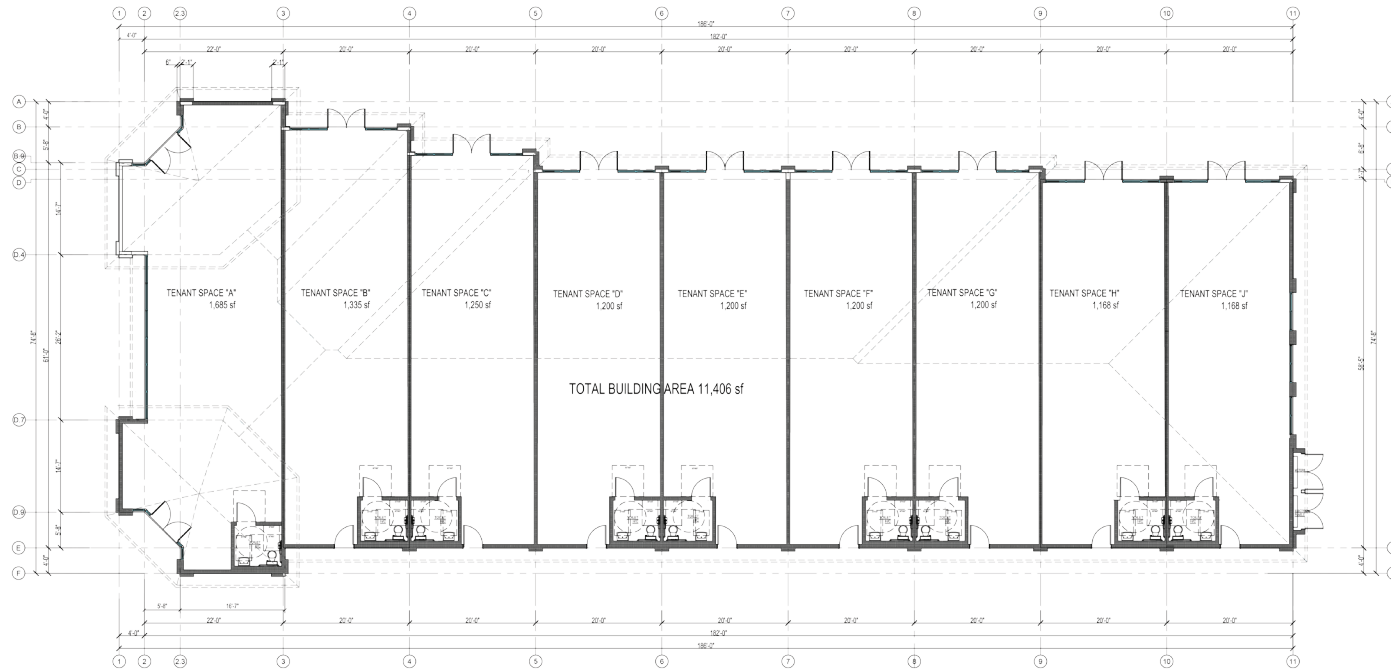
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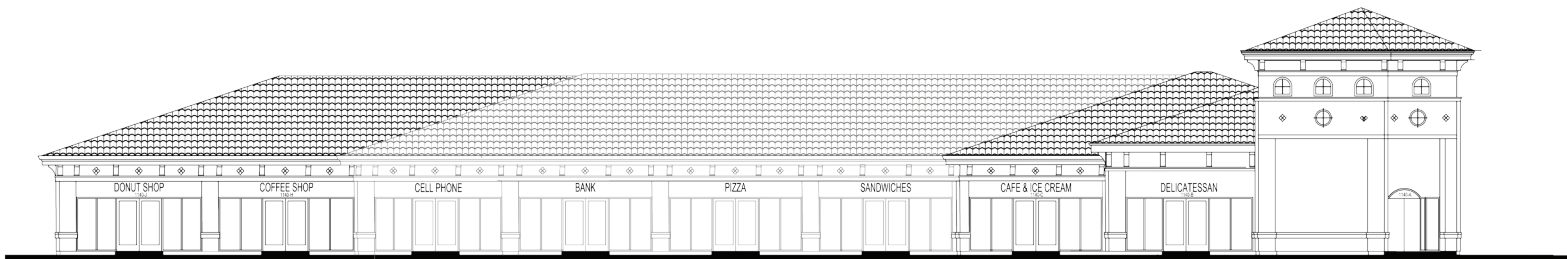
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DEMISING PLAN



CONCEPTUAL ELEVATION

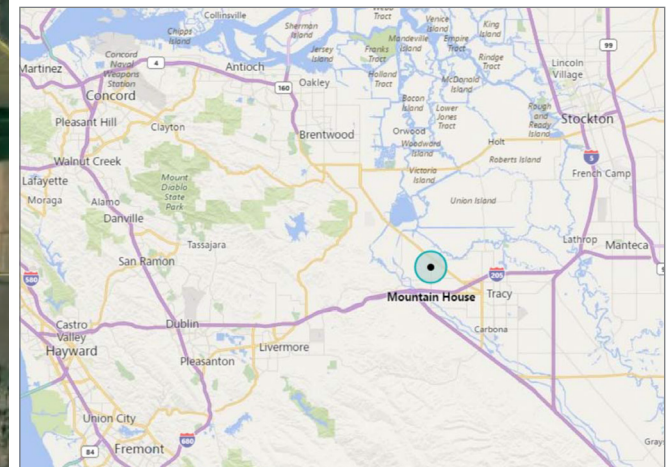
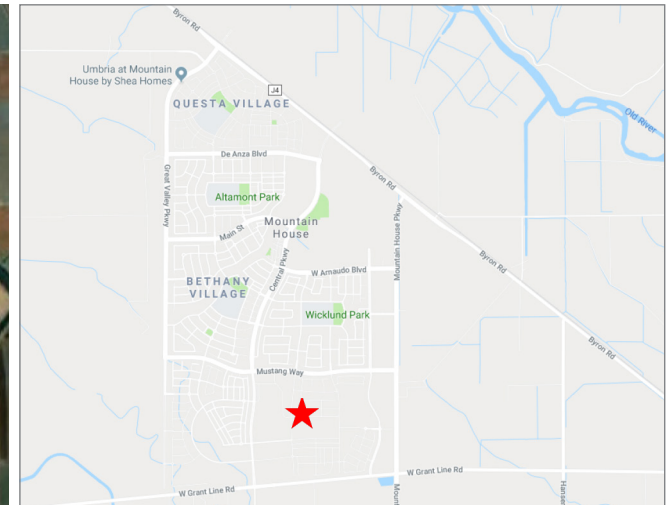
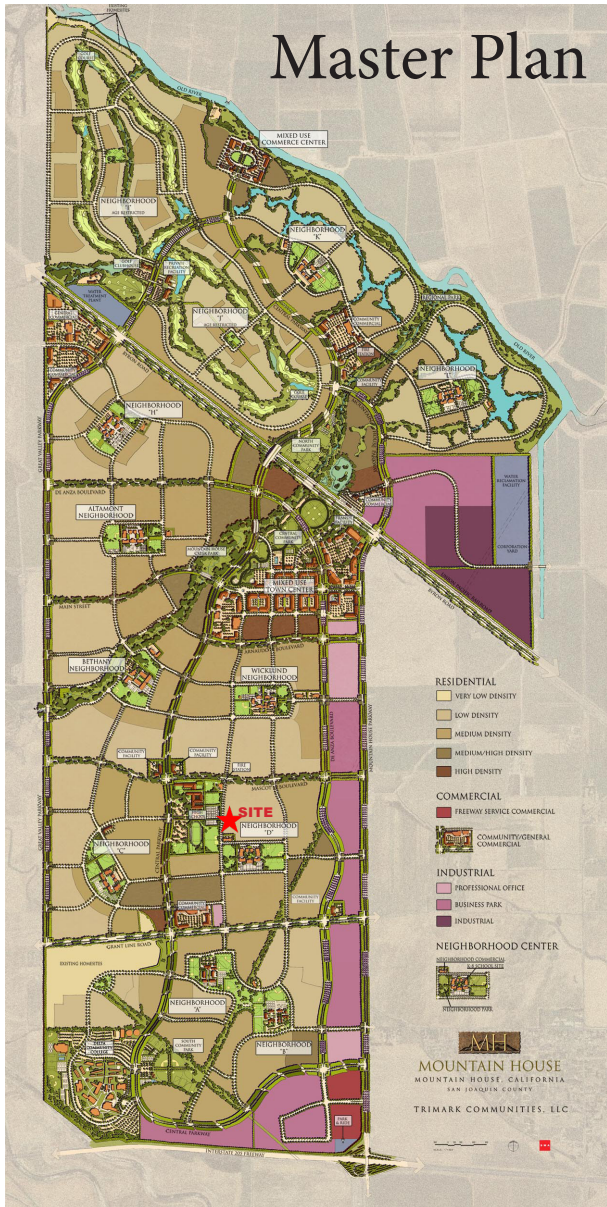


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