

100TH AVENUE & WADSWORTH PARKWAY - SWC

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PROPERTY HIGHLIGHTS

- Approximately 2 acres of land delivered in "Pad-Ready" condition.
- All utilities, including storm drain are in or adjacent to the property.
- Excellent visibility to Church Ranch Blvd.
- Two monument signs completed and ready for tenant signage. One at the corner of the property and one on Wadsworth shared with Walgreens.
- Zoning allows for retail, financial, automotive, office, medical and restaurant.
- Access off Church Ranch Blvd. and Wadsworth Pkwy.
- High household income trade area.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	11,405	75,074	249,908
Avg HH Income	\$102,296	\$91,102	\$88,655
Employees	3,055	30,182	83,505
Businesses	329	2,827	83,505

TRAFFIC COUNTS

Source: DRCOG 2013, 2015

On Church Ranch east of Wadsworth	23,498 cars/day
On 100th west of Wadsworth	12,692 cars/day
On Wadsworth south of Church Ranch	44,000 cars/day
On Wadsworth south of 104th	38,000 cars/day

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**AGENCY
DISCLOSURE**

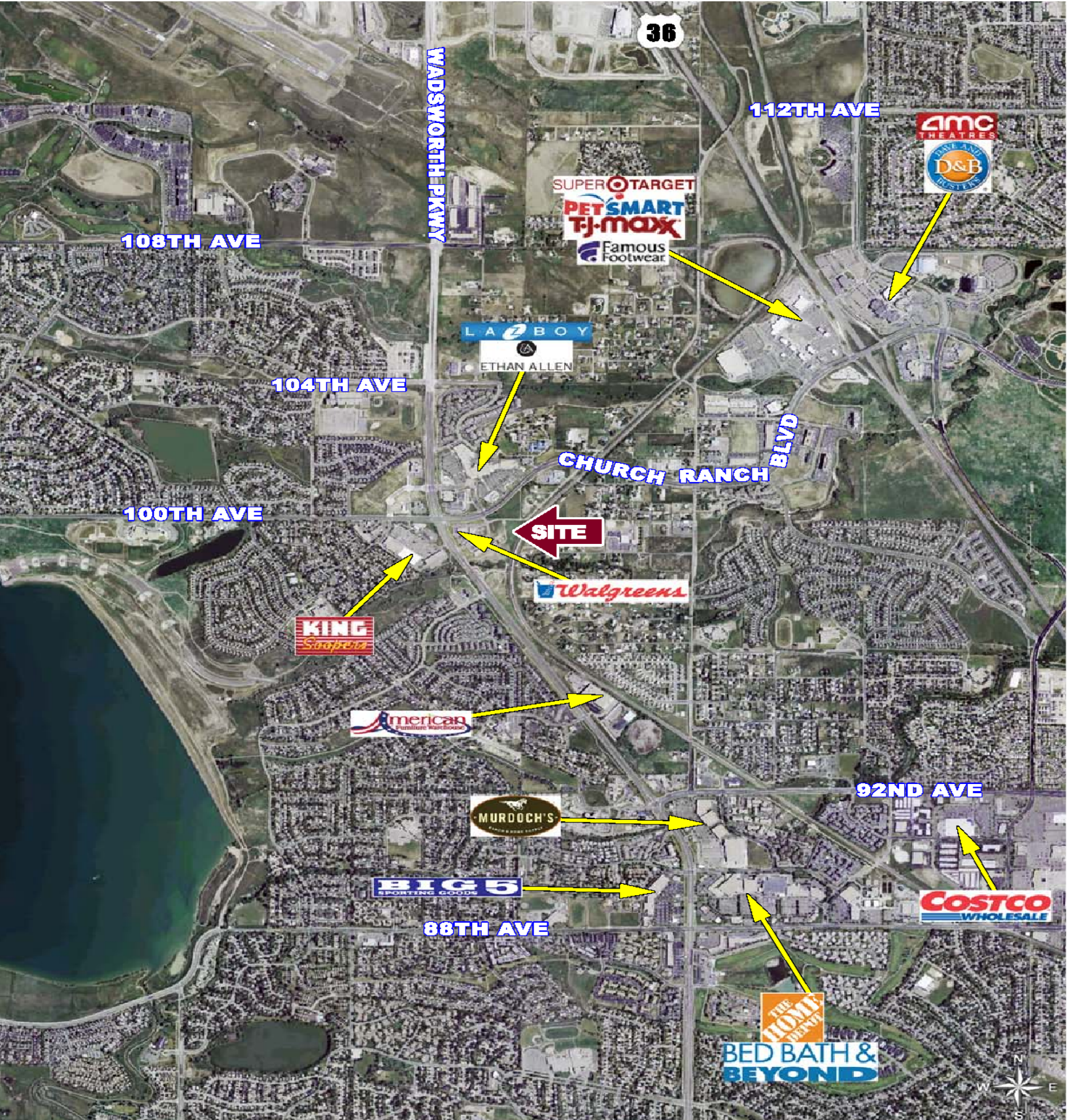
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