

THE ROY

COFFEE + CAFE SPACES FOR LEASE

3644

THE
ROY
ON OVERLAND

 CUSHMAN &
WAKEFIELD

THE ROY



PROPERTY DESCRIPTION

- Delivery: 1st Quarter of 2018
- Mixed-use development consisting of 92 residential apartments with 1,573 square feet of ground floor retail
- On-site commercial parking available
- Highly visible location on heavily trafficked commuter thoroughfare
- Outdoor patio available

DEMOGRAPHICS



TOTAL
POPULATION



AVG. HH
INCOME



DAYTIME
POPULATION



COLLEGE
EDUCATED

1-MILE

54,544

\$88,998

44,614

49.4%

2-MILE

297,538

\$105,929

334,557

73.2%

3-MILE

823,801

\$106,462

993,281

40.2%

FLOOR PLAN

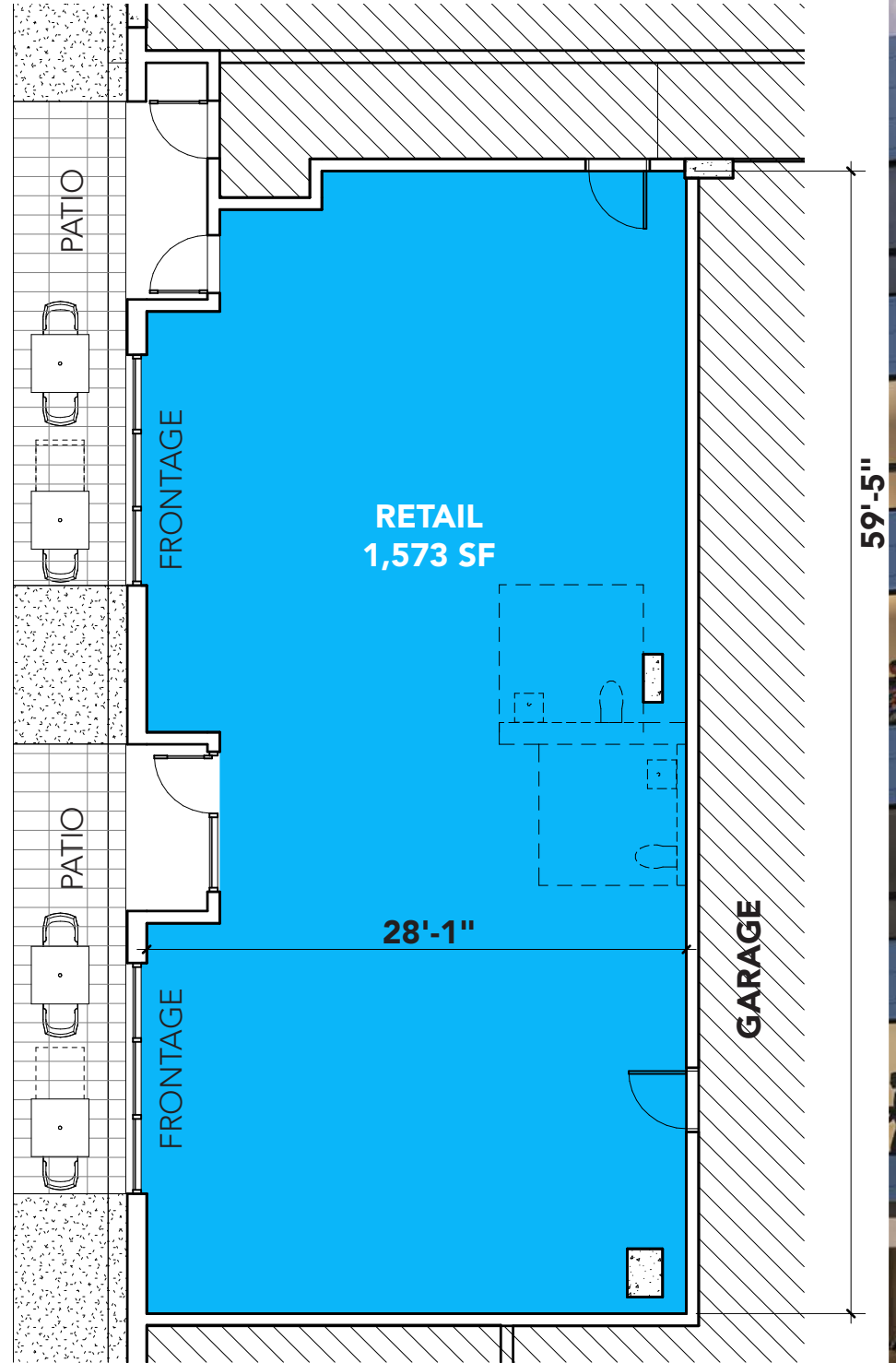
THE ROY

RETAIL 1 SPACE
SINGLE-TENANT SCENARIO



OVERLAND AVENUE

OVERLAND AND PLAMS TRAFFIC COUNT 34,768



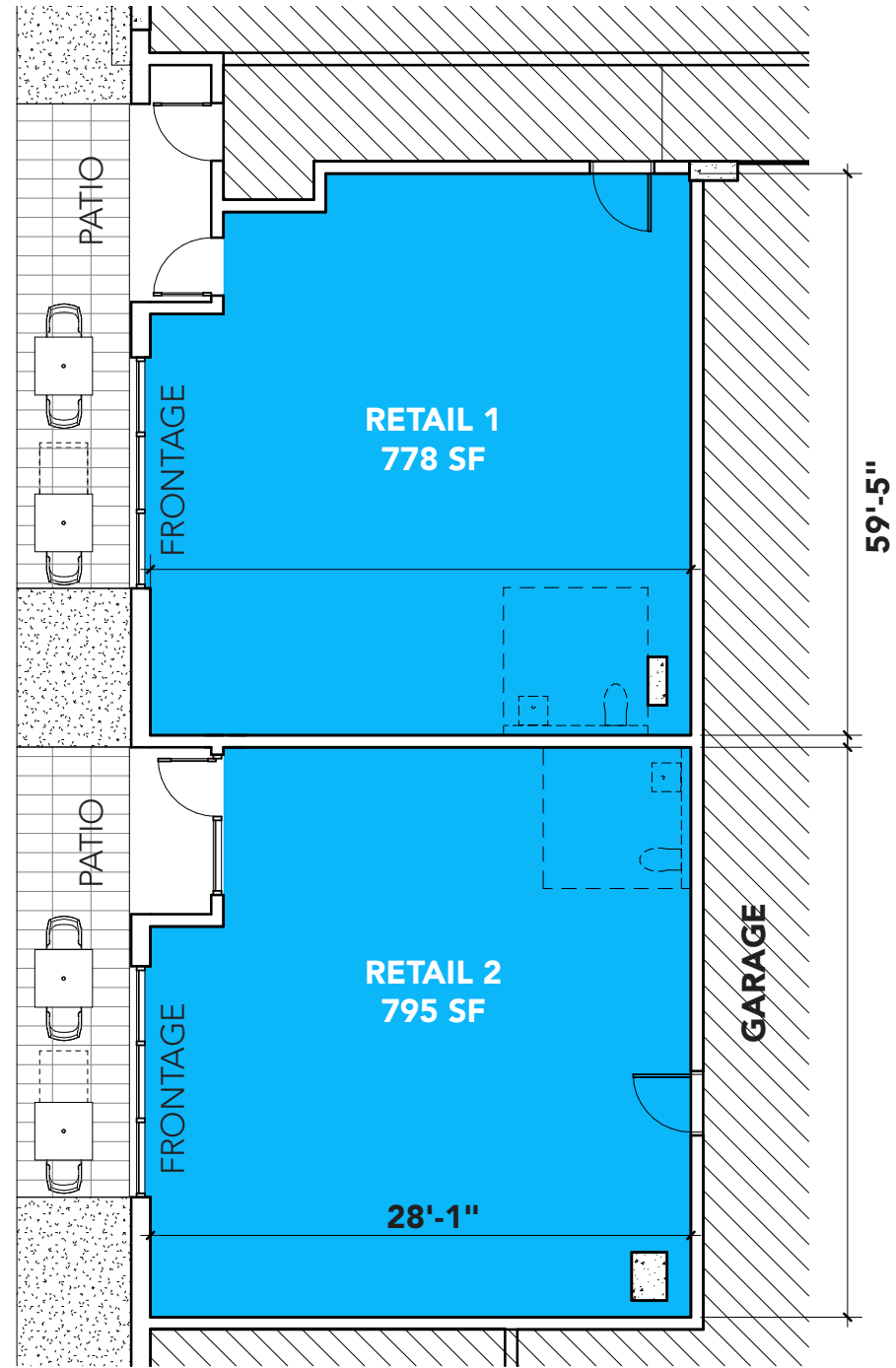
FLOOR PLAN

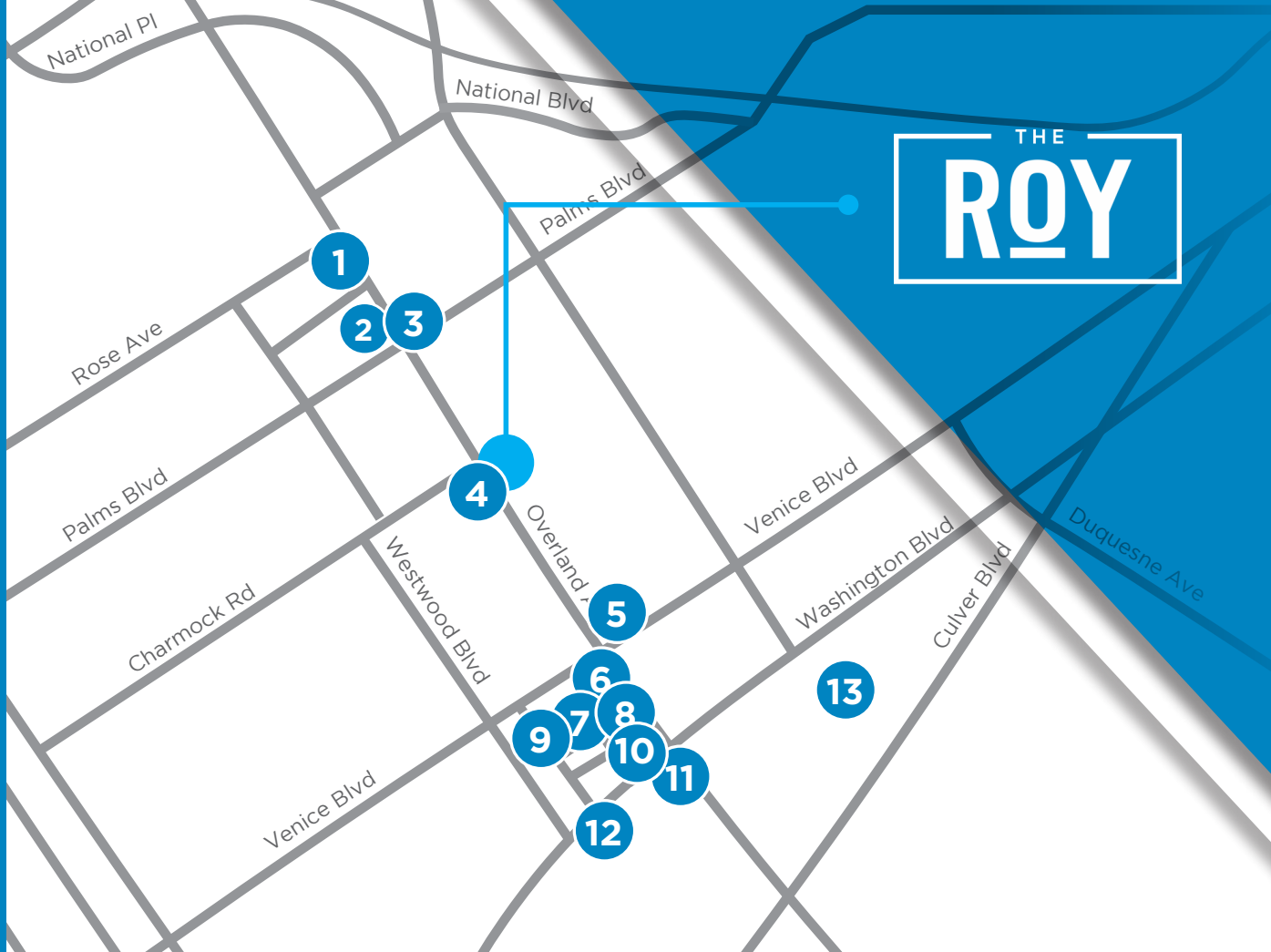
THE ROY

RETAIL 2 SPACES
MULTI-TENANT SCENARIO



OVERLAND AVENUE
OVERLAND AND PLAMS TRAFFIC COUNT 34,768





THE ROY

SURROUNDING AMENITIES

- 1 The Doughroom 
- 2 N/Naka 
- 3 Kogi Taqueria 
- 4 The Overland 
- 5 McDonald's 
- 6 California Pizza Kitchen 
- 7 Ralph's 
- 8 Pampas Grill 
- 9 Baja Fresh 
- Panda Express 
- 10 Coffee Bean & Tea Leaf 
- 11 Samosa House 
- 12 Best Buy 
- 13 Sony Studios 



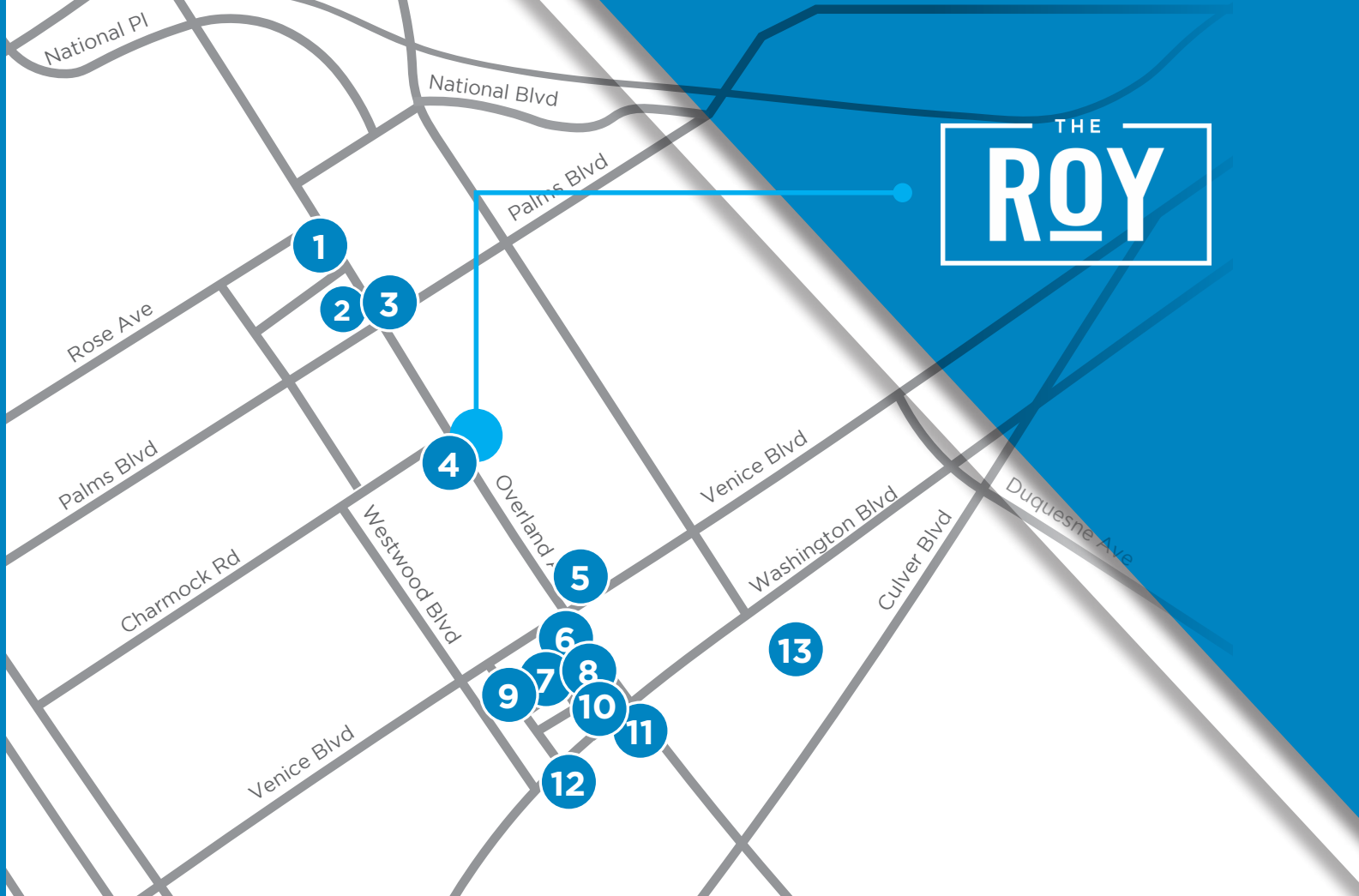
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