

1555 N. FARMERSVILLE BLVD #101 | FARMERSVILLE, CA 93223

Executive Summary



LEASE RATE **\$1.00 - 1.50 SF/MONTH**

OFFERING SUMMARY

Available SF:	2,801 SF
Lease Rate:	\$1.00 - 1.50 SF/month (NNN)
Lot Size:	0 Acres
Building Size:	2,801 SF
Zoning:	Neighborhood Commercial

PROPERTY OVERVIEW

Opportunity knocks for this End Cap Restaurant space (former Pizza/Pub). Busiest retail center in Farmersville. Located near Farmersville High School and across the street from the new CVS at signaled intersection. New Sports Park under construction. Co-Tenants include Dollar Tree, Auto Zone, Check n Go, and Taqueria. NNN Lease.

PROPERTY HIGHLIGHTS

- Newest & Busiest Shopping Center in Farmersville
- Prime end cap location
- Restaurant hood system & plumbing still in place

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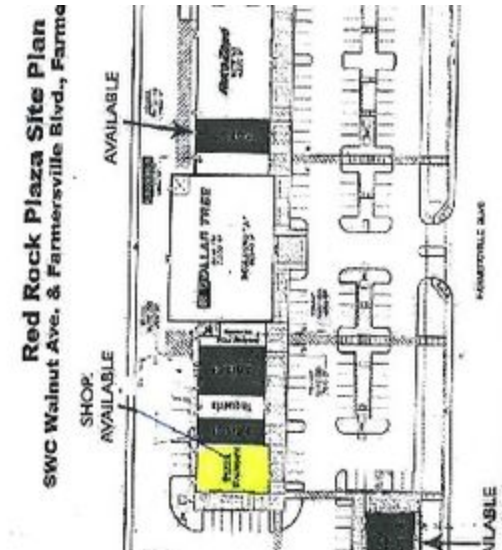
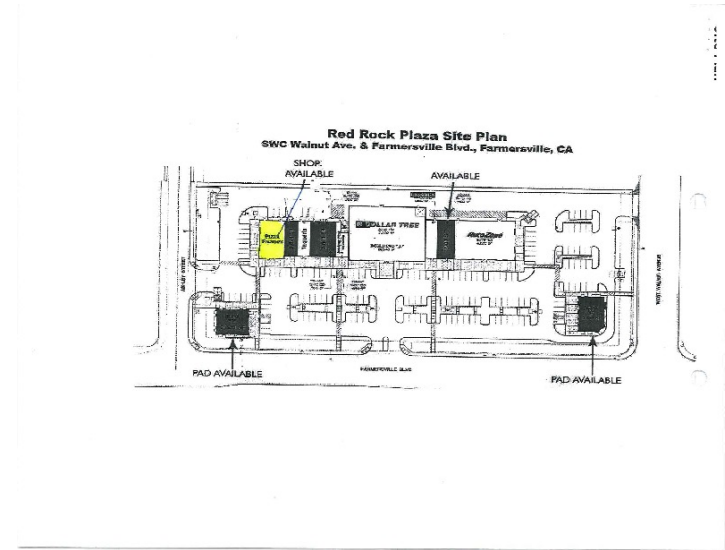
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This information is believed to be reliable, however broker makes no guarantee as to its current validity.

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Additional Photos



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Location Maps



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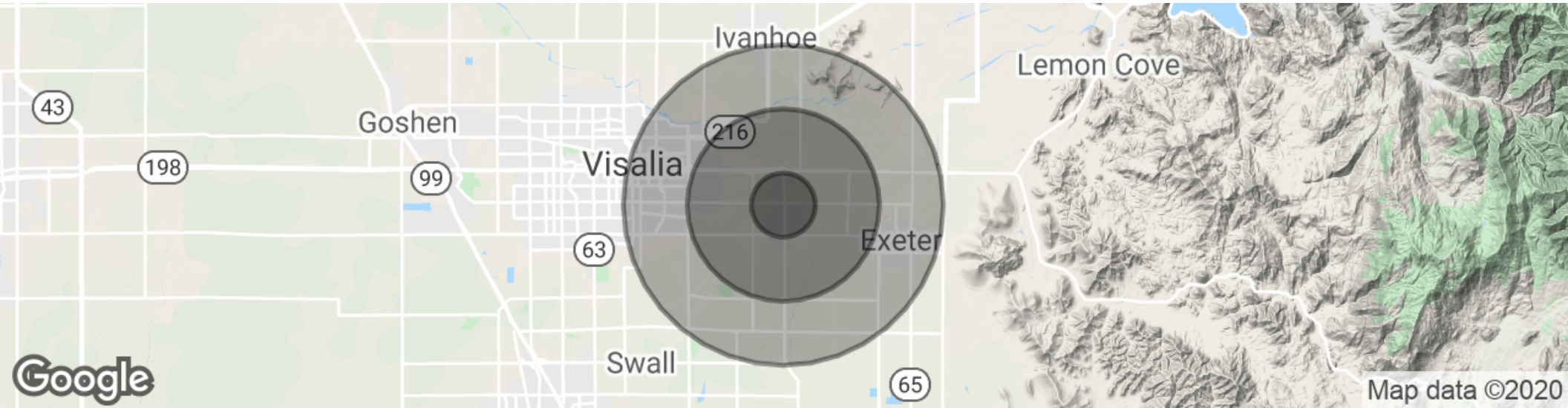
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Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,696	20,851	53,360
Median age	25.7	29.2	30.0
Median age (Male)	26.5	28.9	29.1
Median age (Female)	24.9	30.3	32.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,327	6,005	16,547
# of persons per HH	4.3	3.5	3.2
Average HH income	\$39,181	\$58,668	\$62,009
Average house value	\$250,146	\$254,744	\$270,323

* Demographic data derived from 2010 US Census

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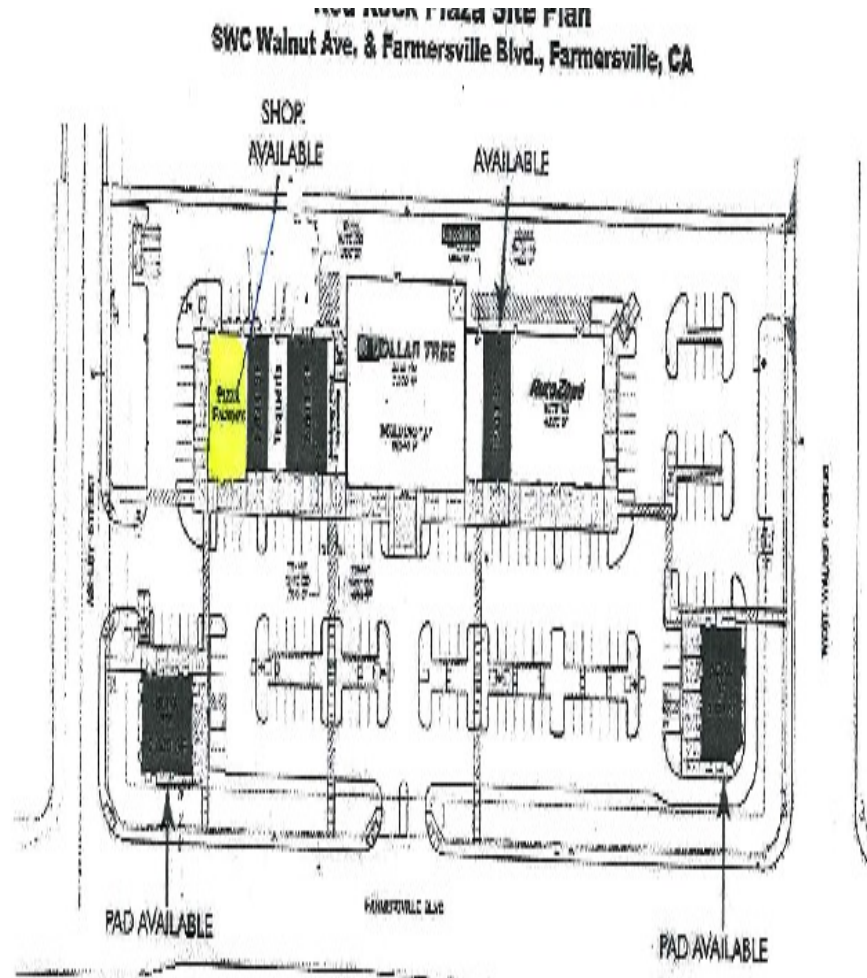
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Site Plan



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