SEC OF E. 7TH STREET AND RAMONA EXPRESSWAY

ALLAN WARANING STREET

\$720,000

HIGHLIGHTS:

- Previously approved and rough-graded retail development with fast food drive through (expired)
- Signalized Corner
- Utilities stubbed to site (verify)
- **Traffic Counts:** 13,305 CPD on Ramona Expy 4,796 CPD on 7th St (source CoStar 2015)
- No competing retail services nearby

| 2015 Demographics | | | |
|-------------------|----------|----------|----------|
| | 1 mile | 3 mile | 5 mile |
| Population | 9,409 | 29,977 | 72,102 |
| Households | 2,973 | 9,490 | 23,384 |
| Avg. HH Income | \$54,156 | \$51,854 | \$49,656 |



COMMERCIAL REAL ESTATE SERVICES

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Source: CoSta

SEC OF E. 7TH STREET AND RAMONA EXPRESSWAY

PROPOSED RENDERING





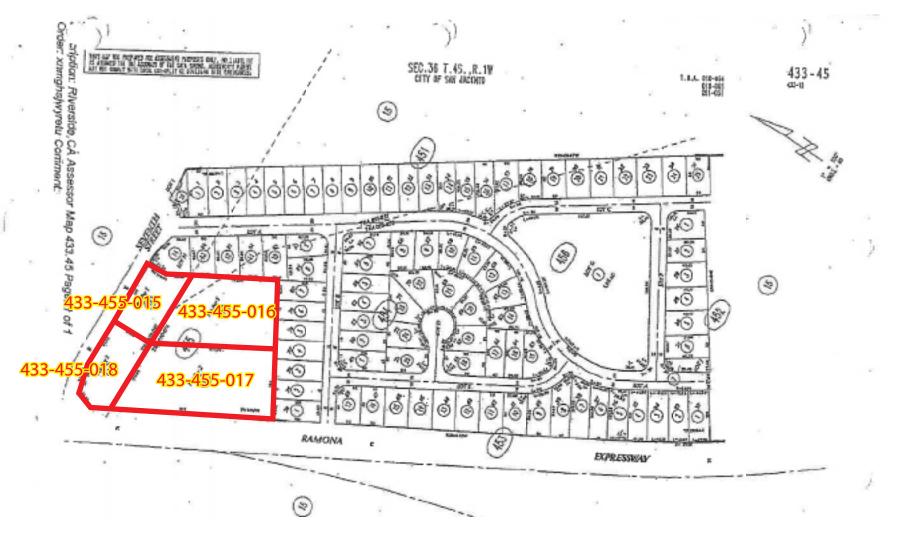
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PROPOSED SITE PLAN





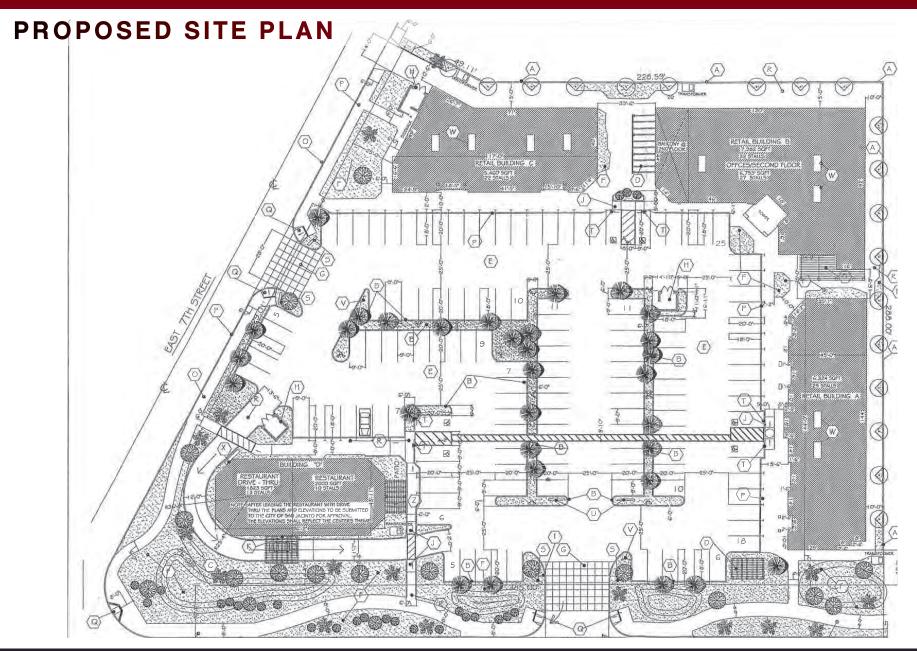
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