



PROPERTY DESCRIPTION

Exceptional opportunity for a retail investor to occupy or lease a prominent corner space at 1 Broadway, Suite A100. The 5,227 square-foot layout spans an expansive retail floorplan with generous frontage, delivering optimal merchandising opportunities and high visibility. Ceiling heights remain adaptable to suit showrooms, concept stores, or experiential retail. The suite offers convenient onsite customer parking plus direct access to Broadway, ensuring seamless arrival and departure for customers. Well-maintained systems and finishes support immediate occupancy, while signage options emphasize the corner presence. This distinctive storefront provides a compelling foundation to showcase today’s premier retail concepts in the heart of the Baker neighborhood.

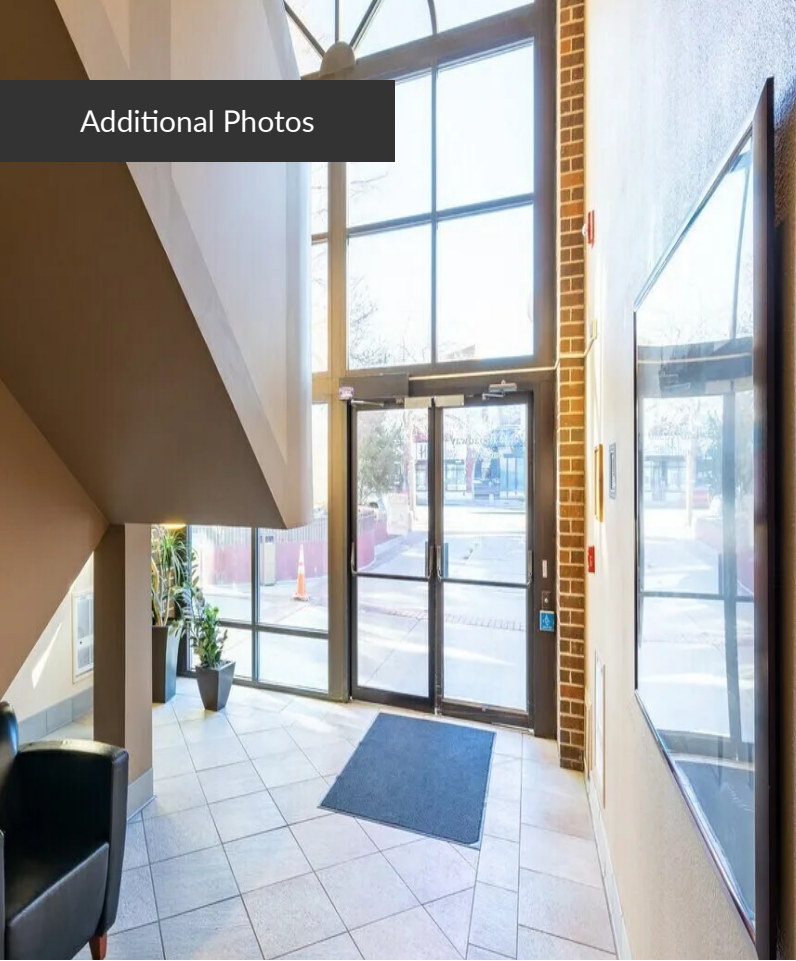
PROPERTY HIGHLIGHTS

- Corner storefront with commanding street presence along Broadway
- 5,227 square feet of open, flexible retail space
- Adaptable layout capable of accommodating a variety of merchandising formats
- Large display windows maximize natural light and product visibility
- Generous ceiling heights support dramatic retail environments
- Immediate adjacency to building entrance for premium accessibility
- Onsite designated customer parking enhances convenience
- Prominent signage opportunities reinforce brand recognition
- Well-maintained systems prepared for quick occupancy
- Ideal for flagship, boutique, or experiential retail concepts
- Located at Broadway and 1st Avenue providing a commanding presence
- Corner orientation ensures showroom visibility from multiple vantage points

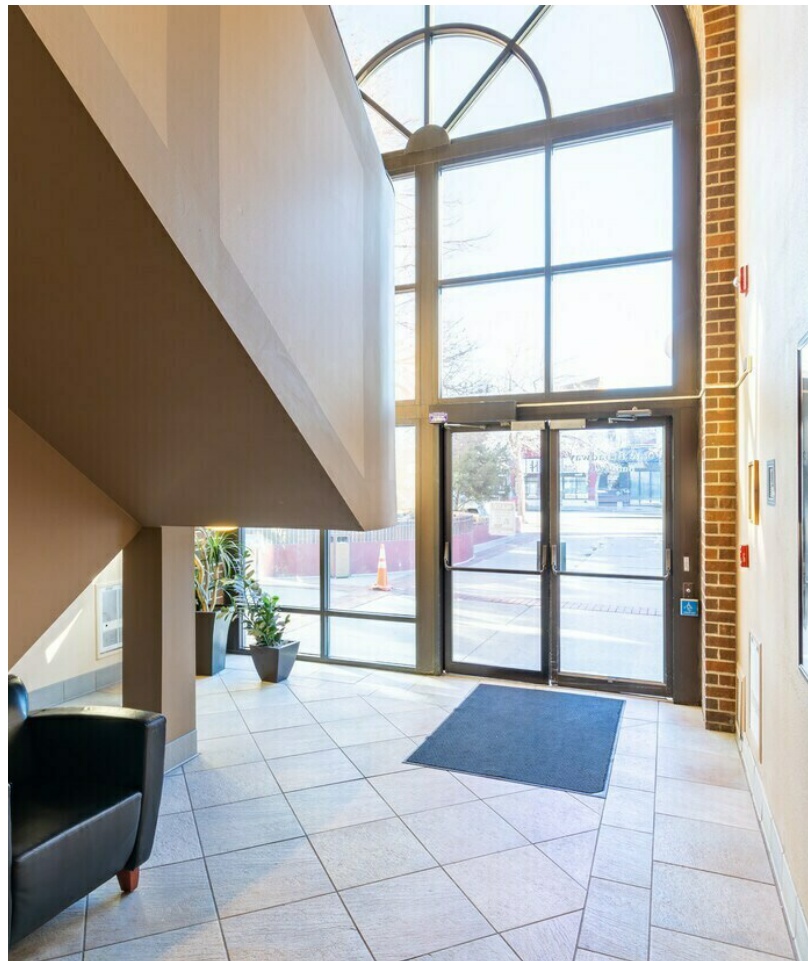
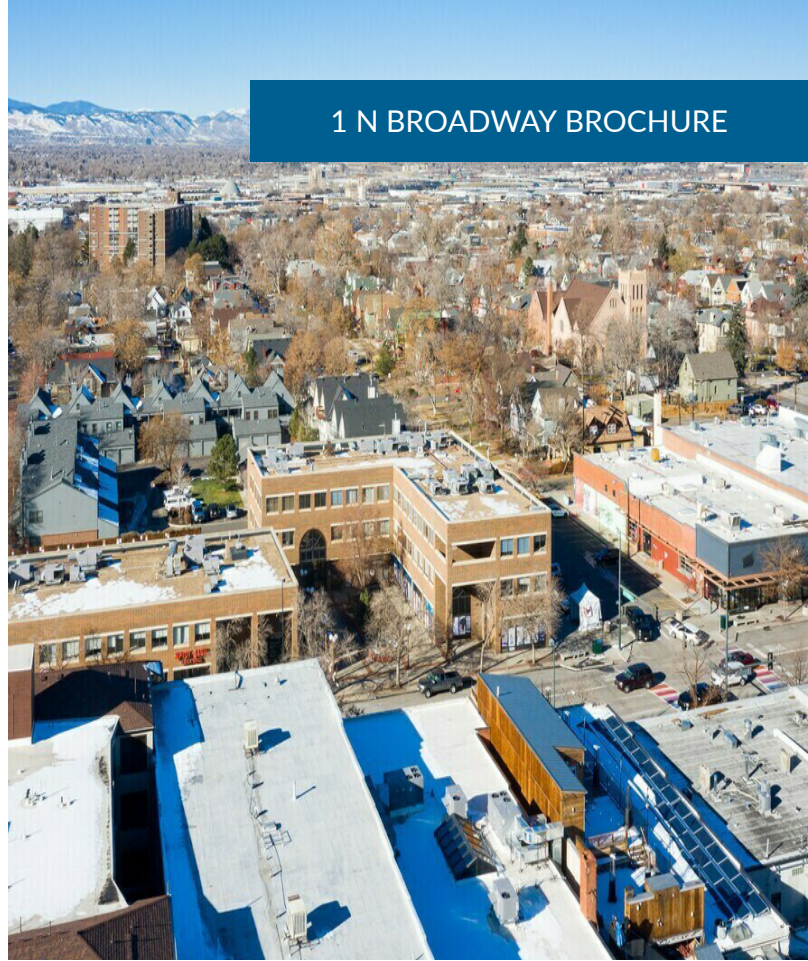
OFFERING SUMMARY

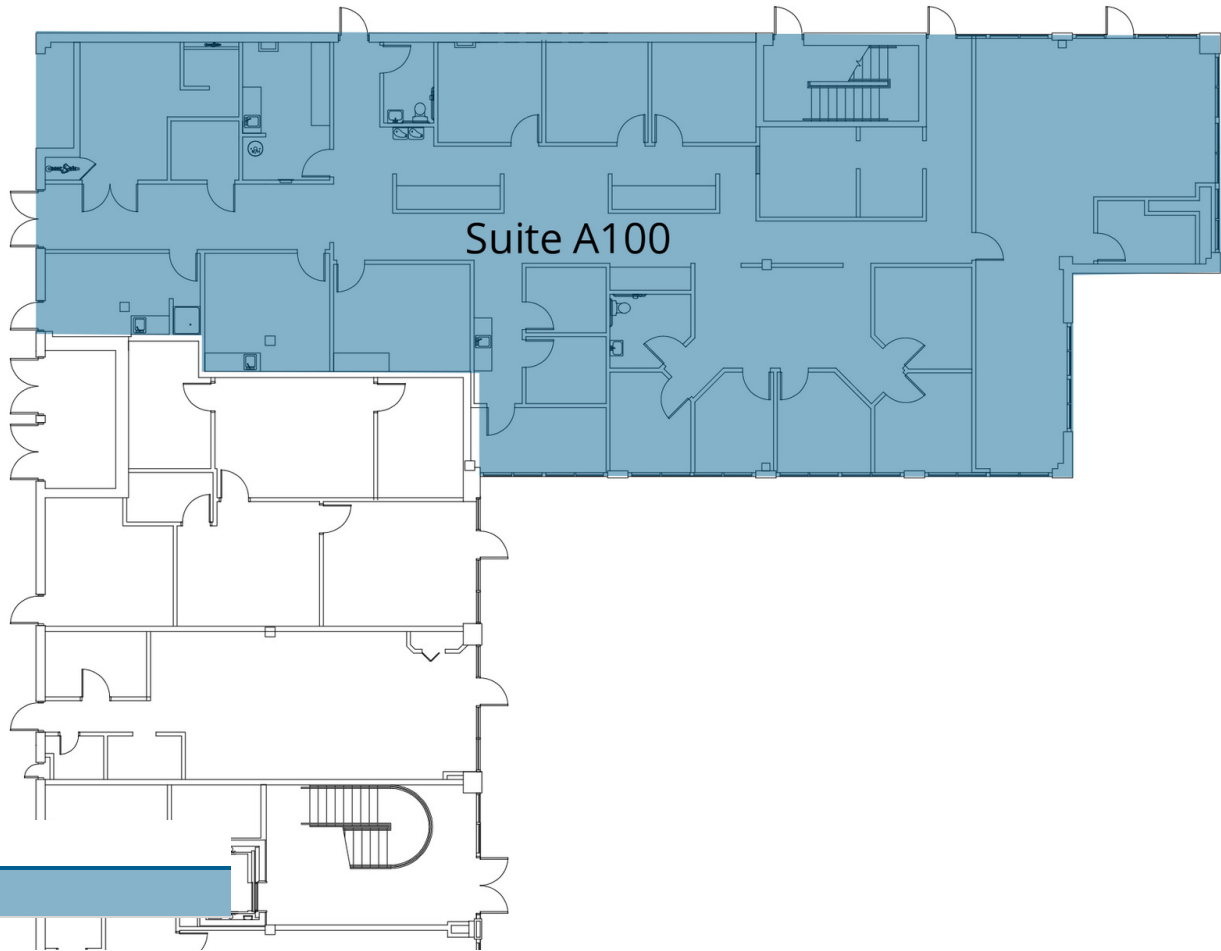
Lease Rate:	\$32 SF/yr (NNN)
Available SF:	5,227 SF
Lot Size:	1.146 Acres
Building Size:	35,412 SF

Additional Photos



1 N BROADWAY BROCHURE



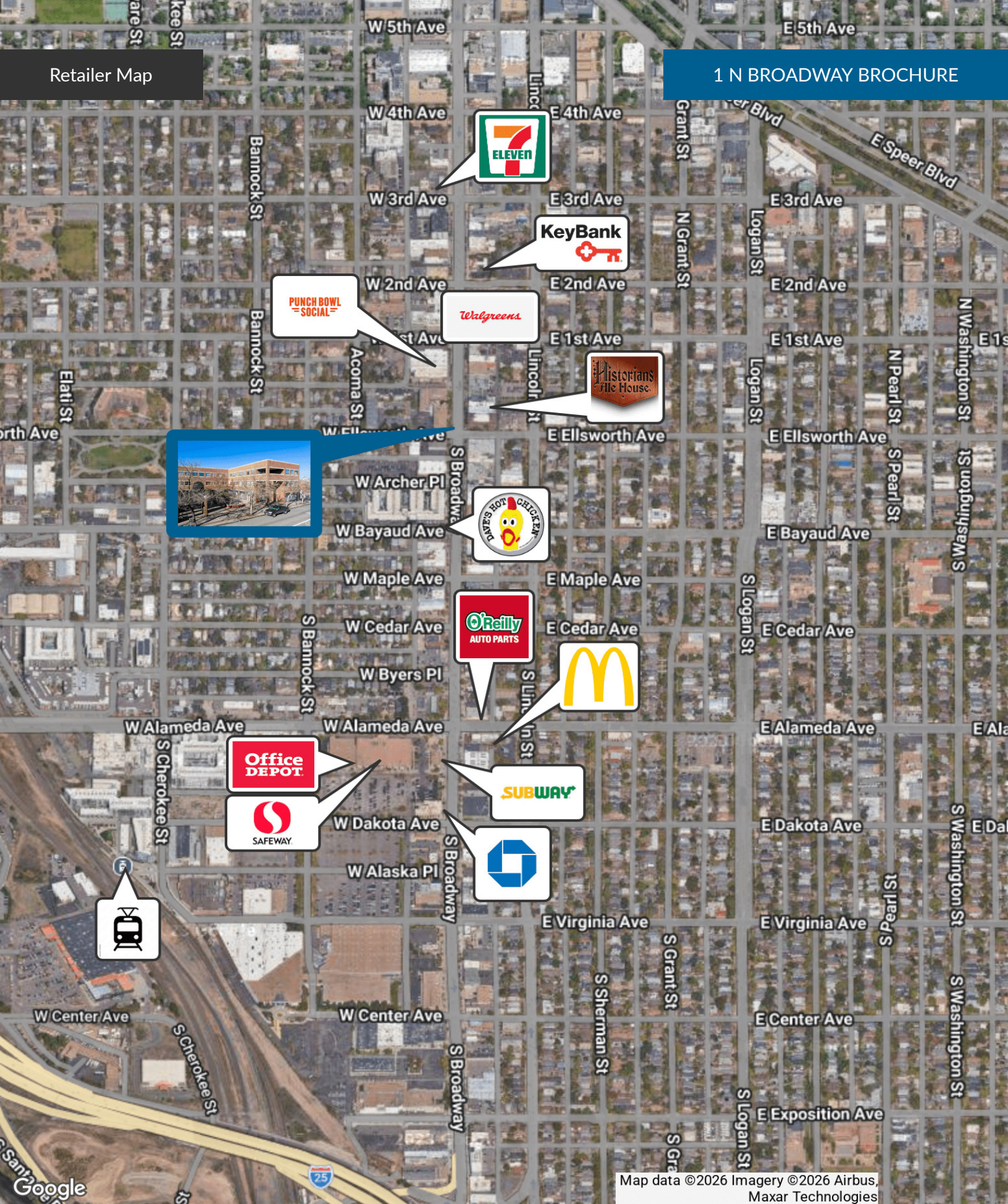


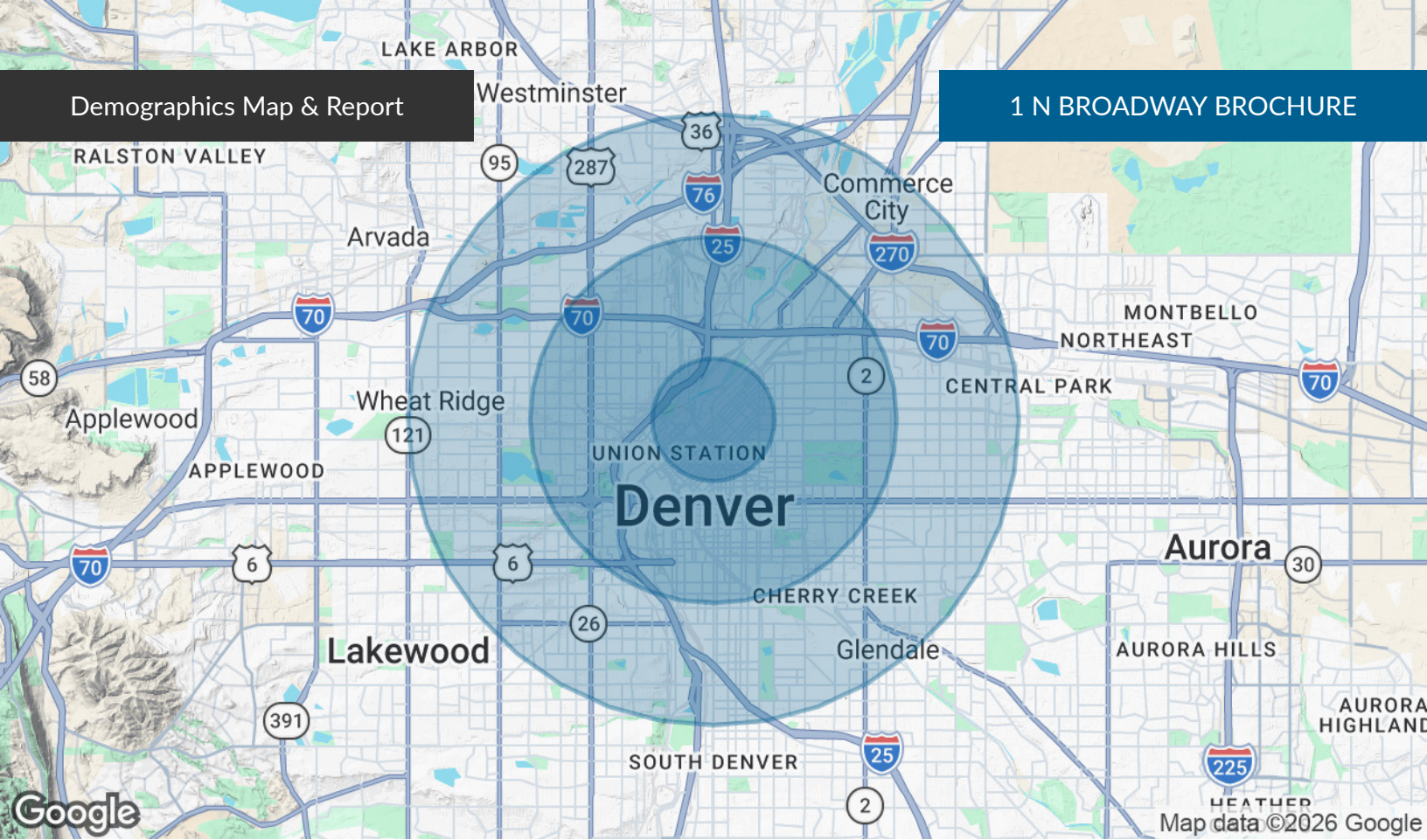
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,227 SF	Lease Rate:	\$32 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite A100	Available	5,227 SF	NNN	\$32.00 SF/yr	Can be demised into multiple spaces.





POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	38,262	207,179	438,134
Average Age	34.3	35.3	36.7
Average Age (Male)	35.0	35.7	36.8
Average Age (Female)	33.4	34.8	36.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	23,266	114,014	217,001
# of Persons per HH	1.6	1.8	2.0
Average HH Income	\$131,235	\$132,160	\$135,796
Average House Value	\$646,903	\$717,847	\$728,070

2023 American Community Survey (ACS)