

PADS AVAILABLE, GROUND LEASE, OR FOR SALE

# NWC Sossaman Road & Guadalupe Road

RETAIL



## PROPERTY INFO

- + Join  AAMCO TOTAL CAR CARE
- + Zoning: LC (Limited Commercial)
- + General Plan: Neighborhood Commercial
- + Close Proximity to US 60 Freeway and Loop 202 Santan Freeway
- + Three Pads Available
  - One Fast Food Pad with Drive Thru
  - Two Shop Space or Single-Tenant Pads
  - 2.712 Net Acres - Total Available Spaces
- + Parking 9:1,000



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## DEMOGRAPHICS

|                  | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| 2017 Population  | 12,509 | 82,797  | 233,419 |
| 2022 Population  | 13,541 | 90,650  | 255,374 |
| 2017-2022 Growth | 1.60%  | 1.83%   | 1.81%   |
| 2017 Employees   | 1,519  | 21,827  | 59,817  |

|                               | 1 Mile    | 3 Miles   | 5 Miles   |
|-------------------------------|-----------|-----------|-----------|
| 2017 Median Age               | 42.70     | 37.70     | 39.00     |
| 2017 Average Household Income | \$72,315  | \$73,654  | \$73,738  |
| 2017 Average Home Value       | \$234,522 | \$227,372 | \$219,514 |

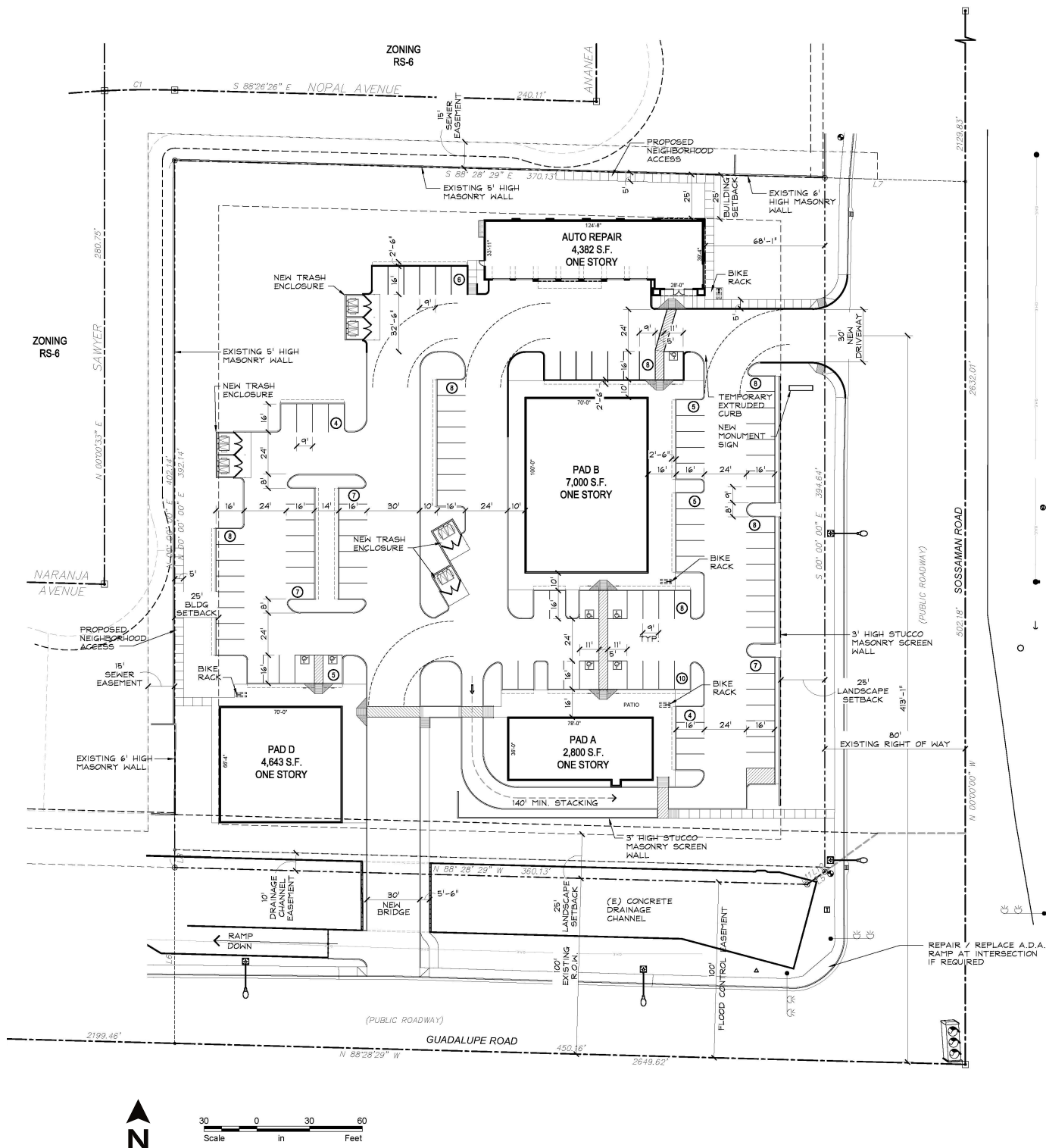
Source: Esri



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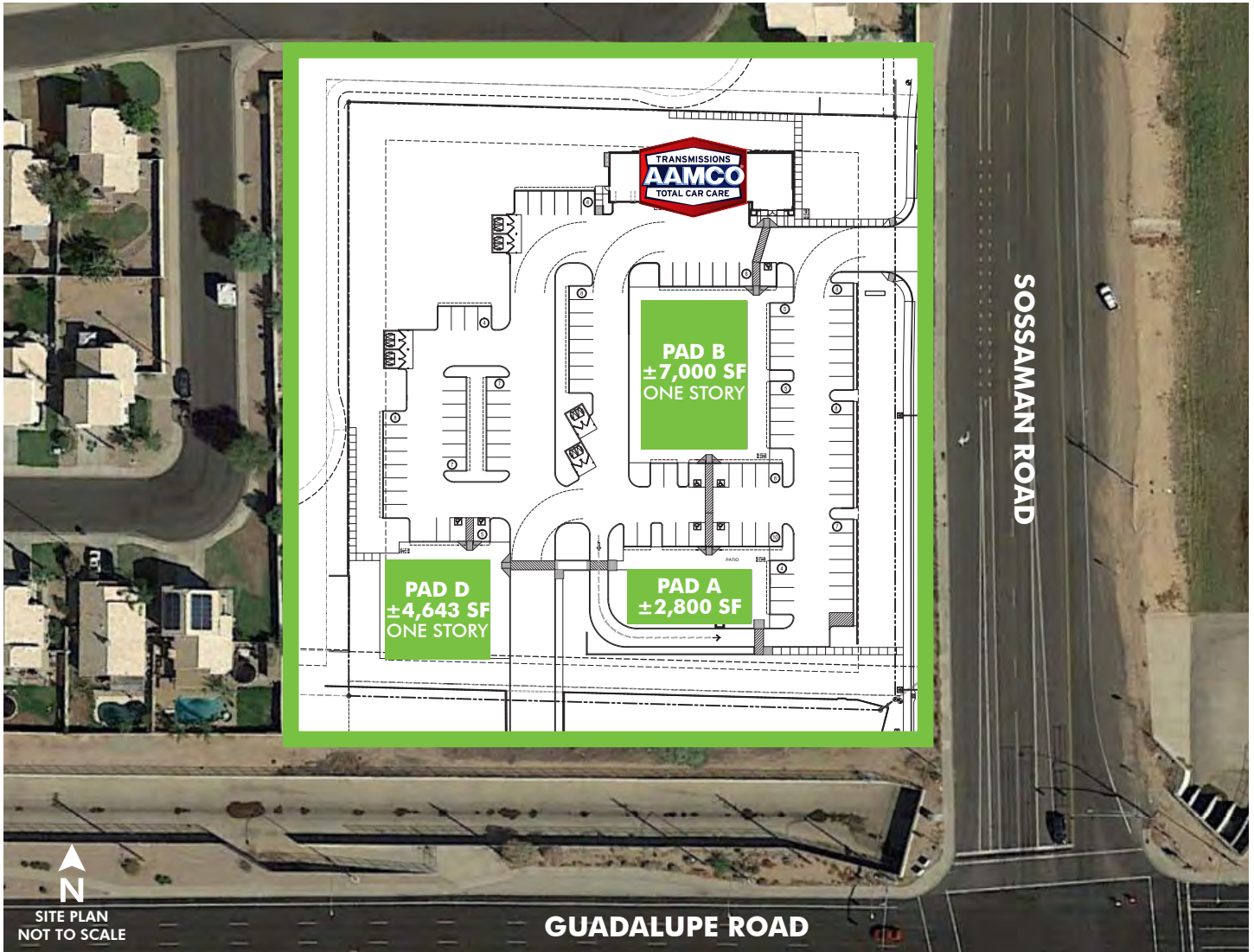




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## CONTACT US

### **R. Max Bippus**

First Vice President  
+1 602 735 5518  
max.bippus@cbre.com

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