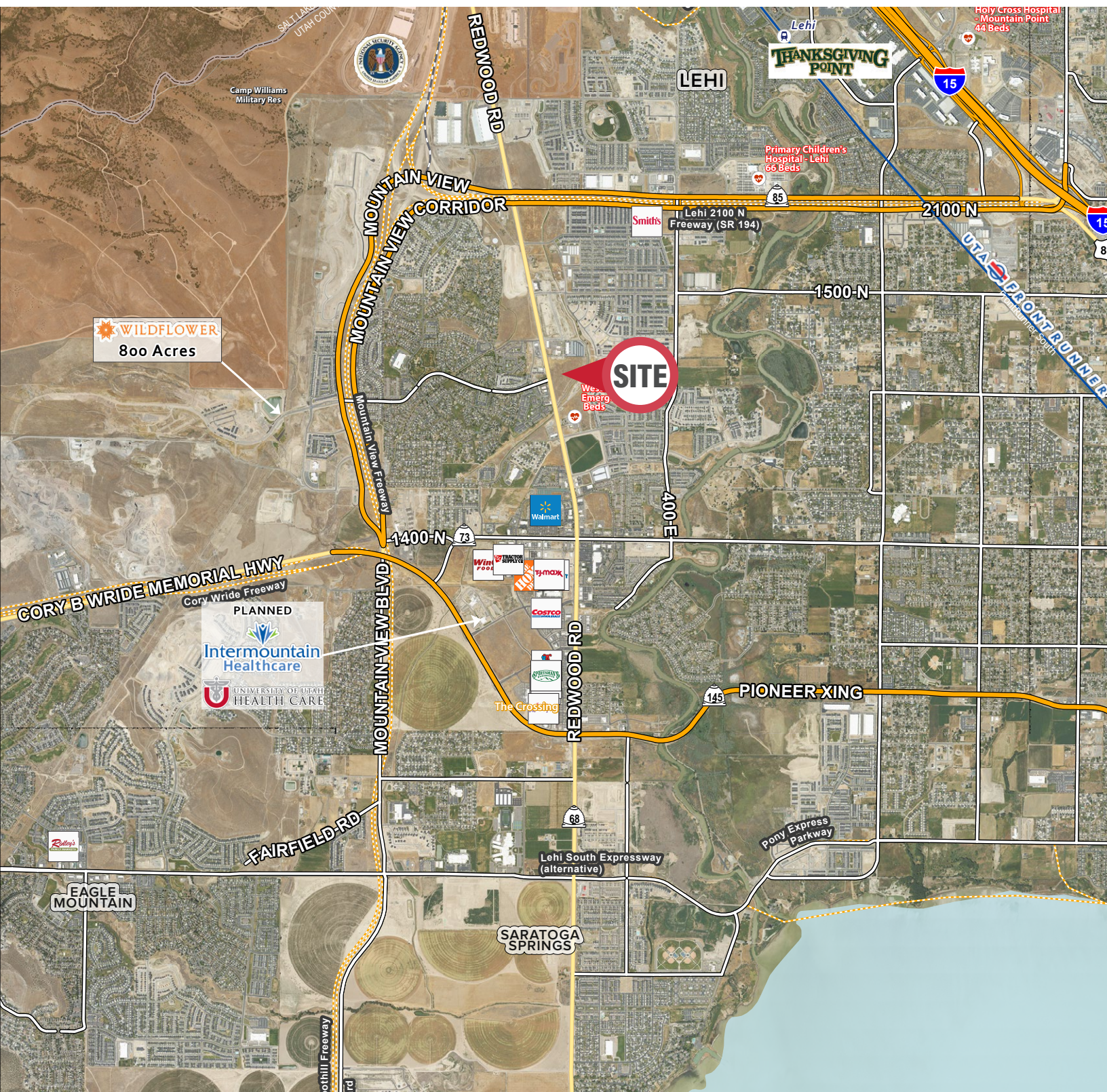


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PROPERTY HIGHLIGHTS

- Zoning: Planned Regional Commercial & Business Park
- Lit Intersection
- 24,000 ADT on Redwood

Building 1

- Two Drive-Thru Spaces Available
- 4,050 SF Building
- Suite 101 - 2,000 SF
- Suite 102 - 1,990 SF
- \$50 PSF NNN

 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 EST. POPULATION	14,827	73,748	169,714
2029 PROJECTED POPULATION	16,419	90,658	196,224
2024 EST. DAYTIME POPULATION	12,188	75,857	154,687
2024 EST. AVG HH INCOME	\$151,097	\$152,392	\$151,393
2024 EST. HOUSEHOLDS	4,512	19,943	45,243
2024 EST. BUSINESSES	185	1,254	2,470

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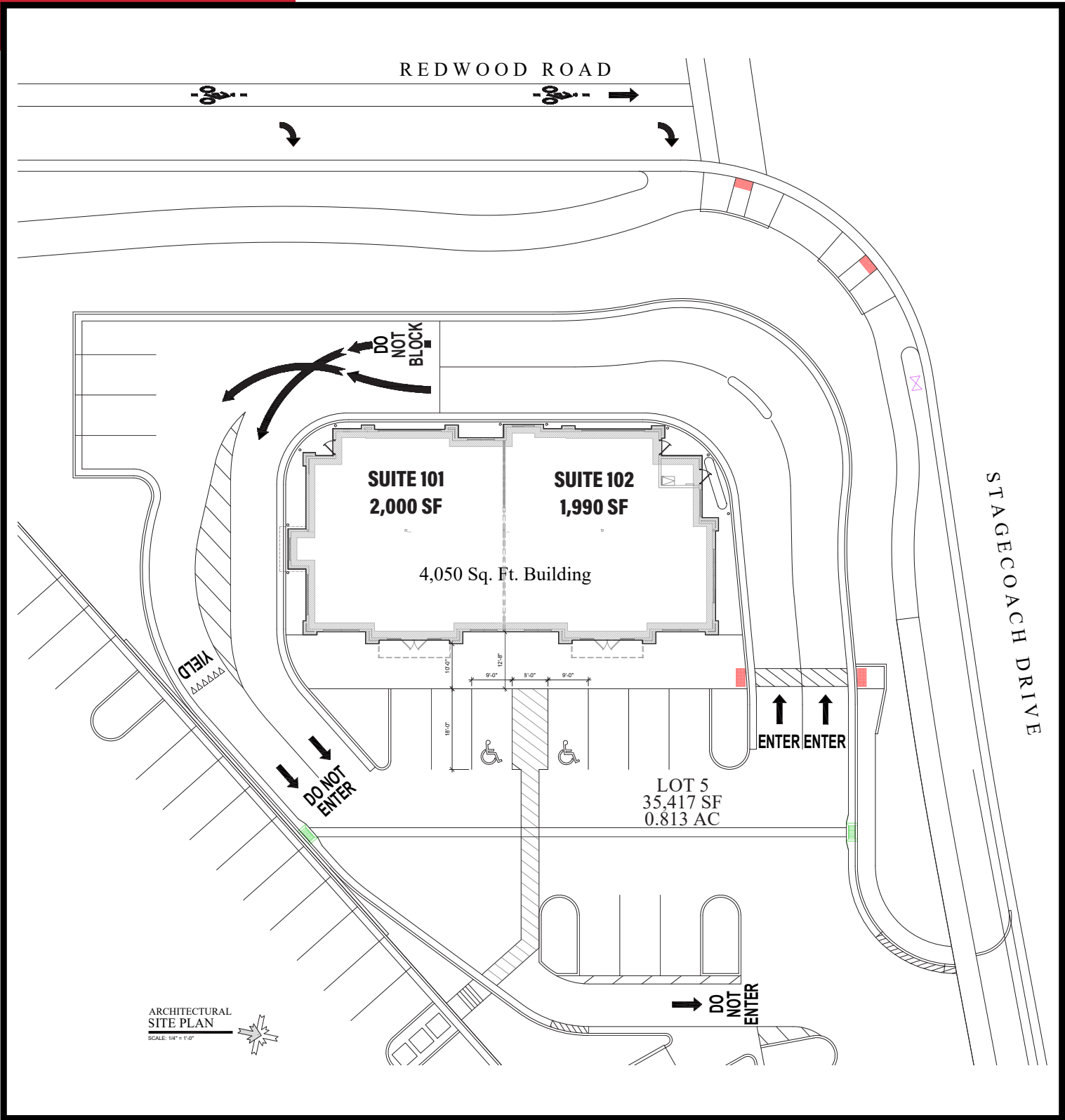
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