



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 EST. POPULATION	21,440	159,082	366,487
2031 PROJECTED POPULATION	21,792	159,041	362,649
2026 EST. DAYTIME POPULATION	10,450	82,775	211,651
2026 EST. AVG HH INCOME	\$85,378	\$93,554	\$100,878
2026 EST. HOUSEHOLDS	8,864	60,358	143,513
2026 EST. BUSINESSES	745	5,219	13,868

TRAFFIC

ALAMEDA PARKWAY
40,009 VEHICLES PER DAY

CHAMBERS ROAD
32,730 VEHICLES PER DAY

PARTNER **XTEAM**
RETAIL ADVISORS

HIGHLIGHTS

1.24 ACRE PAD SITE IN PRIME LOCATION

AVAILABLE FOR GROUND LEASE OR PURCHASE

STRONG TRAFFIC COUNTS

LOCATED ACROSS FROM A NEW SPROUTS ANCHORED SHOPPING CENTER AT ONE OF THE TOP FOCAL POINTS IN THE TRADE AREA

FLEXIBLE ZONING ALLOWS FOR A VARIETY OF USES

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LEGEND
PARTNERS

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SITE SURROUNDING AREA



Alameda Pkwy 40,009 vpd

Chambers Rd 32,730 vpd

1.24 ACRES

SITE

SPROUTS
FARMERS MARKET

AutoZone

SUBWAY

FAMILY DOLLAR

Day Care

C-Store

Phenix
Salon Suites

RANCHO ALEGRE
Mexican Restaurant

Charter School

24 Hour Fitness

PAPA JOHN'S

24 HOUR FITNESS

Davita