

METROPOLITAN PLAZA

# ±2,400 SF SHOP SPACE & ±3,000 FORMER RESTAURANT AVAILABLE

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PROGRESSIVE  
REAL ESTATE PARTNERS

# Presented By



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Progressive Real Estate Partners recognizes the importance of other brokers in the industry that actively represent prospective buyers. It is our policy to cooperate with such brokers. It is our policy to not cooperate with buyers/principals that are also licensed brokers.

Co-operating brokers should contact us directly for fee information.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Progressive Real Estate Partners in compliance with all applicable fair housing and equal opportunity laws.

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The information provided in this Offering Memorandum is confidential and can only be shared with those advisors that a buyer needs to share such information with in order to make an informed buying decision. All parties receiving this information shall not utilize this information to the detriment of the seller including, but not limited to, utilizing this information to solicit the seller's tenants for relocation to another property or contacting the tenants in any way relative to this property without the seller's prior written approval.

ACTIVE MEMBER OF:



PROUD MEMBER OF:



COMPLETED OVER

2,000+  
SALES/LEASES

TOTAL SALES OVER

\$2B+

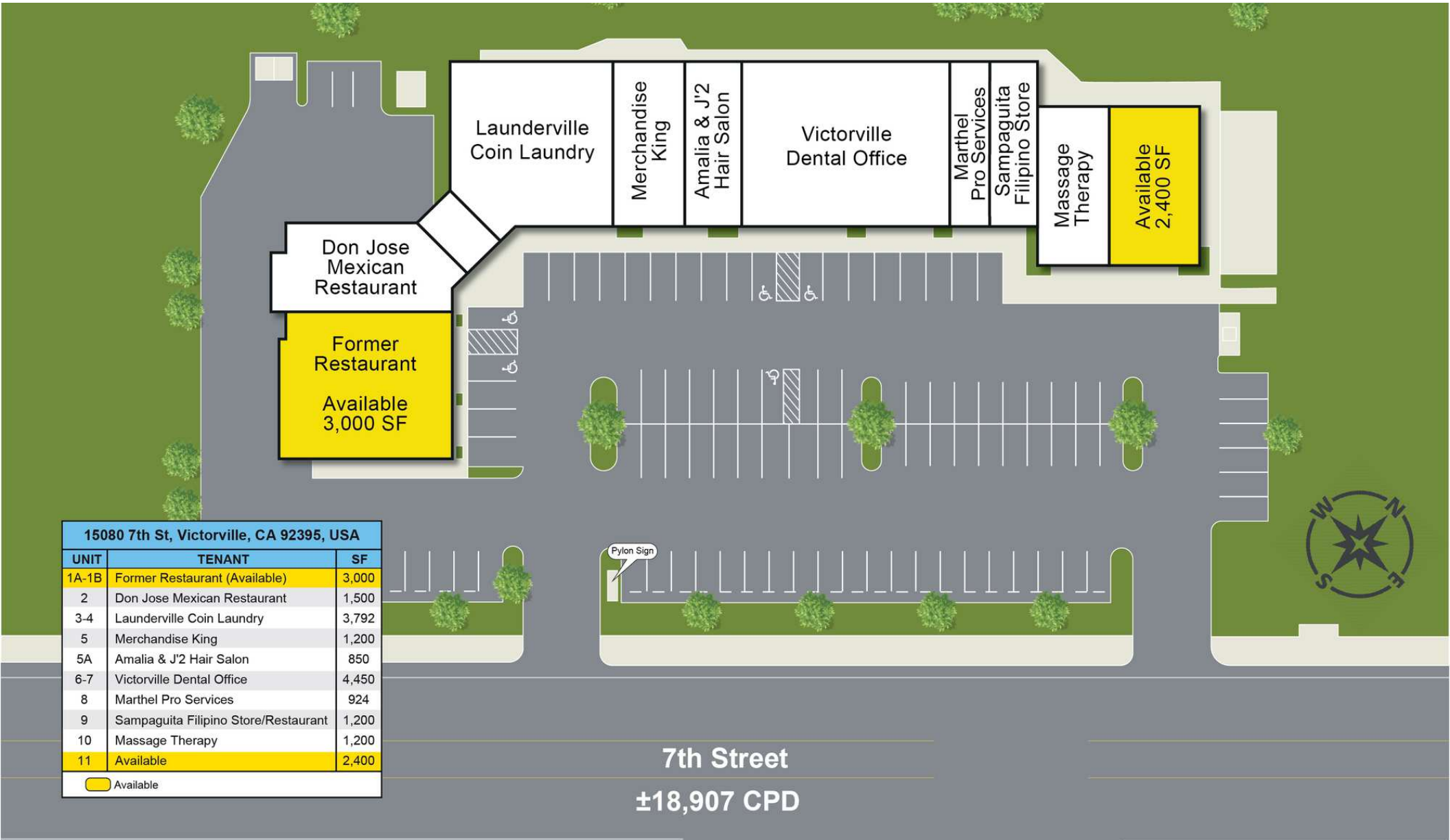
# PROPERTY OVERVIEW



## HIGHLIGHTS

- **Ample Parking:** The property includes abundant parking facilities, ensuring convenience for both tenants and customers.
- **Visibility:** The location offers quick access to the I-15 Freeway, with over 90,000 vehicles passing daily.
- **Diverse Tenant Mix:** The center's existing mix of retail, office, and restaurant tenants creates a vibrant business environment, attracting a wide customer base and fostering cross-traffic among businesses.
- **Proximity to Educational Institutions:** The property is located near several educational institutions, including Victor Valley High School and Irwin Academy of Performing Arts, which can increase foot traffic from students and staff.
- **Strong Consumer Spending:** Residents within a 10-minute radius have an average income of \$96,000, collectively spending over \$1.67 billion annually on retail purchases and services.

# SITE PLAN



# RETAILER & TRAFFIC GENERATOR MAP



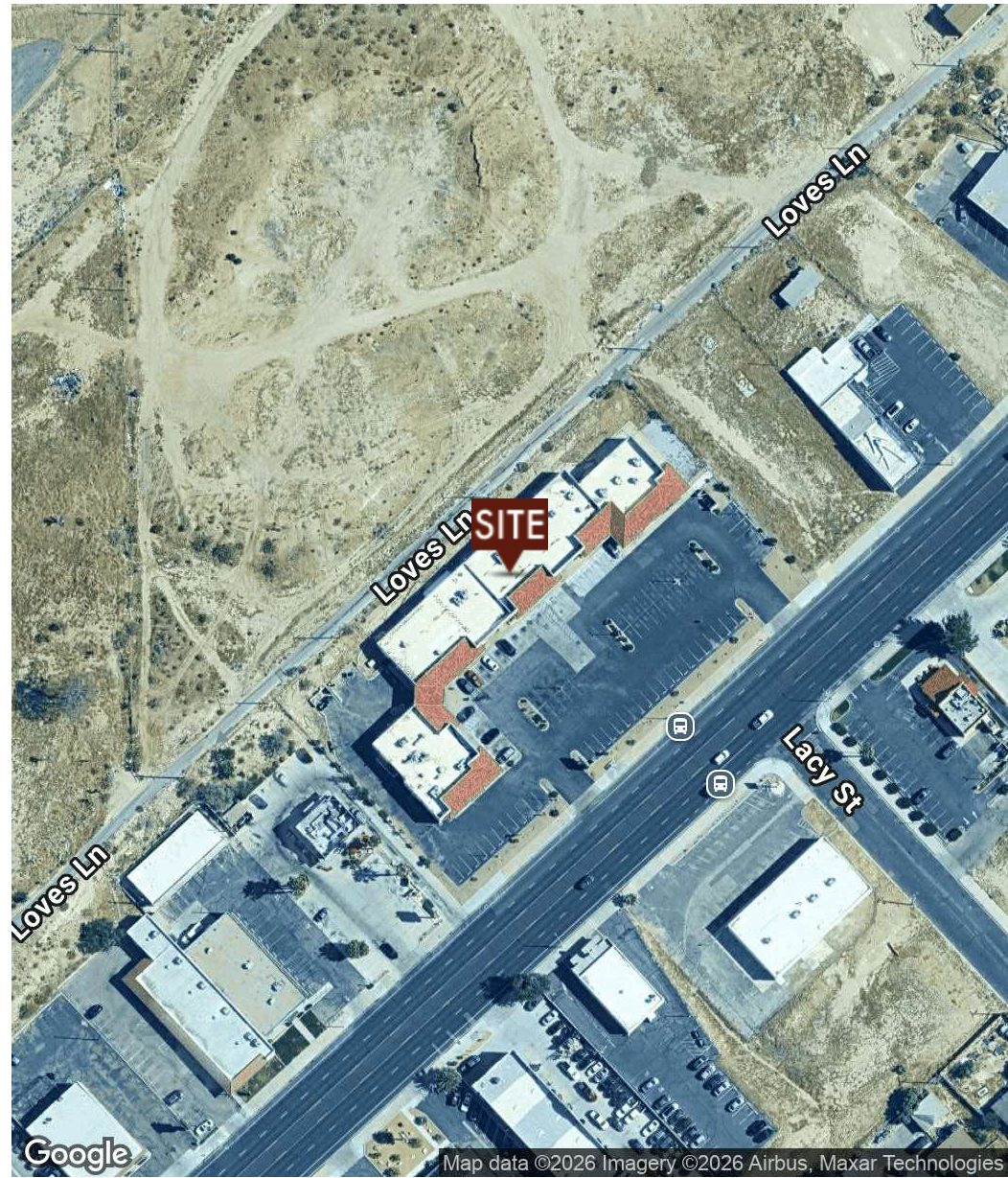
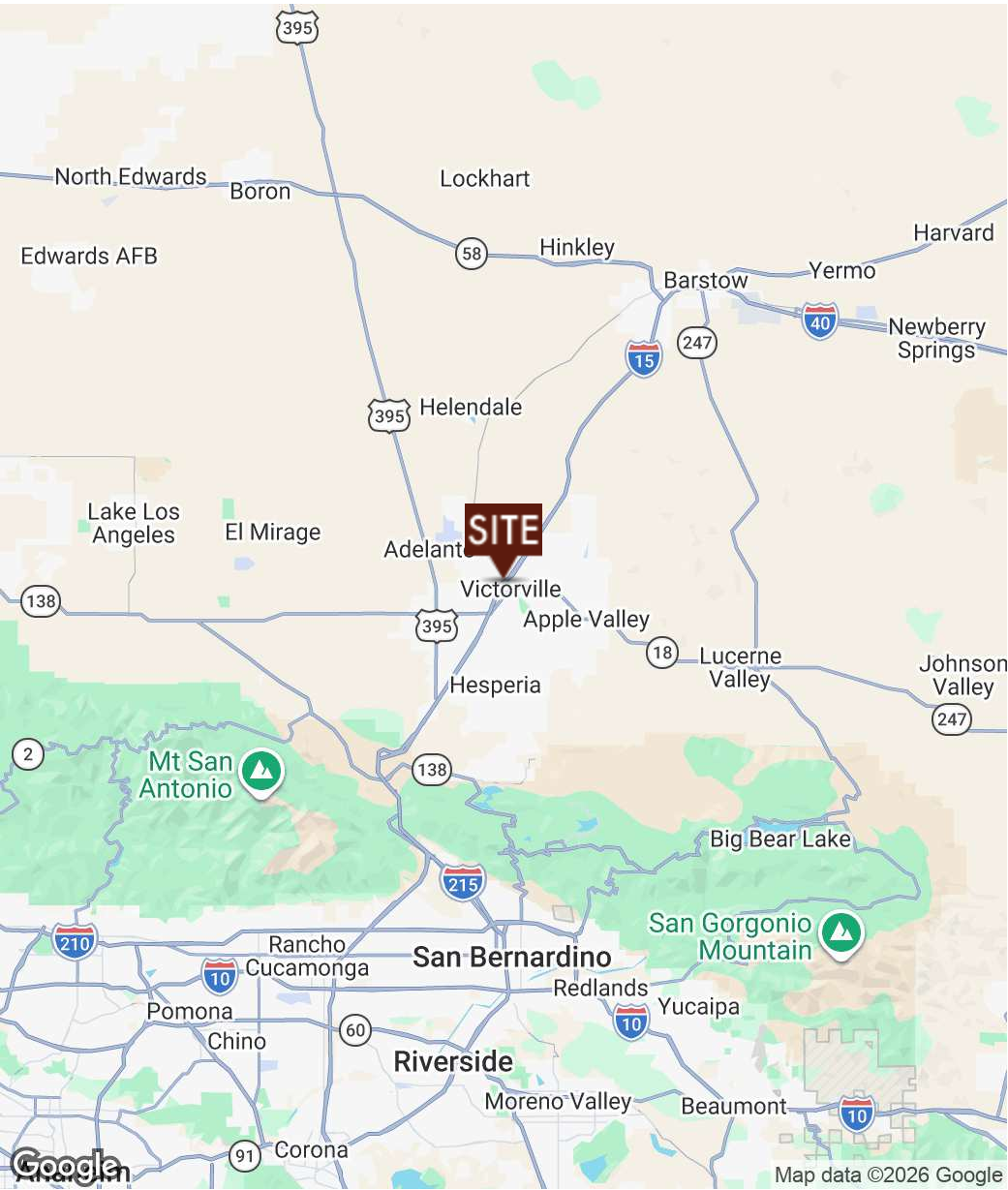
# UNIT 1A & 1B - INTERIOR PHOTOS



# UNIT 11 - INTERIOR PHOTOS



# LOCATION MAPS



# DEMOGRAPHICS

	5 min	10 min	15 min
<b><u>POPULATION</u></b>			
2025 Total Population	27,970	108,105	226,396
2025 Median Age	32.1	32.4	32.9
2025 Total Households	8,580	32,401	65,741
2025 Average Household Size	3.2	3.3	3.4
<b><u>INCOME</u></b>			
2025 Average Household Income	\$72,908	\$96,632	\$105,188
2025 Median Household Income	\$54,454	\$73,230	\$81,117
2025 Per Capita Income	\$22,616	\$29,069	\$30,614
<b><u>BUSINESS SUMMARY</u></b>			
2025 Total Businesses	1,252	3,996	6,536
2025 Total Employees	9,069	29,044	47,592