



Property Description

Located On The Active Central Avenue Retail Corridor, This Retail Center Is Known For Long-Term Tenants Patronized By Many Well-Known Surrounding Neighborhoods

Property Highlights

- Former Farmers Insurance Agency
- Monument Signage Available
- Neighboring Tenants Include MIF Deli, InTheBag Dry Cleaners, California Salon, LendNation, and Finley's Hobbies

Offering Summary

Lease Rate:	\$16.00 SF/yr (NNN)
Number of Units:	Six
Available SF:	1,250 SF
Building Size:	7,500 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	4,572	40,154	81,837
Total Population	10,647	93,739	200,110
Average HH Income	\$114,200	\$85,648	\$83,924

Adam Clements, CCIM

Vice President

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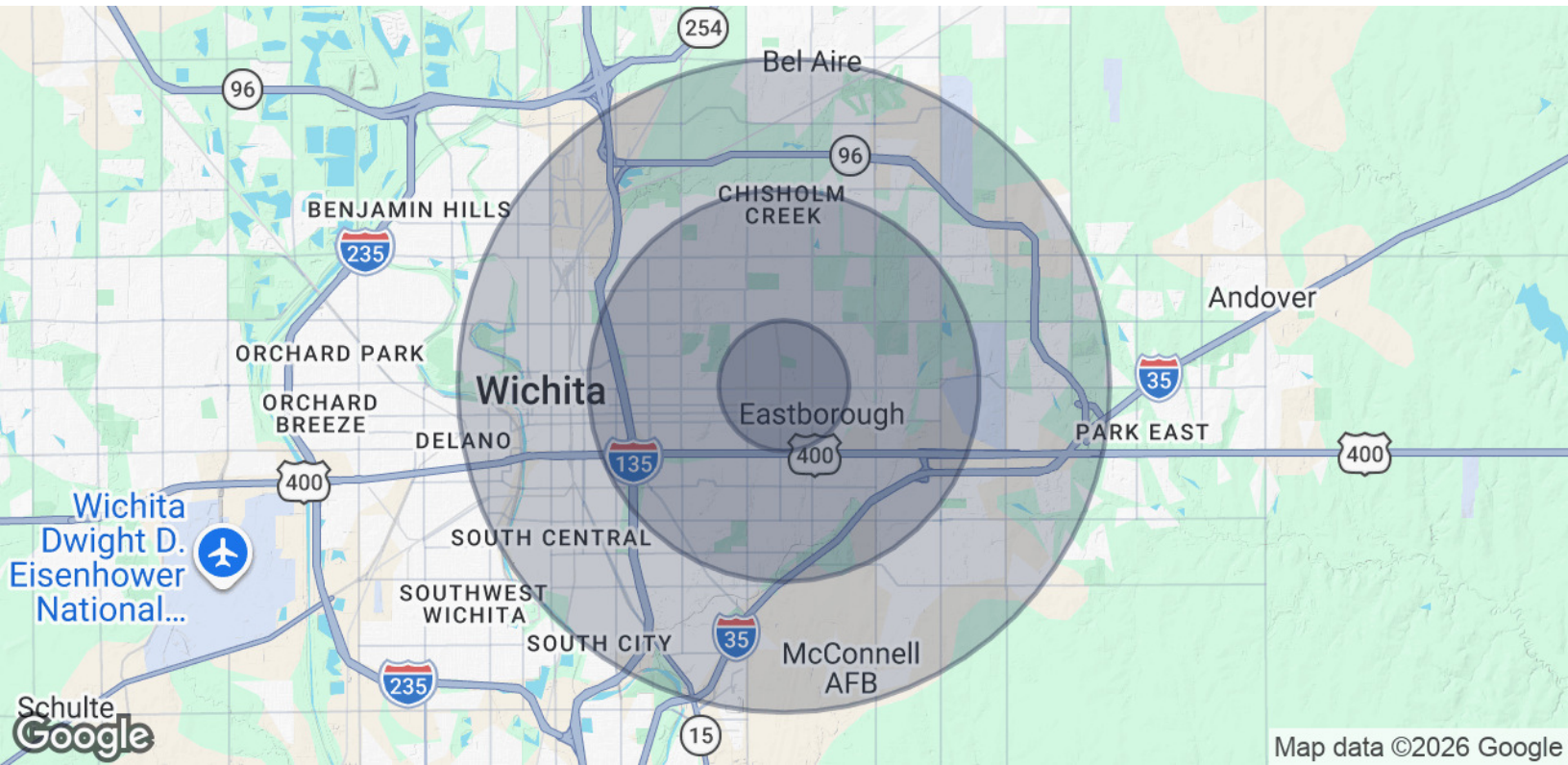
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Demographic Snapshot

RETAIL PROPERTY FOR LEASE



Population	1 Mile	3 Miles	5 Miles
Total Population	10,647	93,739	200,110
Average Age	38.4	35.9	35.2
Average Age (Male)	36.5	35.0	33.9
Average Age (Female)	43.2	37.8	37.2

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,572	40,154	81,837
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$114,200	\$85,648	\$83,924
Average House Value	\$244,985	\$200,783	\$200,350

2023 American Community Survey (ACS)

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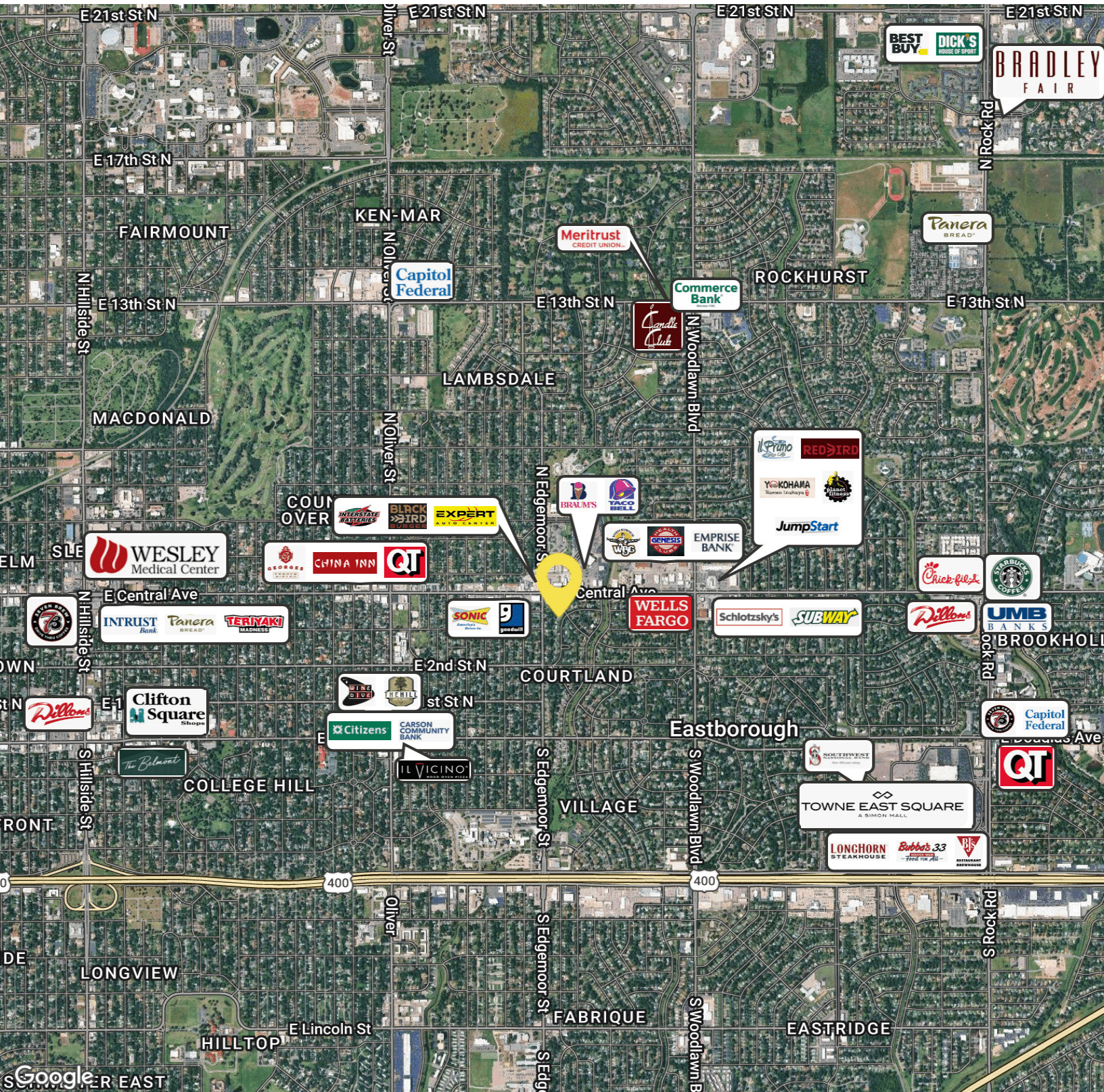
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Retail Map

RETAIL PROPERTY FOR LEASE



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