

FOR LEASE

RETAIL + OFFICE SPACE AVAILABLE IN ACTON PLAZA
3807 SIERRA HIGHWAY | ACTON, CA 93510



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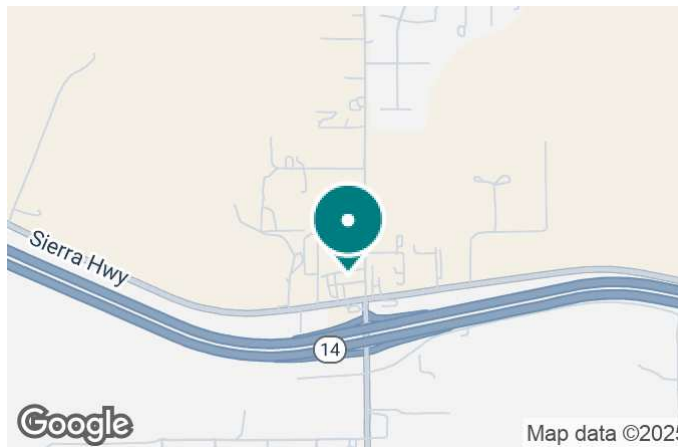
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LEASING
BROKERAGE
INVESTMENTS

FEATURES & AMENITIES

ACTON PLAZA | 3807 SIERRA HIGHWAY, ACTON, CA 93510



FEATURES & AMENITIES

- 2-Story Mixed-Use Retail + Office Development
- 1,000 SF Ground Floor Retail
- 2nd-Floor Office Spaces Ranging From 349 - 2,467 SF
- High Street Visibility at the Intersection of Sierra Hwy + Crown Valley Rd
- Abundant Parking in Large Onsite Lot
- Convenient Access From Both Cross Streets
- Immediately Off the 14-Antelope Valley Freeway
- Adjacent to McDonald's, Jack in the Box + Shell Gas Station
- Situated in the Community's Primary Retail Destination

NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	249	2,076	3,227
Total Population	688	5,744	9,235
Average HH Income	\$159,295	\$157,507	\$151,431

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

ACTON PLAZA | 3807 SIERRA HIGHWAY, ACTON, CA 93510



PROPERTY DESCRIPTION

Ground floor retail and multiple 2nd-floor office spaces available in a 2-story mixed-use retail and office development. The 30,000+ property features high street visibility at a major area intersection, significant parking in a large onsite lot, and convenient access from both cross streets. Also occupying the sprawling lot are a 76 Gas Station and a discount store. Adjacent A+ businesses include McDonald's, Jack In The Box, and a Shell Gas Station.

LOCATION DESCRIPTION

2-story mixed-use retail + office development situated at Sierra Hwy + Crown Valley Rd, immediately off the 14-Antelope Valley Freeway in prime Acton, CA. The immediate area serves as the primary retail destination for the broader community.

SPACES	LEASE RATE	SPACE SIZE
3807 Sierra Highway, "G"	\$2.50 SF/month	1,000 SF
200	Negotiable	2,064 SF
201	Negotiable	350 SF
202	Negotiable	349 SF
203	Negotiable	746 SF
204	Negotiable	418 SF
212	Negotiable	1,057 SF
215	Negotiable	363 SF
216	Negotiable	2,467 SF

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ADDITIONAL PHOTOS

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RETAILER MAP

ACTON PLAZA | 3807 SIERRA HIGHWAY, ACTON, CA 93510

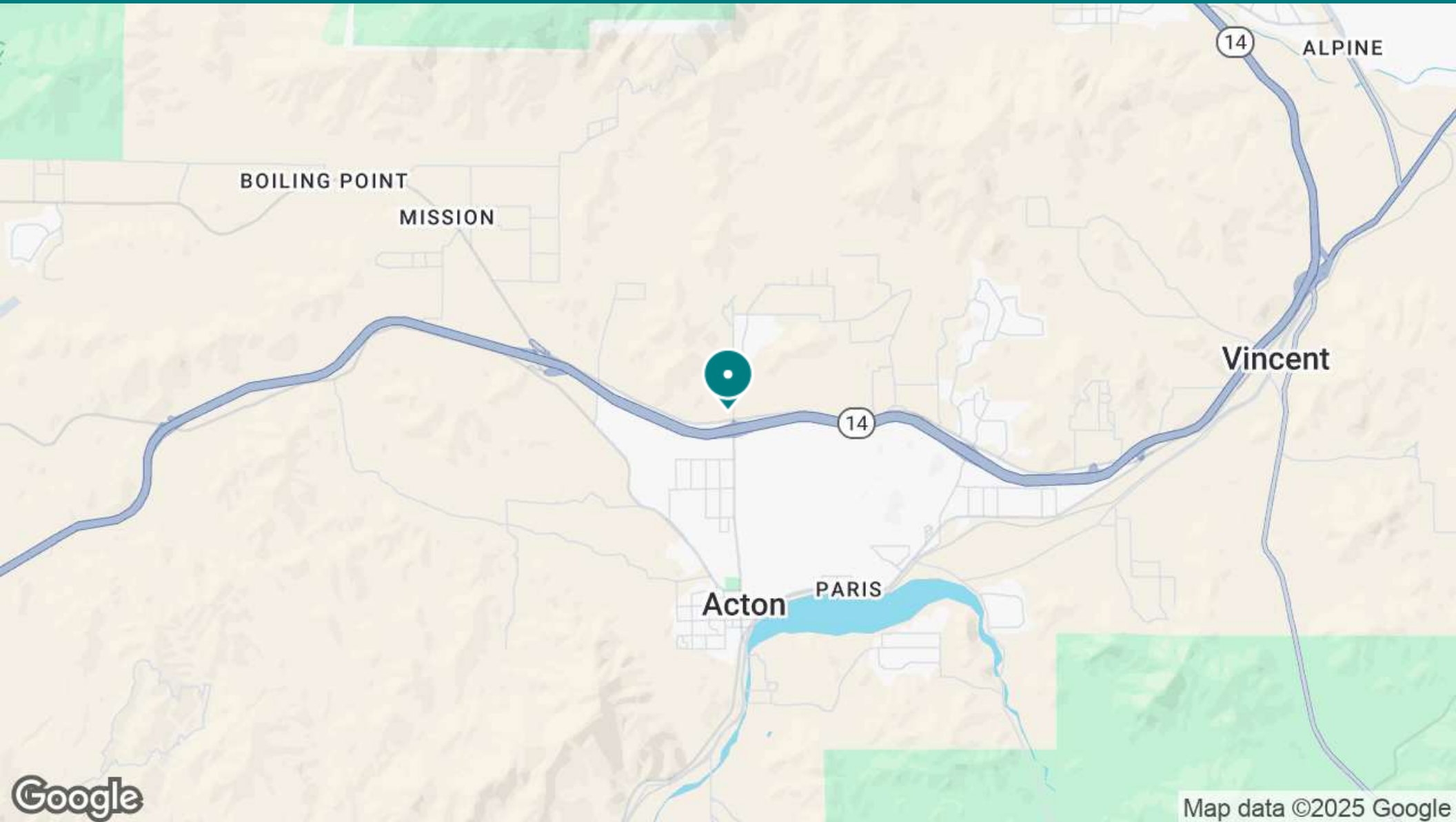


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LOCATION MAP

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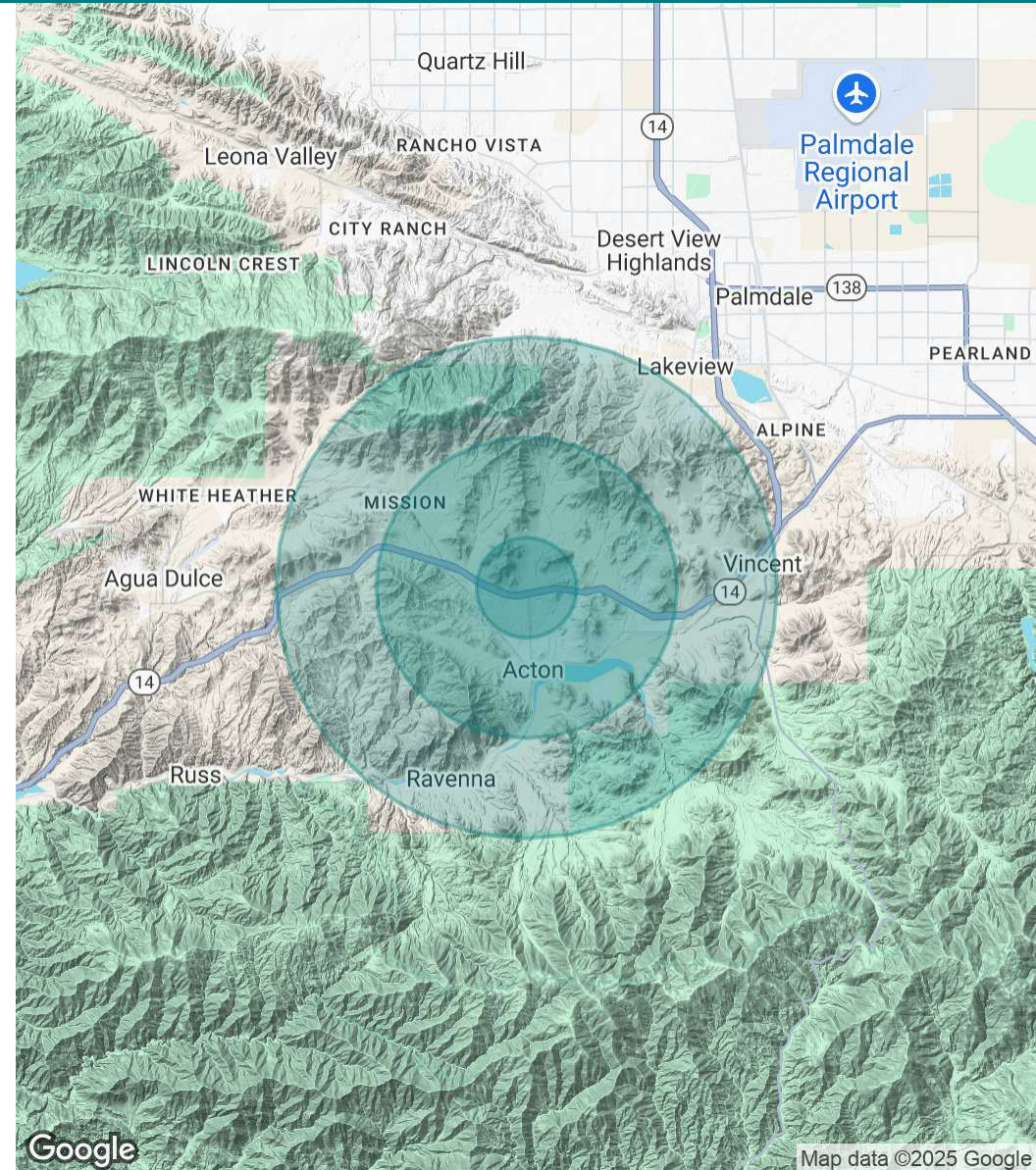
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DEMOGRAPHICS MAP & REPORT

ACTON PLAZA | 3807 SIERRA HIGHWAY, ACTON, CA 93510

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	688	5,744	9,235
Average Age	45	45	44
Average Age (Male)	45	45	44
Average Age (Female)	45	46	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	249	2,076	3,227
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$159,295	\$157,507	\$151,431
Average House Value	\$861,810	\$860,004	\$821,132
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	32.7%	32.1%	34.4%
RACE	1 MILE	3 MILES	5 MILES
% White	64.0%	64.3%	59.5%
% Black	1.3%	1.4%	3.8%
% Asian	2.2%	2.3%	3.0%
% Hawaiian	0.1%	0.2%	0.2%
% American Indian	1.2%	1.0%	1.1%
% Other	16.3%	15.8%	16.7%

Demographics data derived from AlphaMap



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