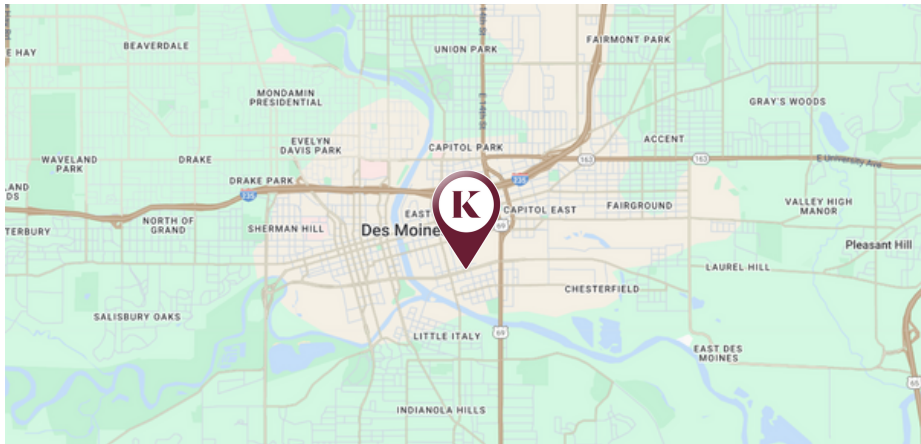




## PROPERTY SUMMARY

The **KatalYST Team** by KW Commercial is pleased to offer exclusively for lease this 3rd generation warehouse available in the Central Business District (CBD). With 18 ft clear heights, office space, bathrooms, outdoor storage, yard space, an overhead door, and a dock door, this space is perfect for a small business and being offered at an affordable rate.



# \$5.25 NNN

WAREHOUSE FOR RENT

## OFFERING SUMMARY

|              |           |
|--------------|-----------|
| Lease Term   | NNN       |
| Available SF | 15,764 SF |
| Warehouse SF | 15,384 SF |
| Clear Height | 18        |
| Dock Doors   | 1         |
| Grade Doors  | 1         |
| Truck Door   | 1         |
| Power        | 200 Amp   |
| Yard         | Yes       |

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## DEMOGRAPHICS

| POPULATION              | 1 MILE       | 3 MILES       | 5 MILES        |
|-------------------------|--------------|---------------|----------------|
| Male                    | 4,134        | 45,952        | 104,603        |
| Female                  | 3,665        | 46,492        | 109,170        |
| <b>Total Population</b> | <b>7,799</b> | <b>92,894</b> | <b>213,773</b> |

| AGE        | 1 MILE | 3 MILES | 5 MILES |
|------------|--------|---------|---------|
| Ages 0-14  | 1,878  | 23,454  | 49,176  |
| Ages 15-24 | 974    | 12,343  | 27,680  |
| Ages 25-54 | 2,824  | 36,136  | 82,836  |
| Ages 55-64 | 850    | 9,299   | 23,624  |
| Ages 65+   | 1,273  | 11,662  | 30,457  |

| RACE         | 1 MILE | 3 MILES | 5 MILES |
|--------------|--------|---------|---------|
| White        | 5,129  | 64,603  | 169,999 |
| Black        | 1,155  | 13,284  | 19,626  |
| Am In/AK Nat | 183    | 201     | 248     |
| Hawaiian     | 8      | 53      | 87      |
| Hispanic     | 2,144  | 18,785  | 28,105  |
| Multi-Racial | 2,508  | 22,940  | 34,924  |

| INCOME              | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Median              | 23,492 | 37,069  | 43,078  |
| < \$15,000          | 857    | 6,892   | 12,666  |
| \$15,000-\$24,999   | 739    | 5,999   | 11,267  |
| \$25,000-\$34,999   | 417    | 4,695   | 9,537   |
| \$35,000-\$49,999   | 608    | 9,137   | 16,870  |
| \$50,000-\$74,999   | 378    | 6,343   | 17,023  |
| \$75,000-\$99,999   | 110    | 3,117   | 9,737   |
| \$100,000-\$149,999 | 33     | 1,949   | 7,170   |
| \$150,000-\$199,999 | 33     | 281     | 1,272   |
| > \$200,000         | 109    | 492     | 1,601   |

| HOUSING         | 1 MILE | 3 MILES | 5 MILES |
|-----------------|--------|---------|---------|
| Total Units     | 3,974  | 39,245  | 89,826  |
| Occupied        | 3,363  | 34,977  | 82,215  |
| Owner Occupied  | 1,077  | 18,805  | 51,141  |
| Renter Occupied | 2,286  | 16,172  | 30,814  |
| Vacant          | 611    | 4,268   | 7,611   |



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