



**PROPERTY DESCRIPTION**

9 Private Offices - Perfect for executives, managers, or team collaboration  
 Large Conference Room - Ideal for meetings, presentations, and client engagements  
 Break Room - A dedicated space for employees to recharge and unwind  
 Spacious Reception Area - Welcoming entryway with room for seating and front desk operations  
 IT Room and File Room - Secure spaces for technology infrastructure and document storage  
 Two Interior Restrooms - Conveniently located within the suite

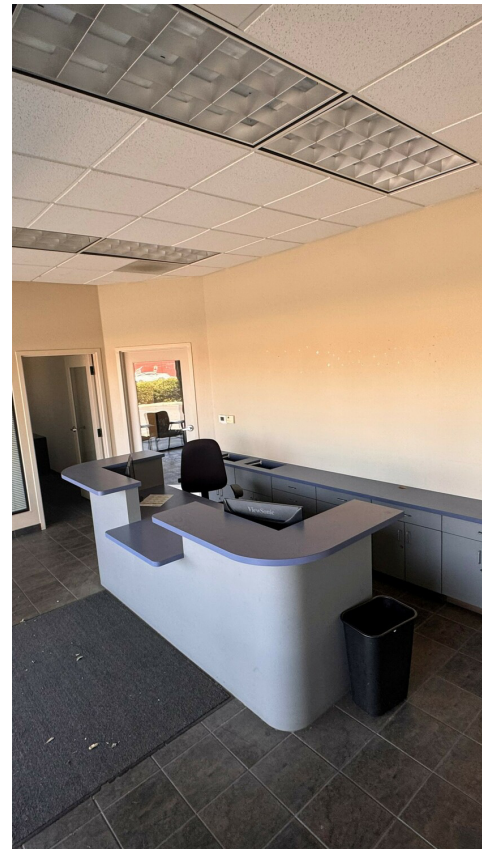
**PROPERTY HIGHLIGHTS**

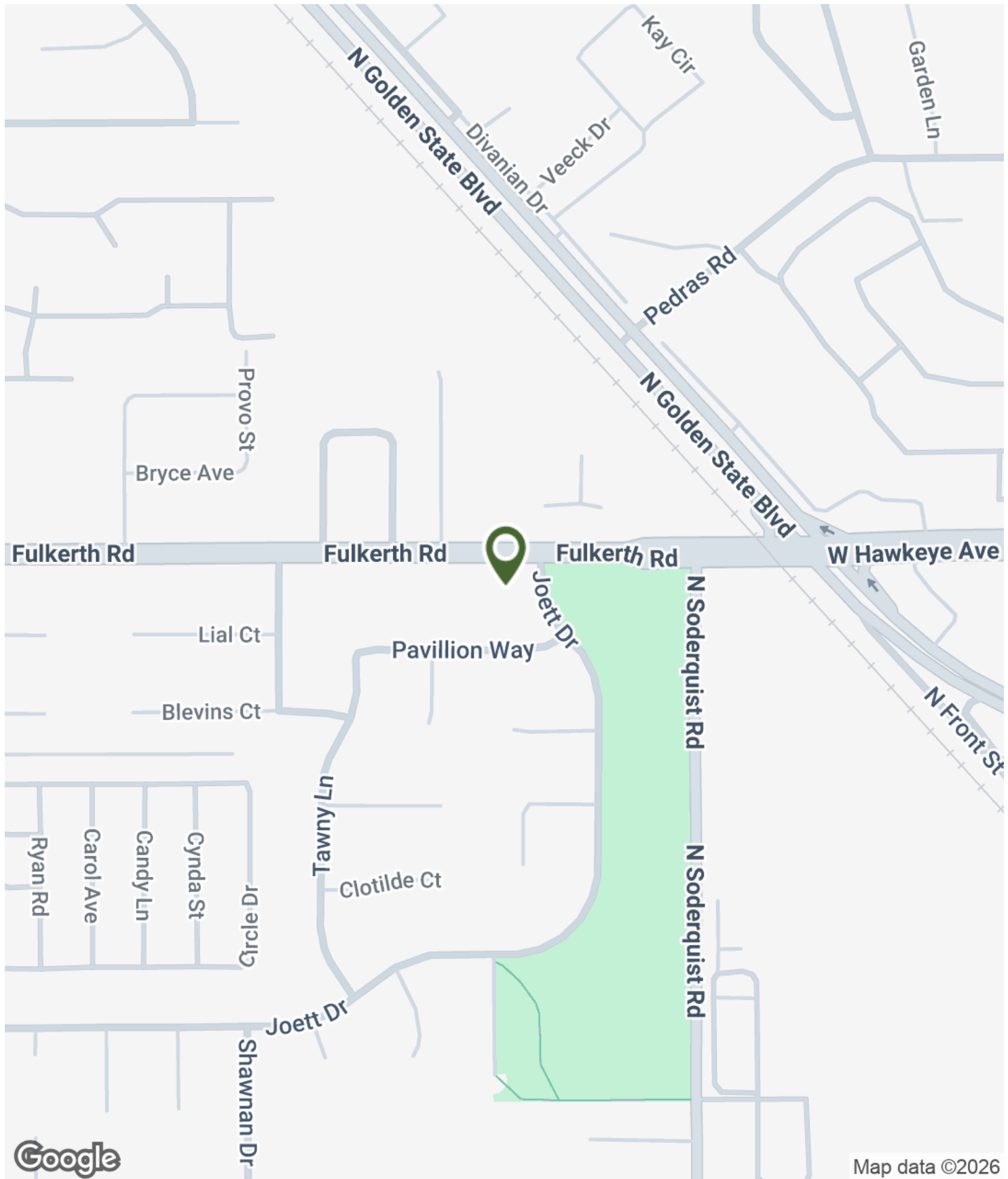
- \* Close proximity to Highway 99
- \* Prominent frontage along Fulkerth Rd.
- \* Ample parking
- \* Well-maintained center with mix of retail and office tenants

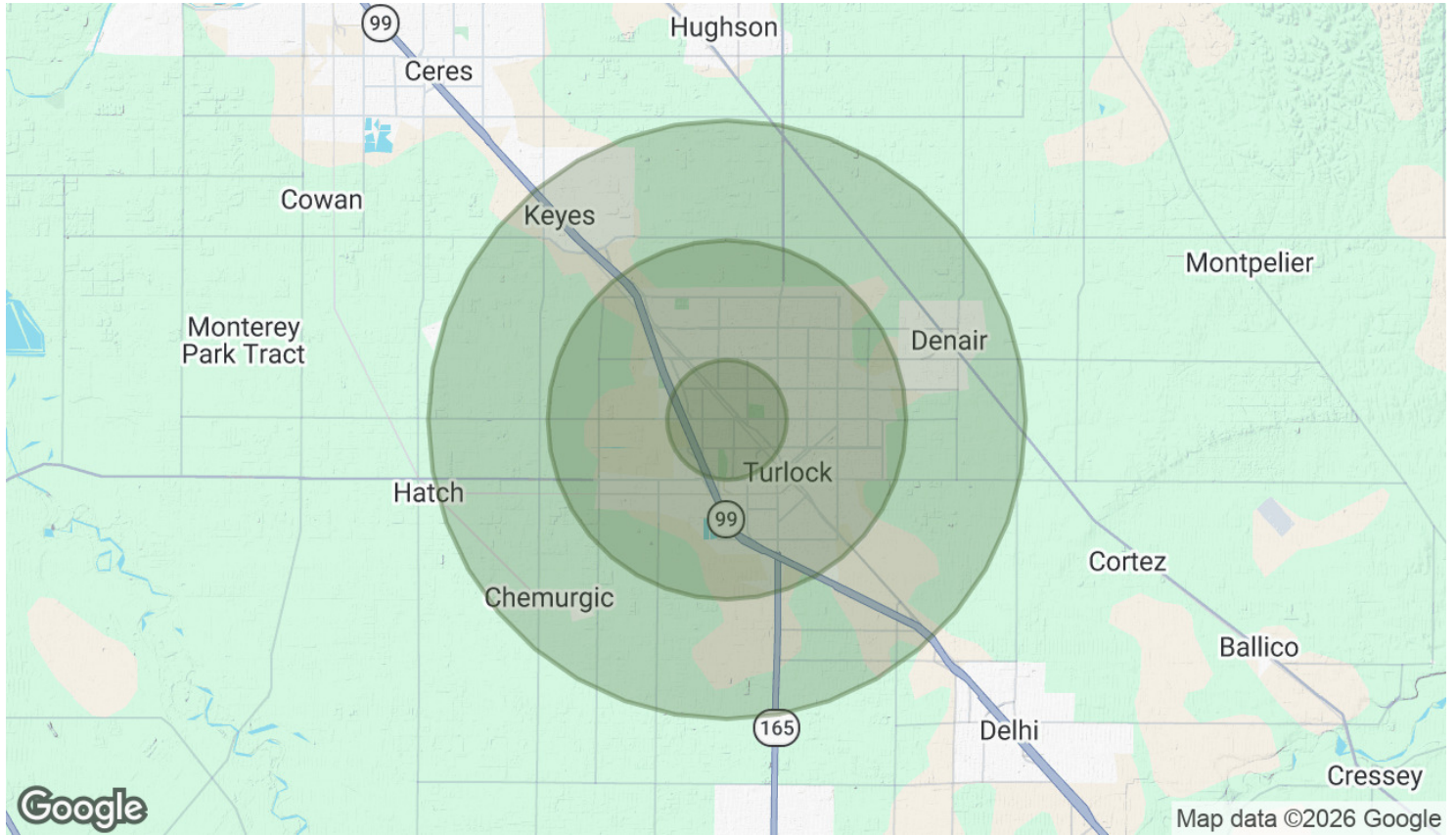
**OFFERING SUMMARY**

Lease Rate:	\$2.10 SF/yr (MG)
Number of Units:	1
Available SF:	4,402 SF
Lot Size:	20,945 SF
Building Size:	4,402 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,890	26,172	31,091
Total Population	16,193	75,046	90,612
Average HH Income	\$79,457	\$102,675	\$102,076







POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,193	75,046	90,612
Average Age	35.1	36.2	35.8
Average Age (Male)	36.6	36.4	36.2
Average Age (Female)	36.7	37.0	36.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,890	26,172	31,091
# of Persons per HH	2.7	2.9	2.9
Average HH Income	\$79,457	\$102,675	\$102,076
Average House Value	\$313,433	\$483,628	\$498,839

2023 American Community Survey (ACS)