

Executive Summary



SALE OVERVIEW

SALE PRICE: \$500,000

LOT SIZE: 0.31 Acres

BUILDING SIZE: 4,436 SF

RENOVATED: 2016

ZONING: C-1

MARKET: Far Northeast

CROSS STREETS: Juan Tabo And
Candelaria

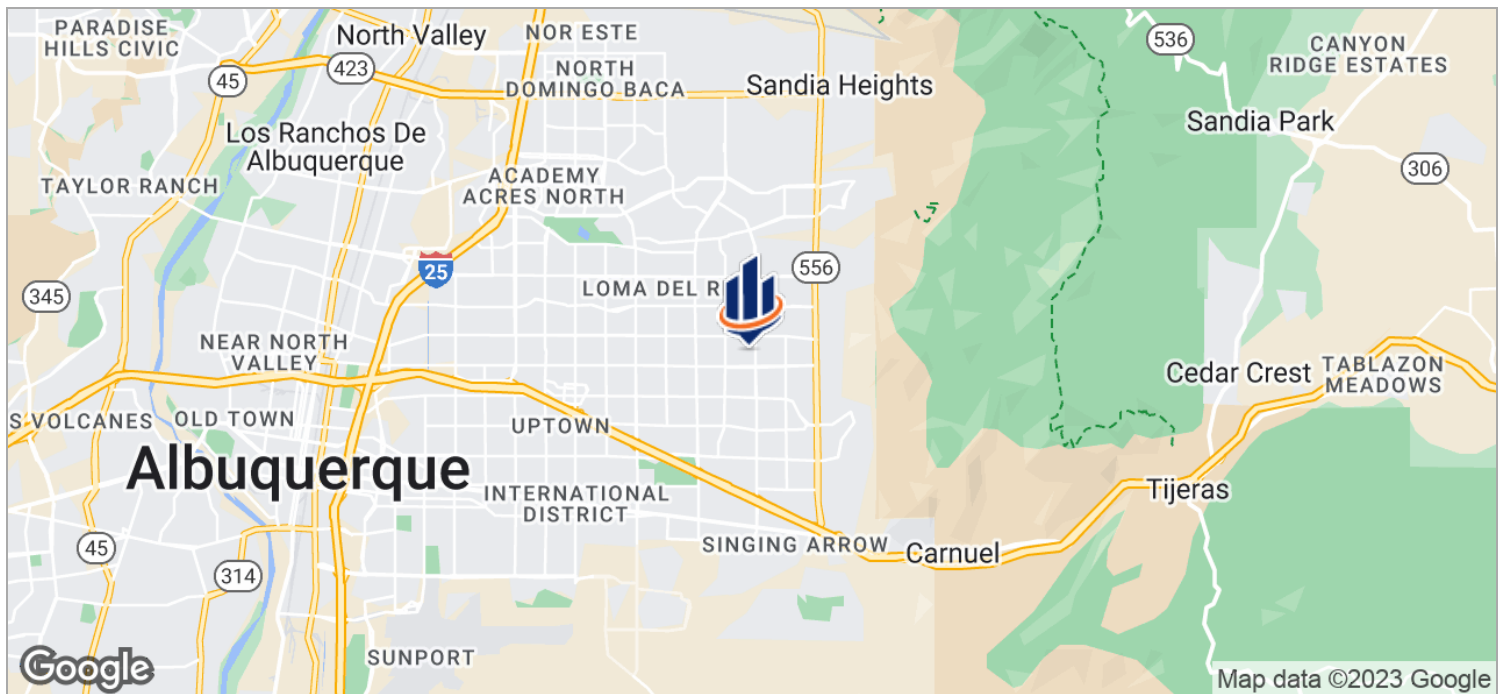
PROPERTY DESCRIPTION

Owner Financing available for your new building! New interior, exterior and marquee signage. Newly restriped and resurfaced parking lot with 23 spaces [5/1000]. 1-4 Suites with 2 restrooms per suite. 1,300-4,436 SF suites available.

PROPERTY HIGHLIGHTS

- Owner Financing Available
- Excellent Location
- Recently Remodeled Interior and Exterior
- 1-4 Suites
- 2 Restrooms per Suite
- New Marquee Sign
- 23 Parking Spaces
- Large Windows

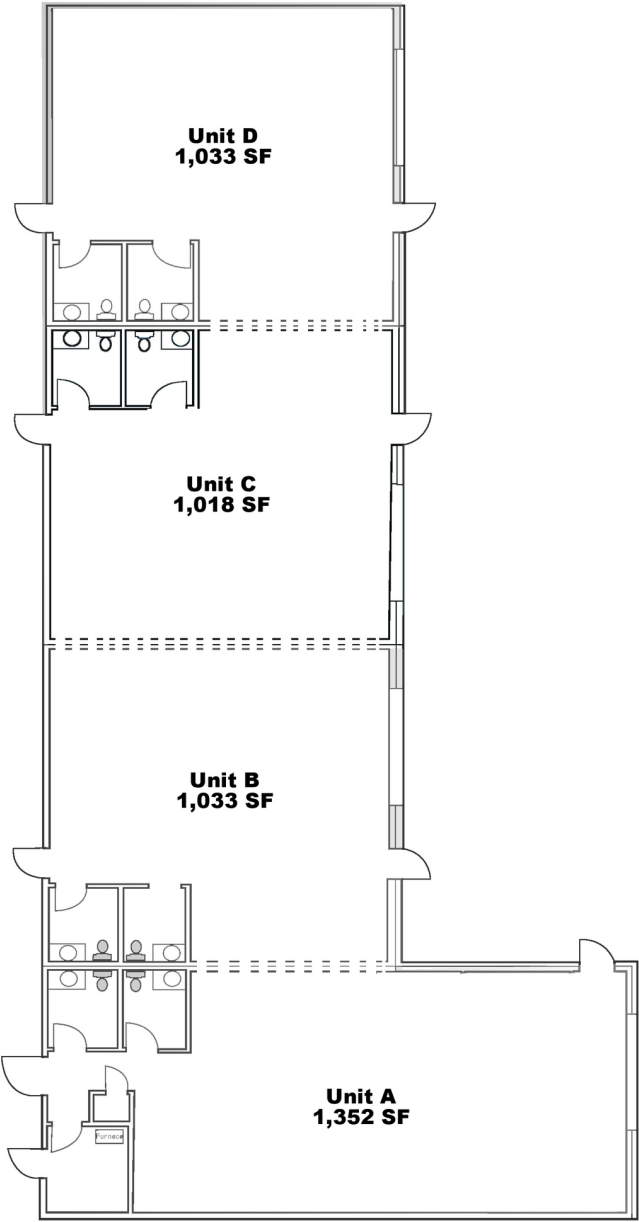
Location Maps



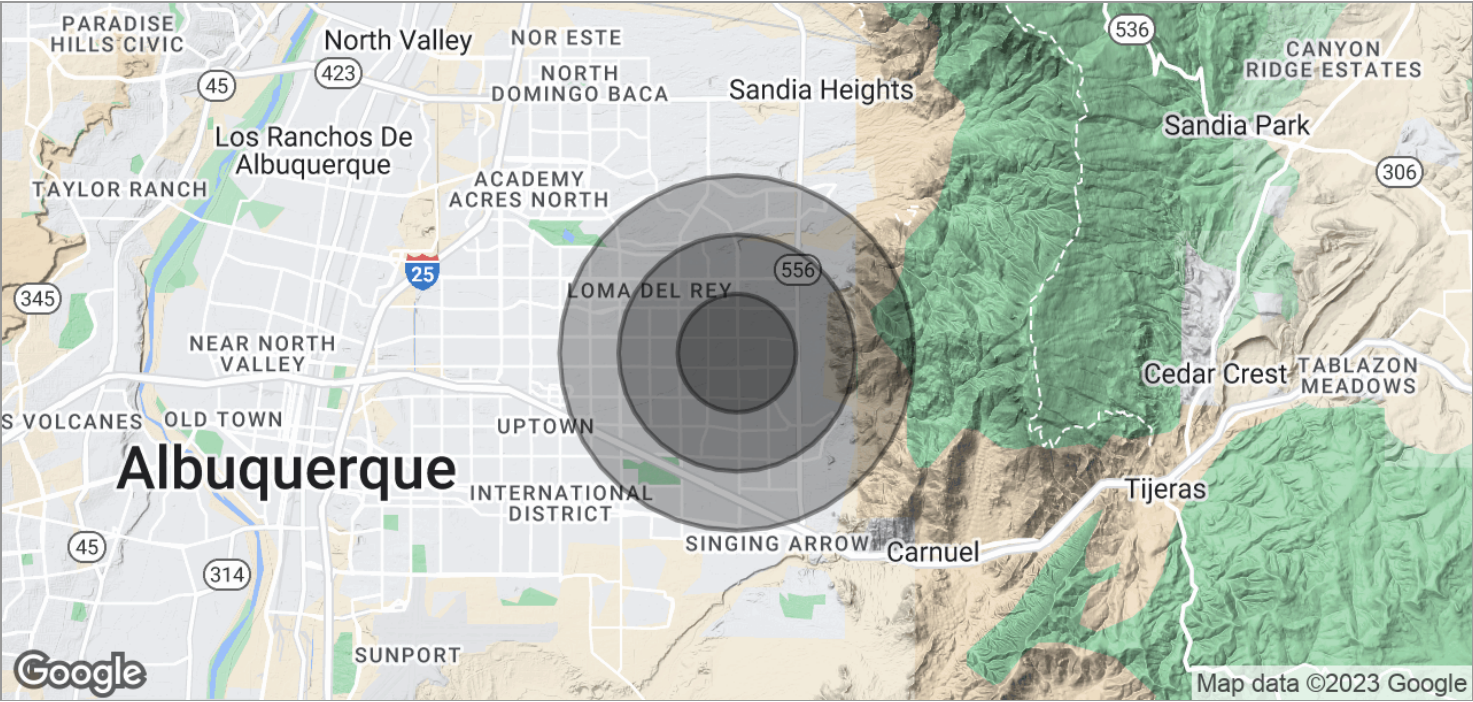
Additional Photos



Floor Plans



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	19,324	69,322	135,884
MEDIAN AGE	38.5	40.7	40.8
MEDIAN AGE [MALE]	37.0	38.8	39.1
MEDIAN AGE [FEMALE]	39.2	42.5	42.5

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	8,218	30,362	59,466
# OF PERSONS PER HH	2.4	2.3	2.3
AVERAGE HH INCOME	\$58,626	\$59,582	\$64,445
AVERAGE HOUSE VALUE	\$183,888	\$218,581	\$238,083