

CANYON PLAZA

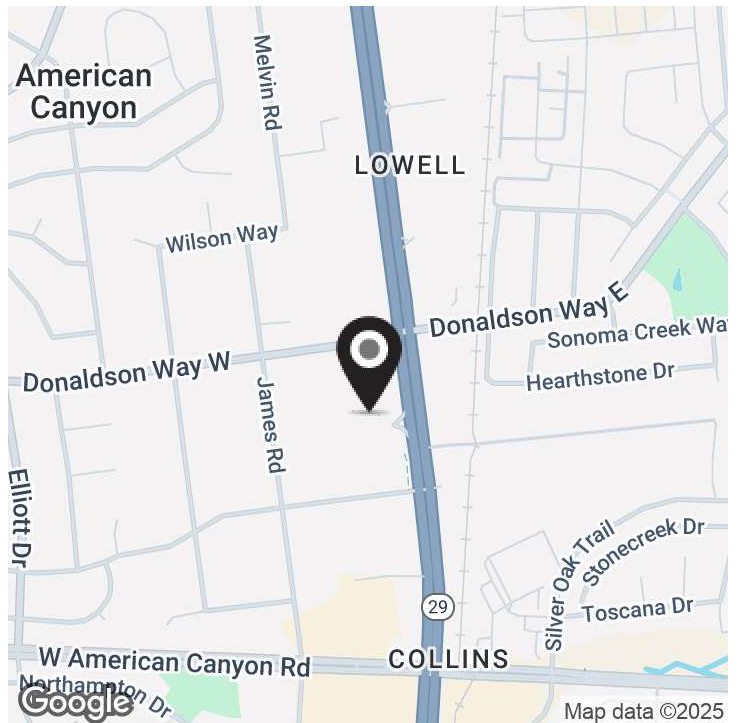
3417-3433 BROADWAY STREET, AMERICAN CANYON, CA 94503

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Canyon Plaza is a staple center in American Canyon, accommodating many local and regional businesses. Some of the businesses you can find at the plaza are West America Bank and other financial services, personal services that include a barbershop, tattoo parlor, beauty and nails salons, medical and dental, restaurants and a wide variety of office users. The plaza comes equipped with an abundance of parking and an efficient layout for customer access including four entry points.



OFFERING SUMMARY

Lease Rate:	\$3.50 SF/month (MG)
Available SF:	1,008 SF
Building Size:	72,288 SF



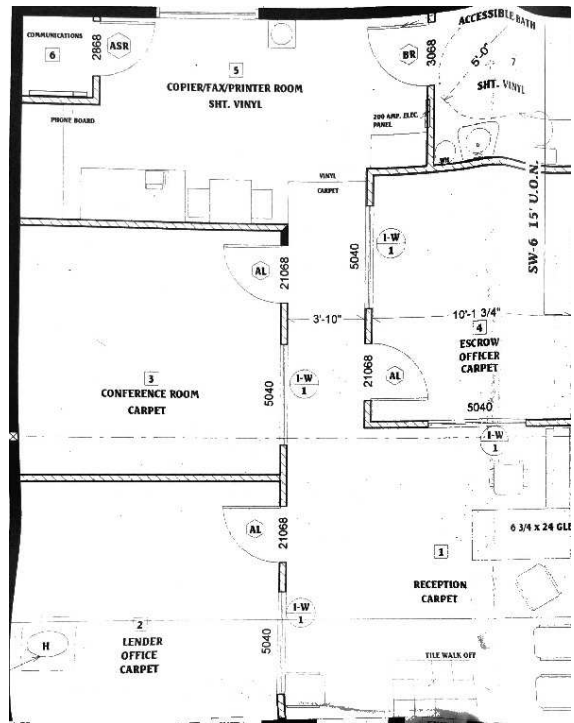
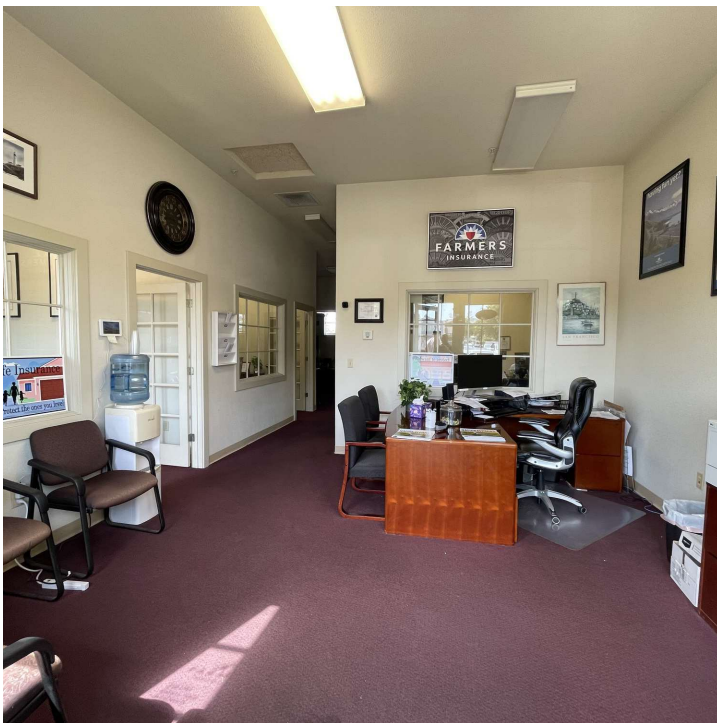
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CALDRE #01458995

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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ADDITIONAL PHOTOS



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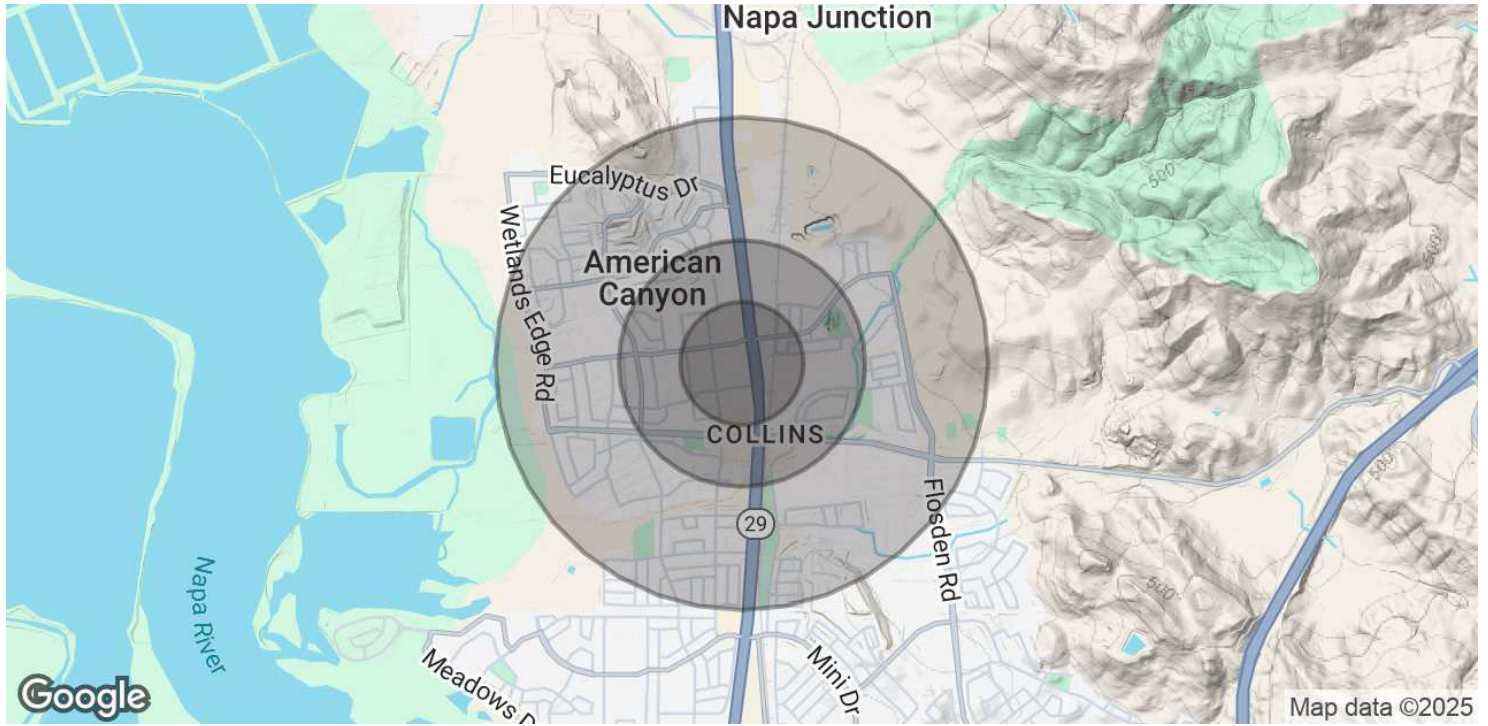
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,124	4,692	16,092
Average Age	35.8	36.5	36.6
Average Age (Male)	35.8	36.4	36.4
Average Age (Female)	34.6	36.1	36.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	277	1,223	4,256
# of Persons per HH	4.1	3.8	3.8
Average HH Income	\$144,644	\$135,119	\$121,853
Average House Value	\$577,174	\$509,473	\$466,988

2020 American Community Survey (ACS)



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