

±1,368 SF SPACE AVAILABLE

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PROGRESSIVE
REAL ESTATE PARTNERS

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Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

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PROPERTY OVERVIEW



HIGHLIGHTS

- **±1,368 SF space Available for Lease.**
- **Centrally Located Within the Tri-City Commercial Hub** – The center is strategically located at the “heart” of 1.7 million square feet of office and commercial space within a 0.5 miles radius (per CoStar), generating high traffic volumes that peak during the weekday lunch-hour.
- **Strong Retailer Activity** – Tri-City Corporate Centre is a highly sought-after location for retailers with neighboring tenants including: Home Depot, Costco, Sam’s Club, Best Buy, PetSmart, In-N-Out, Buffalo Wild Wings, BJ’s Restaurant & Brewhouse, and more.
- **Limited Competition** – Within the Tri-City Corporate Centre, smaller retail spaces are limited, resulting in less competition, a lower vacancy rate, and high desirability as retailers continue to seek out spaces in the 1,000 SF to 2,500 SF range.
- **Proximate to Interstate 10** – The westbound Waterman Avenue freeway exit directs traffic directly to the subject property, creating maximum repeat exposure to those commuting to work and to shoppers heading towards the Tri-City retailers.
- **Abundance of Parking** – This center has reciprocal parking with the surrounding buildings, offering an abundance of parking (±1,535 stalls).

SURROUNDED BY ±104,800 EMPLOYEES (15-MIN RADIUS)



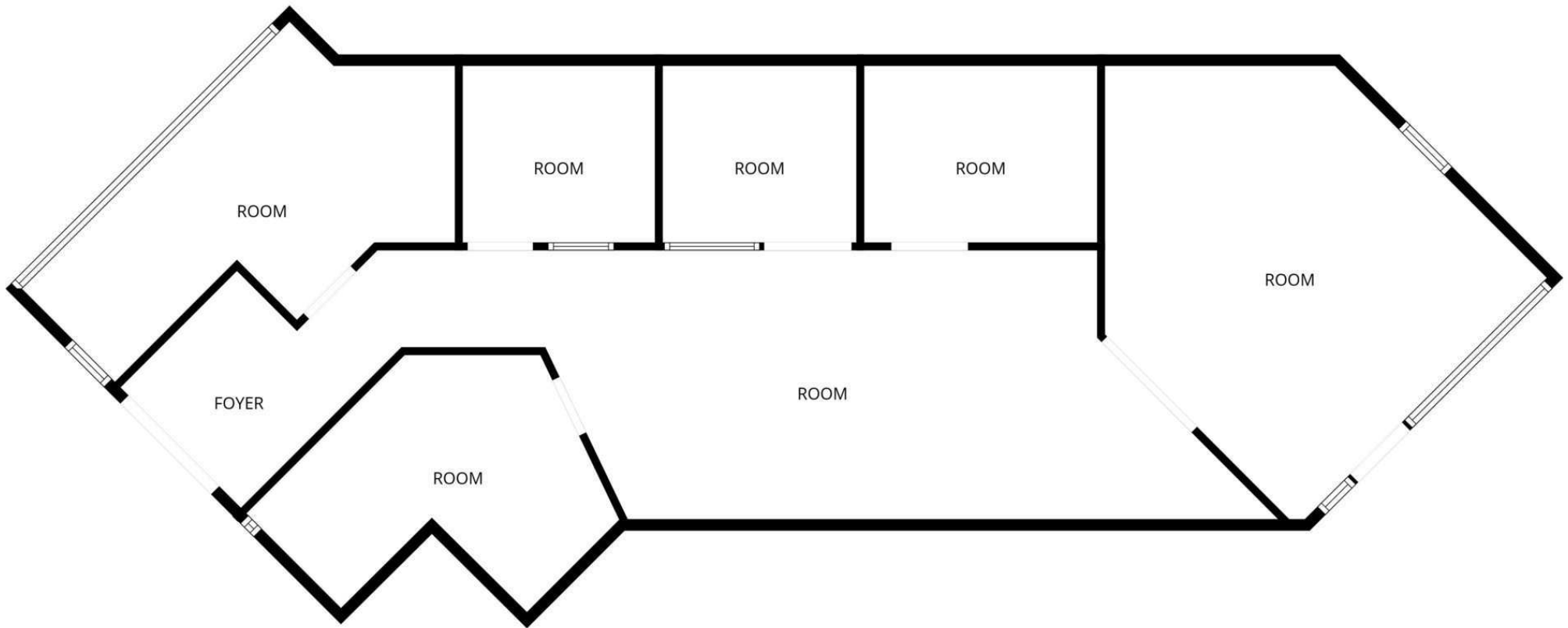
RETAILER MAP



SITE PLAN

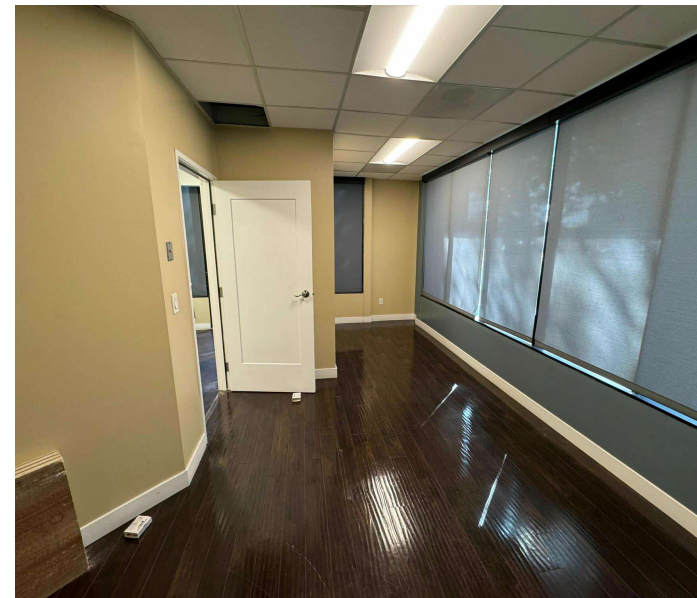
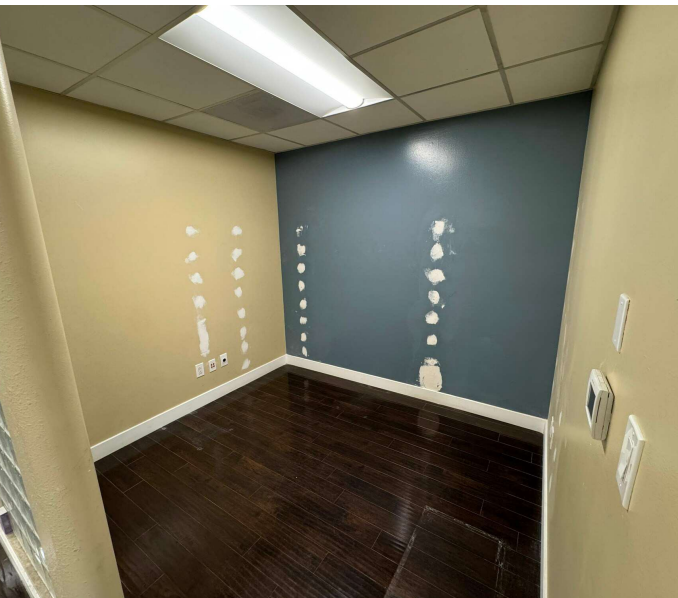


UNIT B3 - FLOOR PLAN



[Click Here for Video Tour](#)

INTERIOR PHOTOS - UNIT B3



ADDITIONAL PHOTOS



DEMOGRAPHICS

	5 Minutes	10 Minutes	15 Minutes
<u>POPULATION</u>			
2025 Total Population	12,650	84,347	263,735
2025 Median Age	33.4	32.8	31.8
2025 Total Households	4,064	27,066	79,571
2025 Average Household Size	3.1	3.0	3.3
<u>INCOME</u>			
2025 Average Household Income	\$95,155	\$90,019	\$91,729
2025 Median Household Income	\$79,617	\$74,247	\$75,096
2025 Per Capita Income	\$30,746	\$29,091	\$27,830
<u>BUSINESS SUMMARY</u>			
2025 Total Businesses	1,660	5,299	9,959
2025 Total Employees	18,512	61,662	104,806