



PROPERTY DESCRIPTION

Retail Units Available at the signalized intersection of Barrancas Ave & S Navy Blvd. These first floor retail units have been renovated to a white box state and include onsite parking available in front/side and rear of the property. Combined daily traffic counts for the intersection total an AADT of 51,500. 5 mile demographics include a Total Population of 93,144 with an Average House Hold Income of \$71,424

PROPERTY HIGHLIGHTS

SPACES	LEASE RATE	SPACE SIZE
4171 Barrancas Ave	\$18.00 SF/yr	2,550 SF
4163 Barrancas Ave	\$18.00 SF/yr	802 SF
4159 Barrancas Ave	\$18.00 SF/yr	1,000 SF
4157 Barrancas Ave.	\$18.00 SF/yr	1,912 SF
4151 Barrancas Ave	\$18.00 SF/yr	1,215 SF
4175 Barrancas Ave.	\$18.00 SF/yr	972 SF

OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (NNN)
NNN Rate:	\$2.50 SF/yr
Available SF:	802 - 2,550 SF
Lot Size:	22,102 SF
Building Size:	10,195 SF
Zoning	COM
Property Type	Retail
Traffic Count	51,500

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	1,992	14,942	36,719
Total Population	4,474	38,081	93,144
Average HH Income	\$72,067	\$68,311	\$71,424

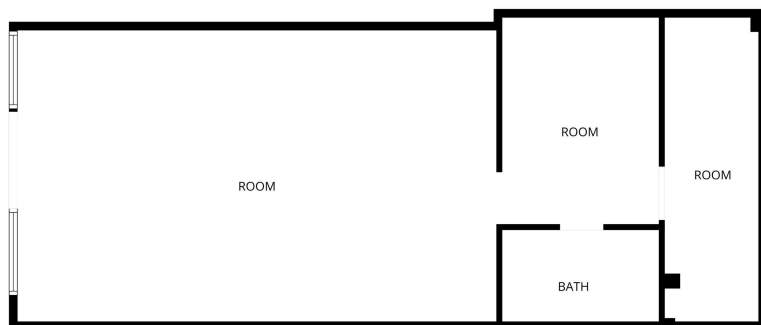


LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	802 - 2,550 SF	Lease Rate:	\$18 SF/yr

AVAILABLE SPACES

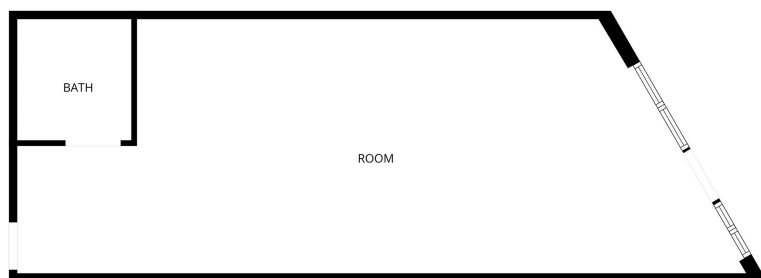
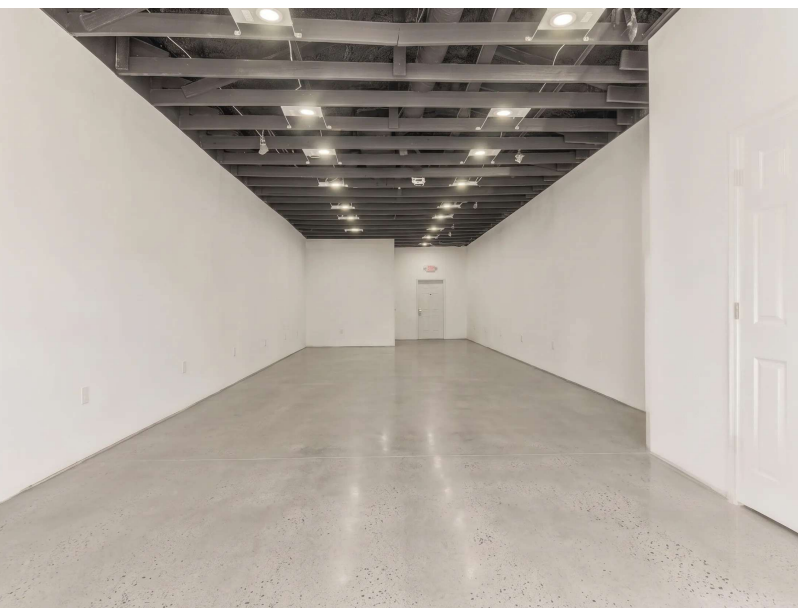
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4171 Barrancas Ave	Available	2,550 SF	NNN	\$18.00 SF/yr	-
4163 Barrancas Ave	Available	802 SF	NNN	\$18.00 SF/yr	-
4159 Barrancas Ave	Available	1,000 SF	NNN	\$18.00 SF/yr	-
4157 Barrancas Ave.	Available	1,912 SF	NNN	\$18.00 SF/yr	-
4151 Barrancas Ave	Available	1,215 SF	NNN	\$18.00 SF/yr	-
4175 Barrancas Ave.	Available	972 SF	NNN	\$18.00 SF/yr	-



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

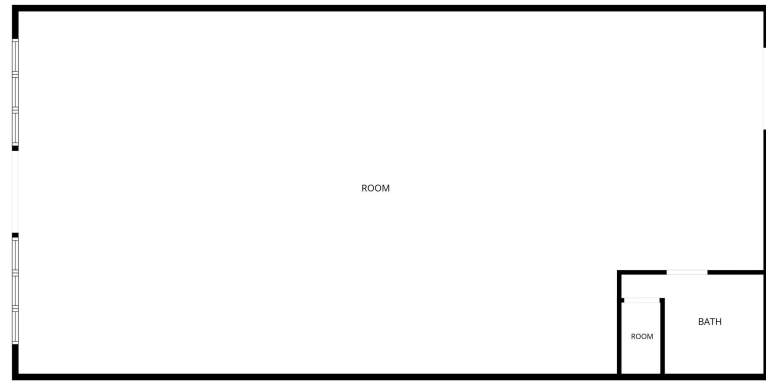
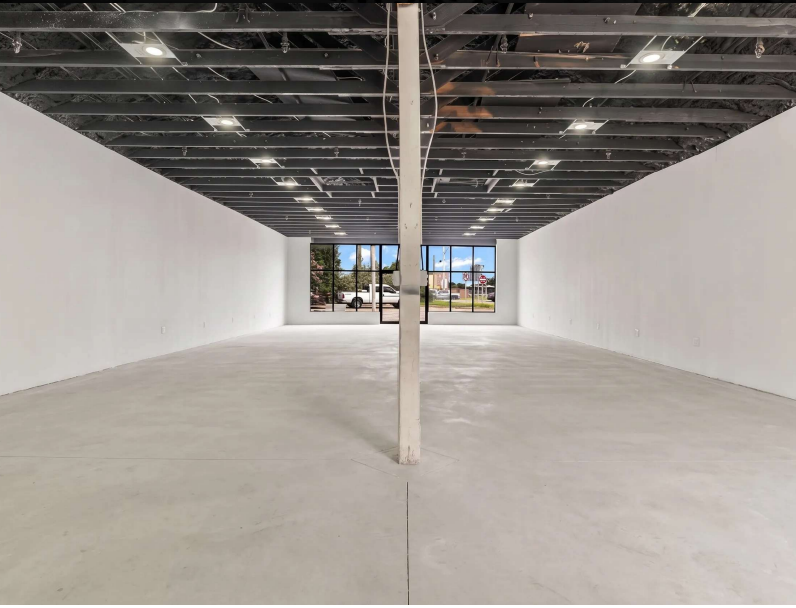


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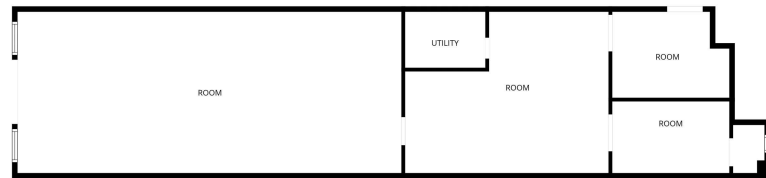


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ADDITIONAL PHOTOS

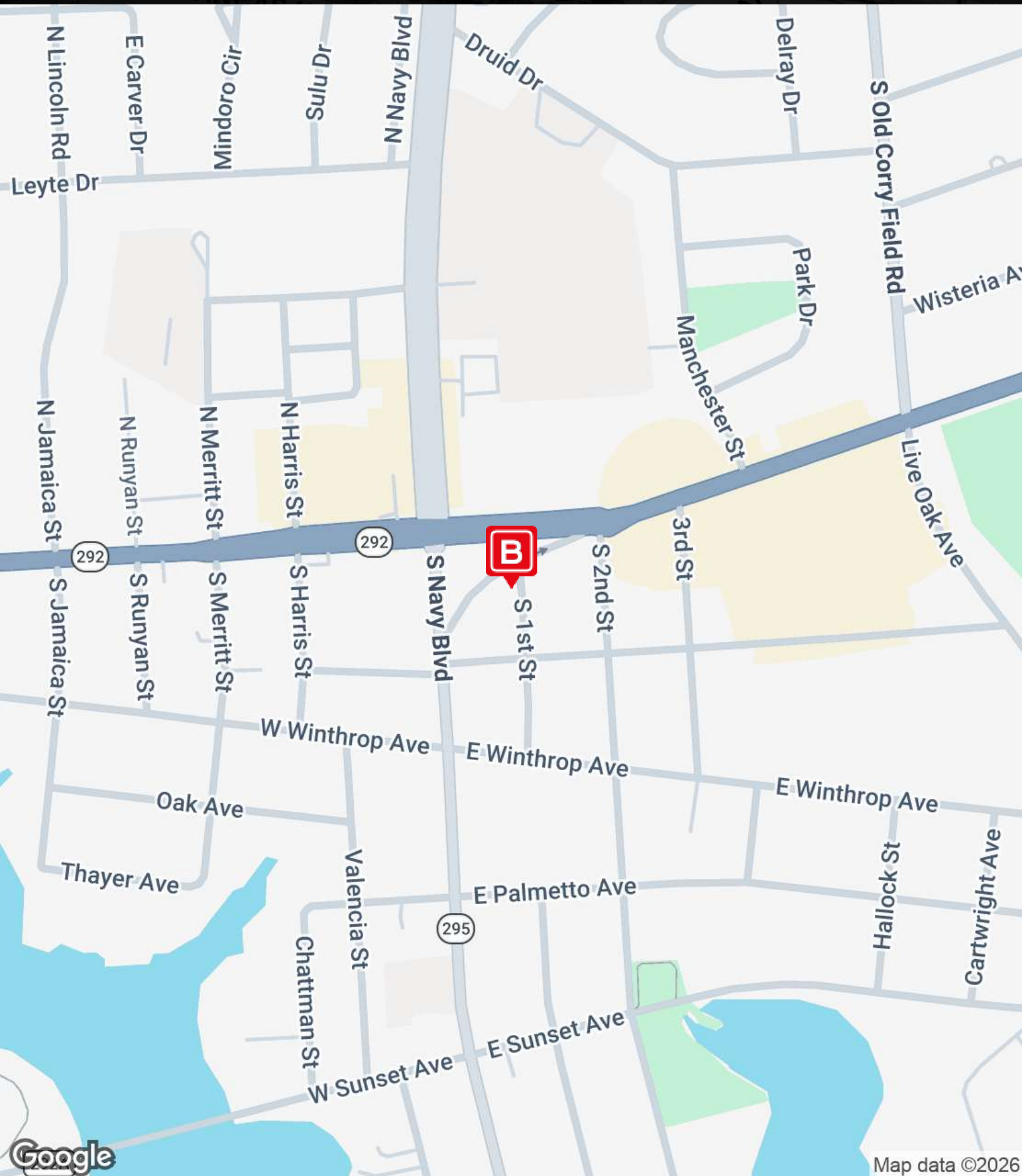


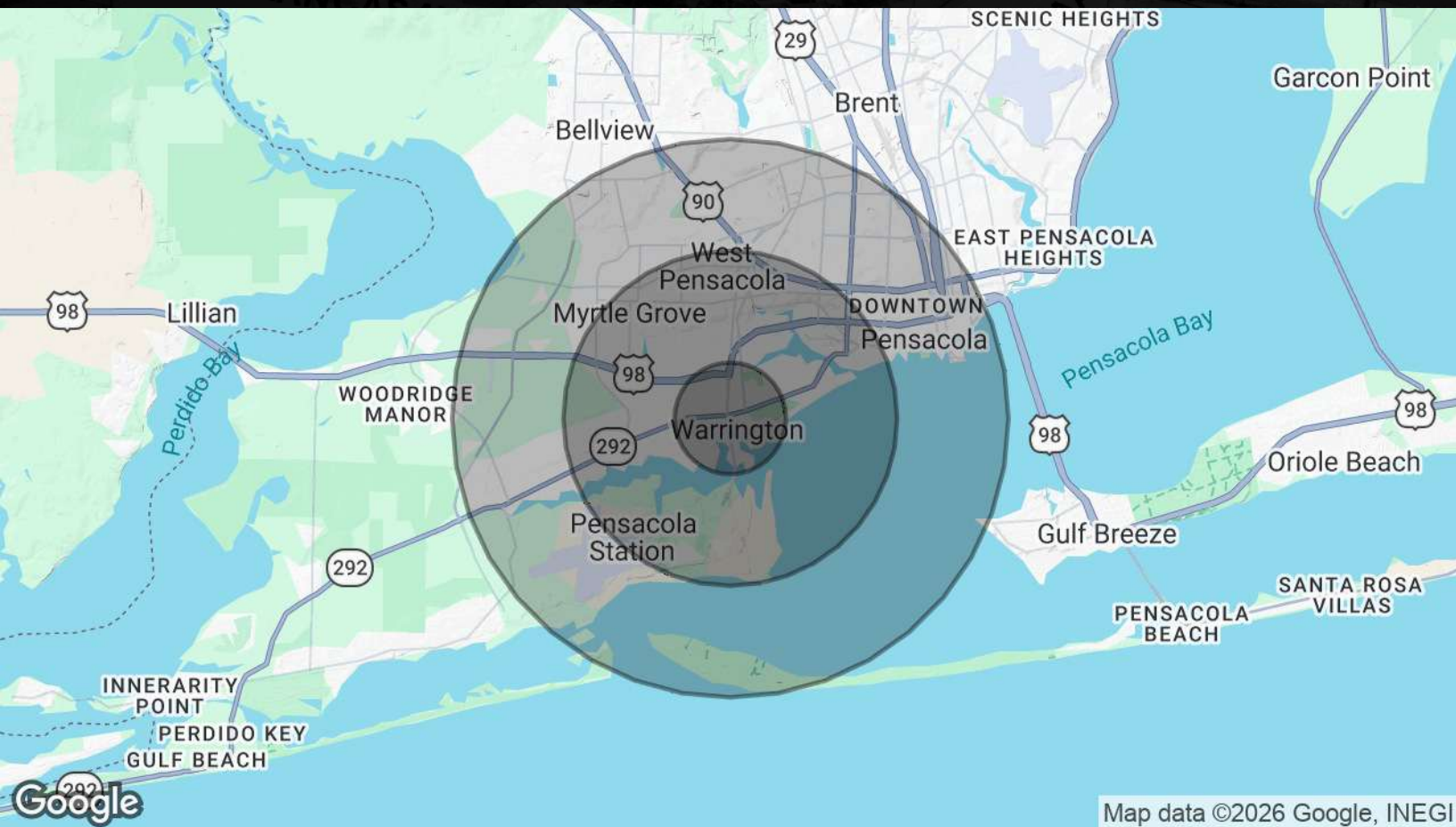
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,474	38,081	93,144
Average Age	39.3	37.2	37.4
Average Age (Male)	36.3	35.7	35.6
Average Age (Female)	41.0	38.9	39.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,992	14,942	36,719
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$72,067	\$68,311	\$71,424
Average House Value	\$197,801	\$179,289	\$221,939

2023 American Community Survey (ACS)