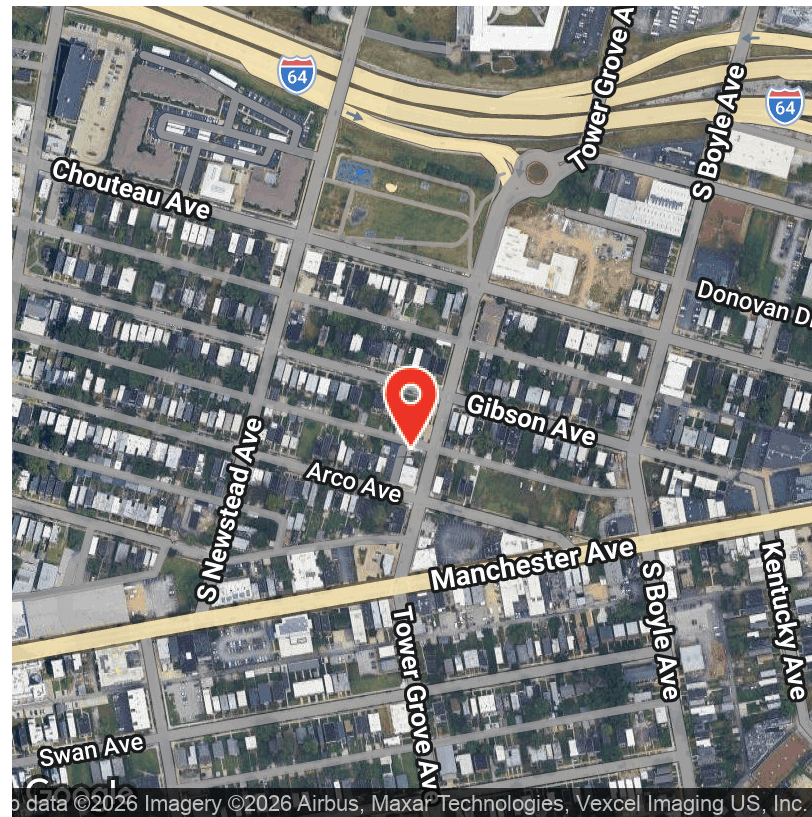




**OFFERING SUMMARY**

Lease Rate:	Call Brokers for Details
Number of Spaces:	2
Available SF:	1,000 - 2,200 SF
Lot Size:	12,651 SF
Building Size:	5,272 SF
Floor Plan/Layout:	Divisible into +/- 1,000 SF, 1,200 SF or 2,200 SF
Location:	The Grove - dense mix of restaurants, bars, retailers & residential developments
Uses:	Former salon, suitable for retail, salon, spa, medical aesthetics, office, or service oriented uses
Parking:	12 - Off-Street Spaces
Occupancy:	Immediate



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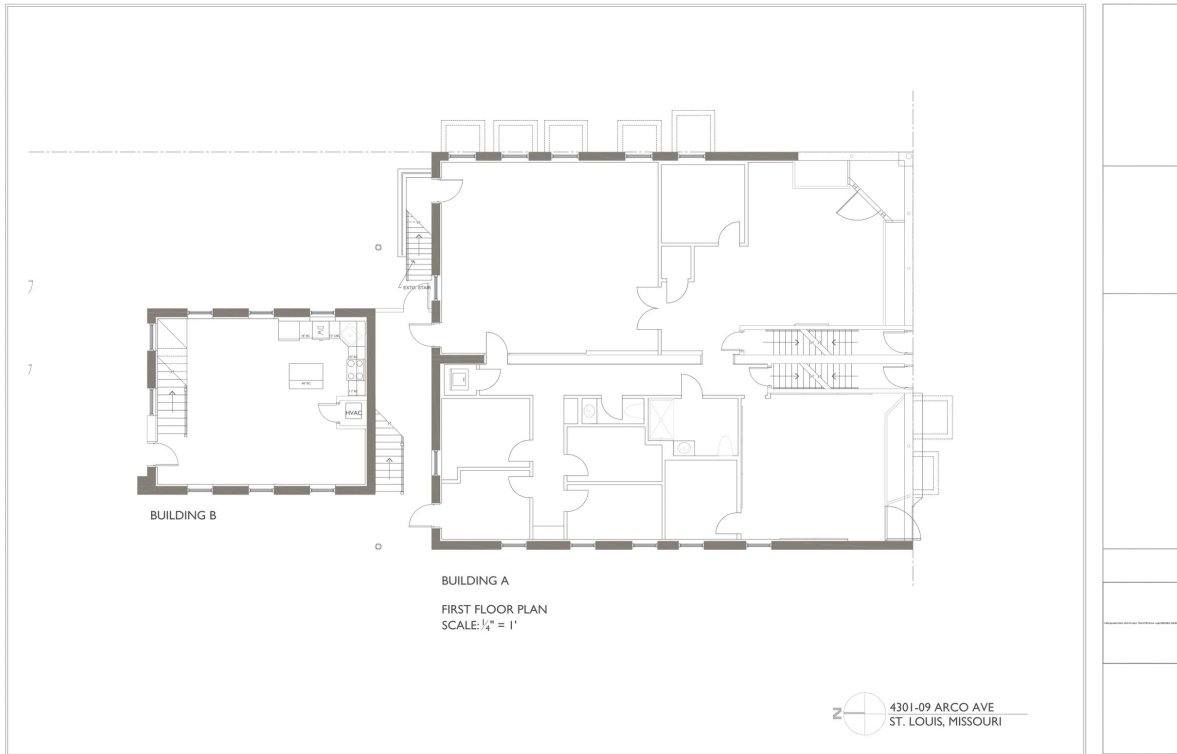
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**LEASE INFORMATION**

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,000 - 2,200 SF	Lease Rate:	Call Brokers

**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4301 Arco Ave	Available	2,200 SF	NNN	Call Brokers	Can be subdivided into 1,000 & 1,200 SF spaces or the entire suite is available at 2,200 SF. Excellent street level retail, currently set up for a salon. Off-Street Parking Available.
4301 Arco Ave - Suite 2	Available	1,000 SF	NNN	Call Brokers	Multiple private offices in the rear, ideal for small office user with retail presence.
4301 Arco Ave - Suite 3	Available	1,200 SF	NNN	Call Brokers	Can be subdivided into 1,000 & 1,200 SF spaces or the entire suite is available at 2,200 SF. Excellent street level retail, currently set up for a salon. Off-Street Parking Available.



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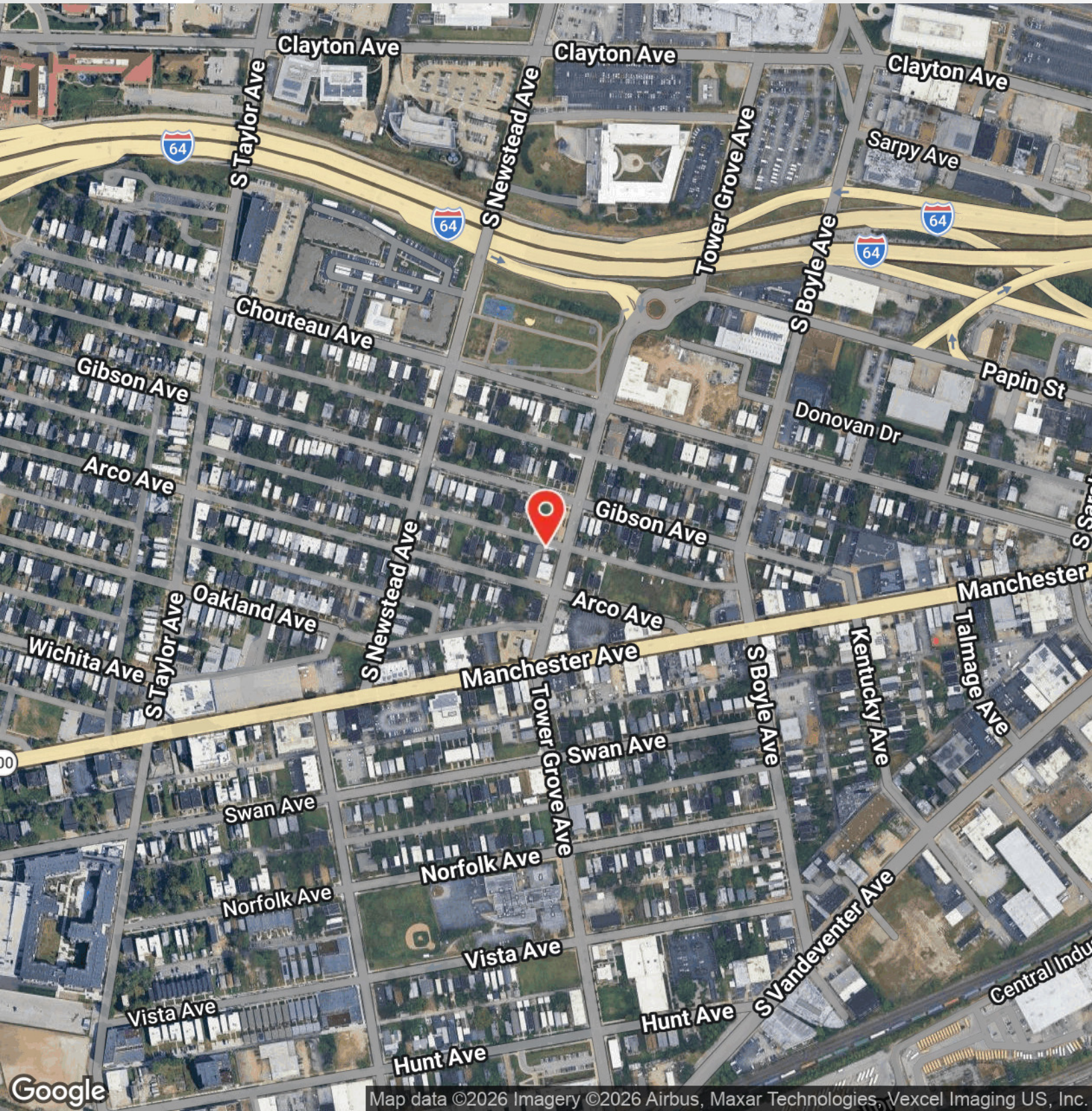
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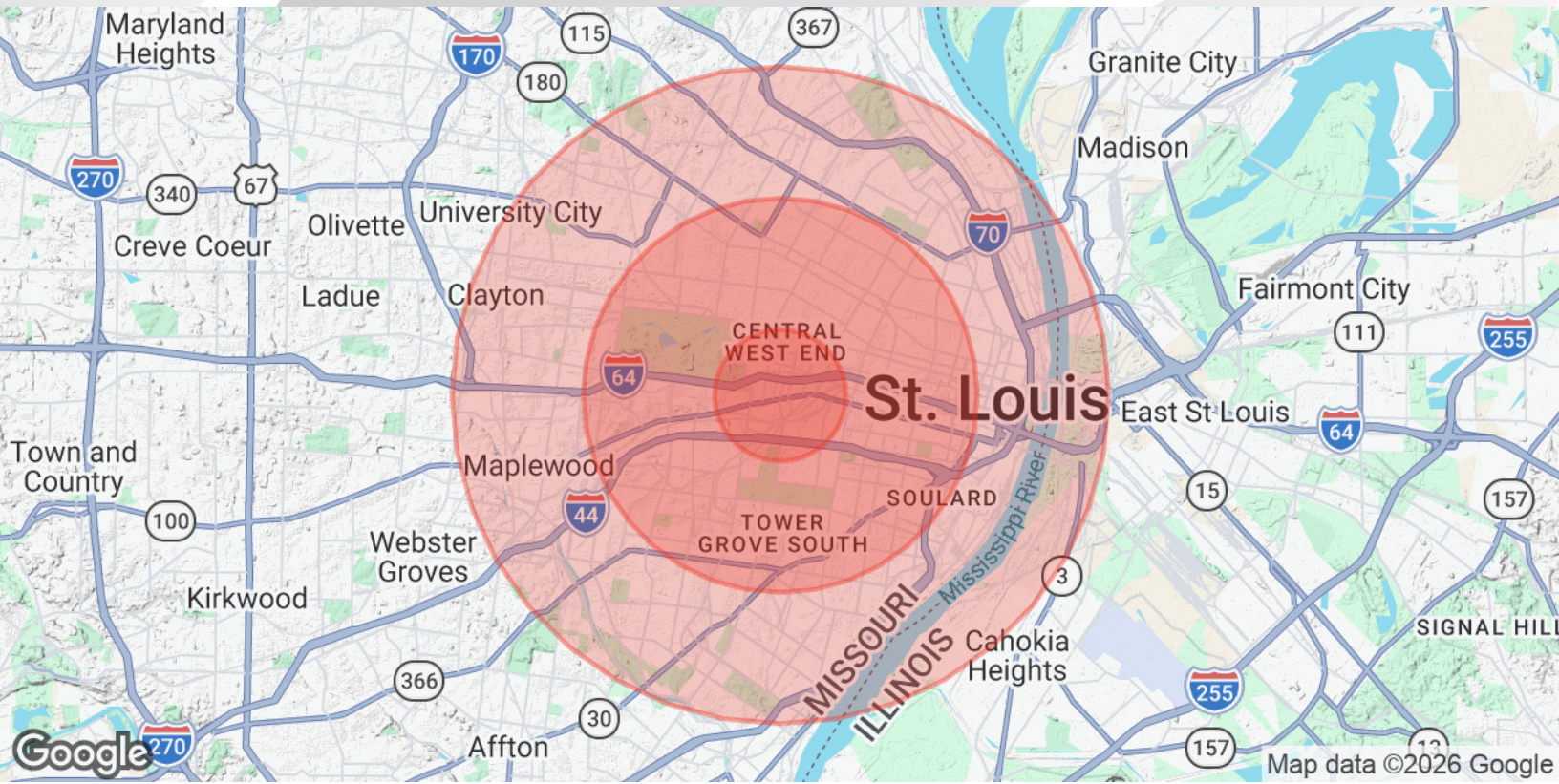
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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	15,873	158,557	349,467
Average Age	34.1	36.8	37.3
Average Age (Male)	35.3	36.4	36.8
Average Age (Female)	35.3	37.6	38.3

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	8,844	79,726	169,698
# of Persons per HH	1.8	2.0	2.1
Average HH Income	\$99,124	\$85,678	\$88,650
Average House Value	\$388,076	\$255,451	\$263,642

2023 American Community Survey (ACS)



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