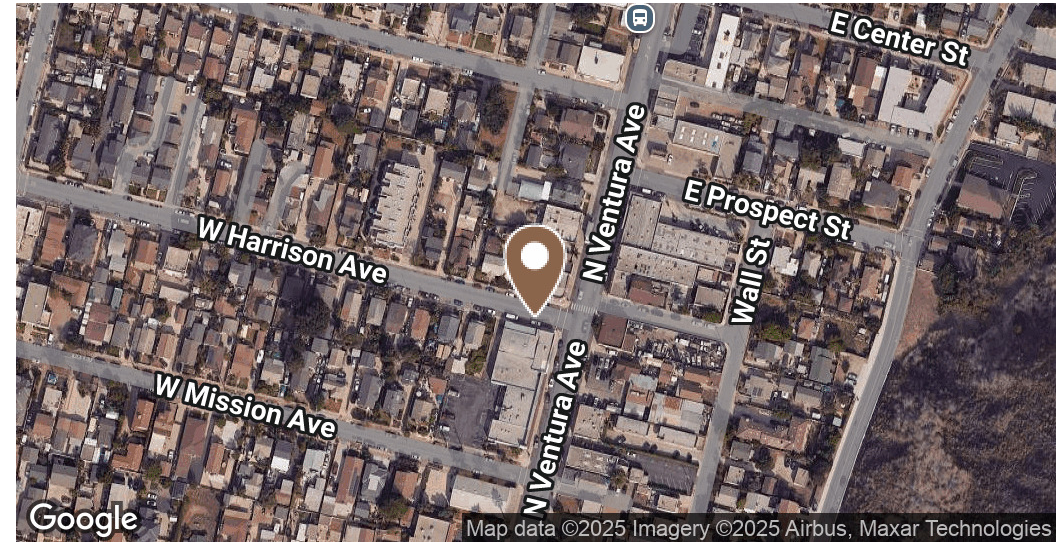




PROPERTY DESCRIPTION

Rare corner retail or restaurant space available for lease with rear parking area and nice exposure in high traffic zone. Join the numerous Westside restaurants, galleries, shops and offices. Space features corner unit, exposed bow truss ceiling, existing grease trap, new roof recently installed, 21 shared onsite parking spaces, new ADA ramp entry in process.

CONTACT INFO

To find out more, or to setup a tour, please contact:

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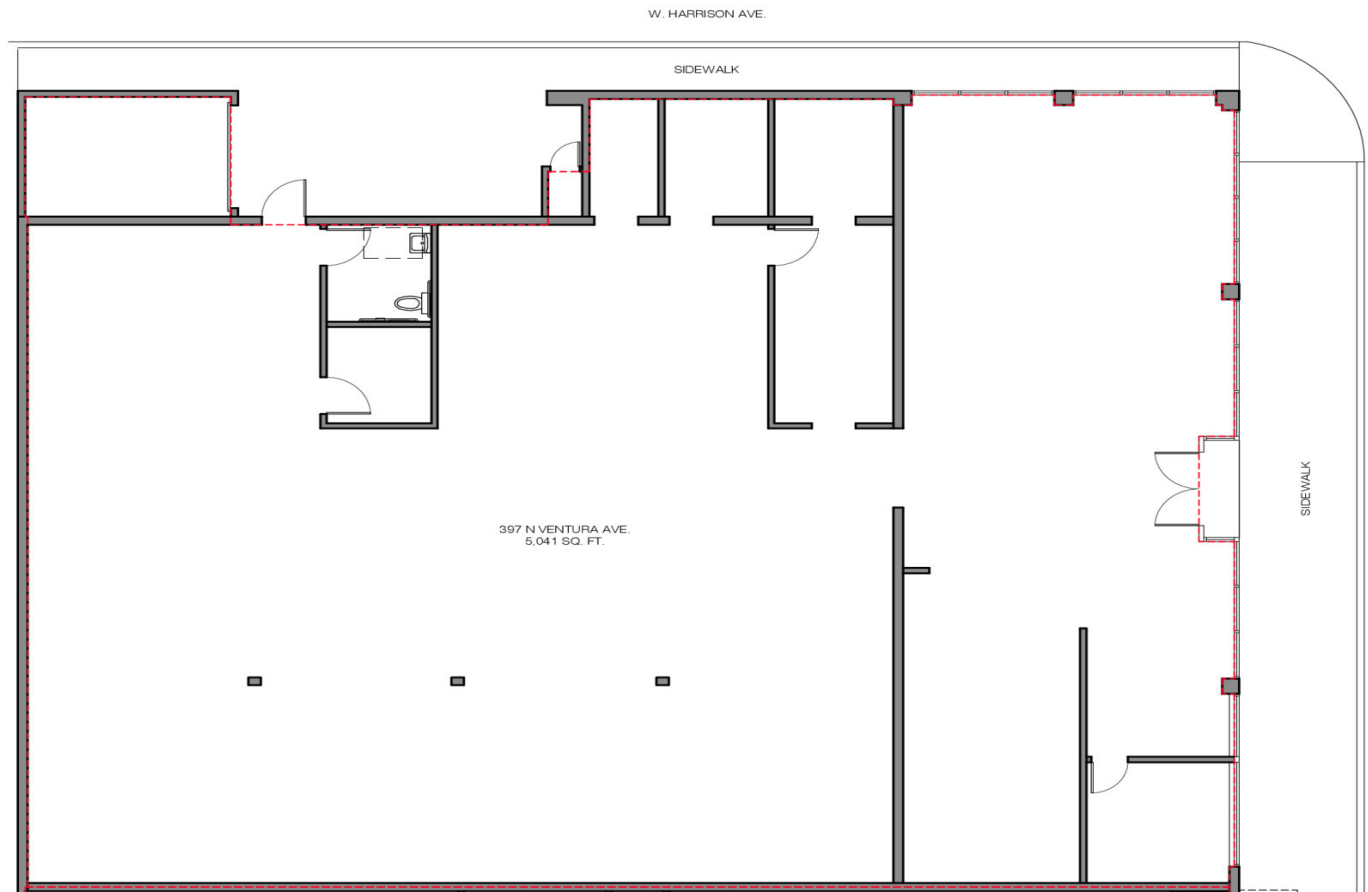
jbecker@beckergroup.com

CA DRE #01213236

OFFERING SUMMARY

Lease Rate:	\$1.65 SF/month (NNN)
NNN Estimate Value:	\$0.45 psf
Available SF:	5,041 SF
Building Size:	11,608 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,033	2,472	5,020
Total Population	2,917	7,155	13,592
Average HH Income	\$75,644	\$75,266	\$80,254



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