



ECONOMIC DATA

Lease Rate: \$5,450.00 per month (MG)

LISTING DATA

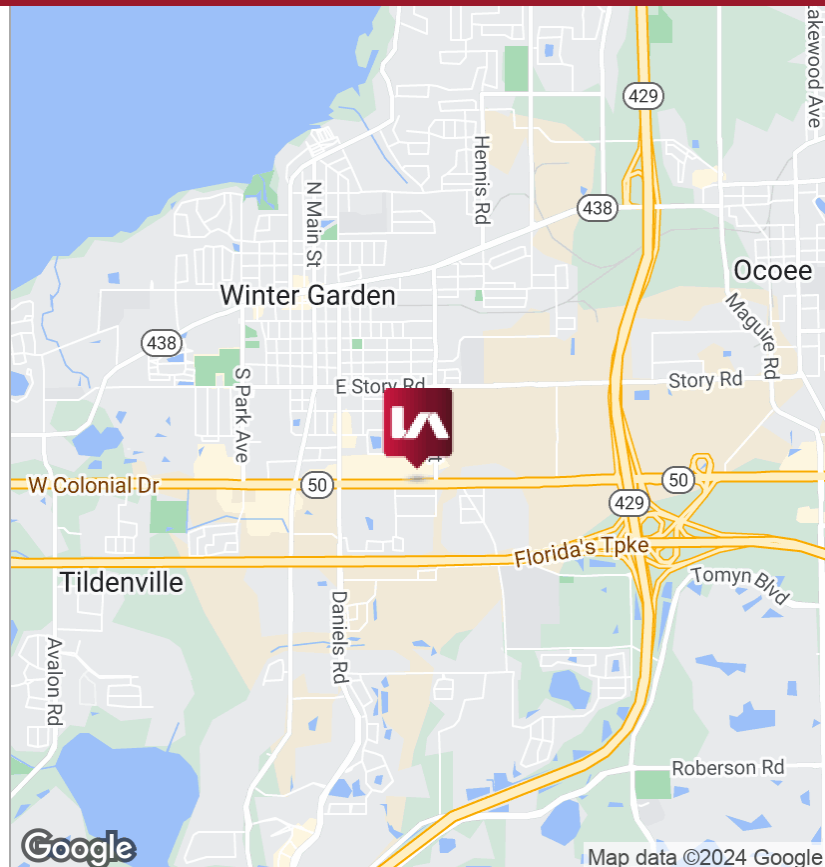
Size: 2,600 SF

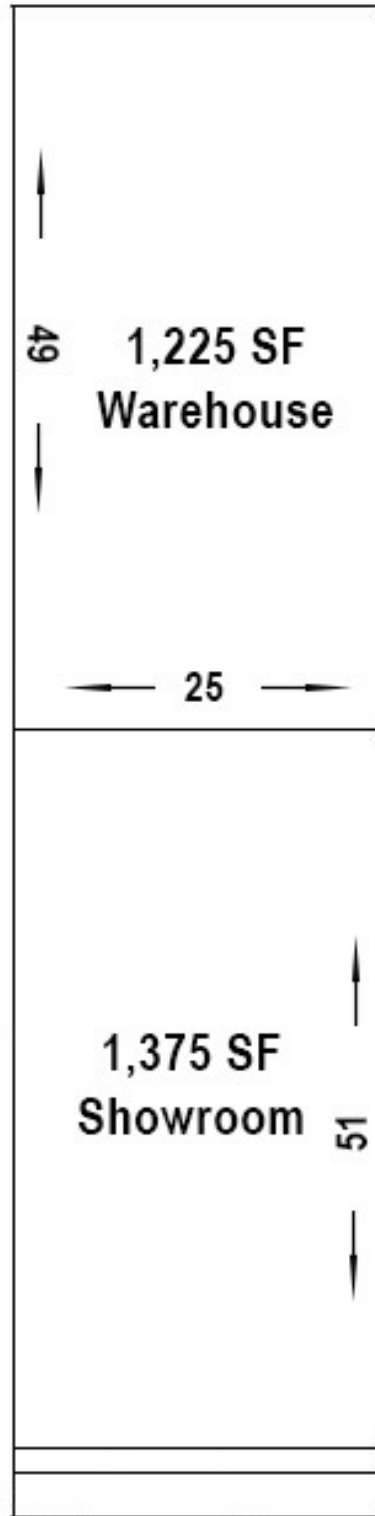
Zoning: C-3 - Unincorporated Orange County

Year Built: 1950 - Renovated 2023

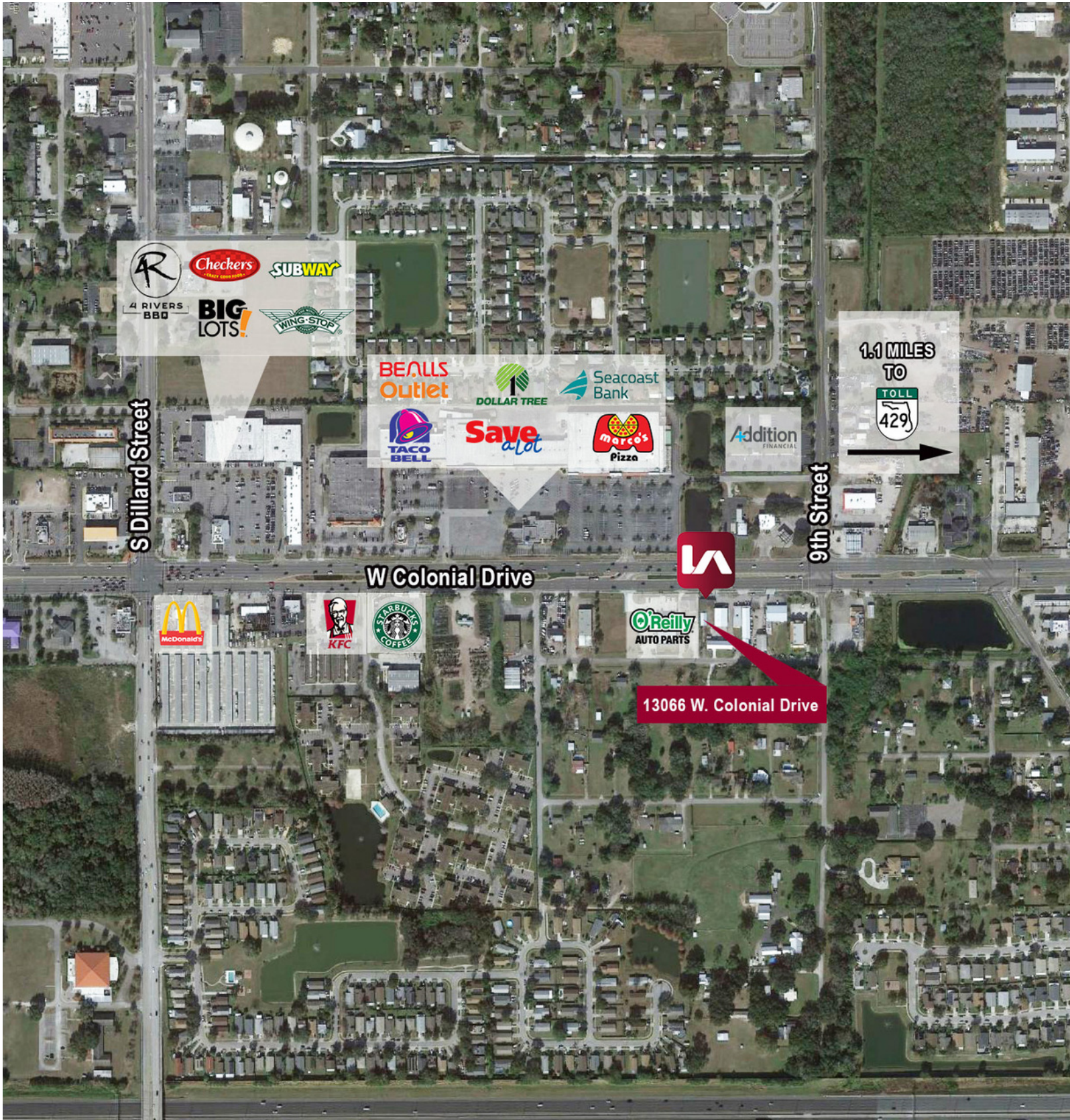
Location: With direct frontage on the south side of Highway 50 just west of 9th St, this suite is adjacent to Clark Tire and offers high visibility, ease of ingress/egress and signage potential in a heavily traveled commercial corridor.

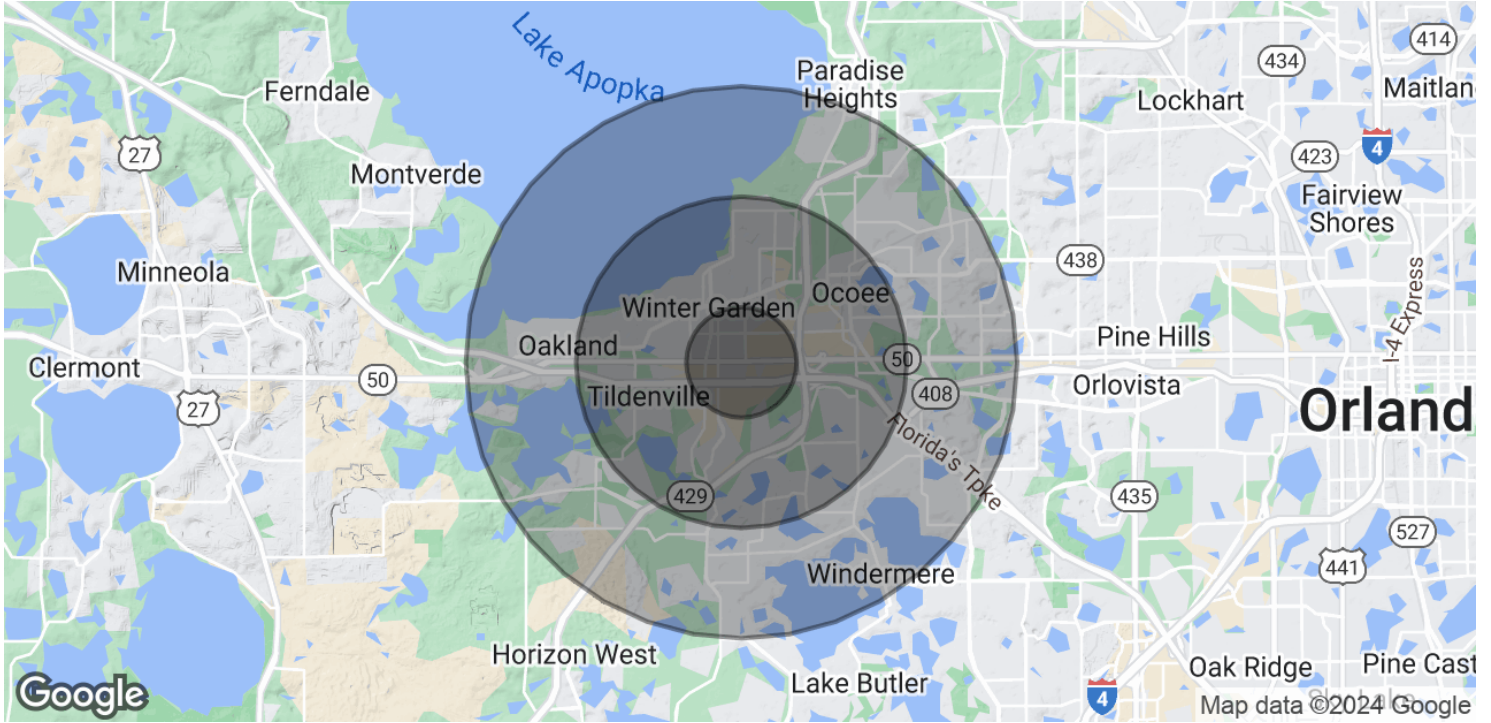
Comments: Newly renovated industrial style commercial space available for immediate occupancy. New roof, HVAC, interior paint, LED lighting and bathroom installed. Completely open layout in the front offering new large glass windows and entry door with 1,225 SF of rear grade level warehouse with a 12ft door for loading and fenced yard.











POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,253	54,577	126,182
Average Age	40.1	40.7	38.7
Average Age (Male)	38.5	38.8	37.8
Average Age (Female)	37.9	41.2	38.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,030	20,526	44,408
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$56,754	\$88,019	\$98,052
Average House Value	\$150,218	\$292,387	\$331,061

* Demographic data derived from 2020 ACS - US Census