



ECONOMIC DATA

Lease Rate: \$1,785.00 per month (MG)

LISTING DATA

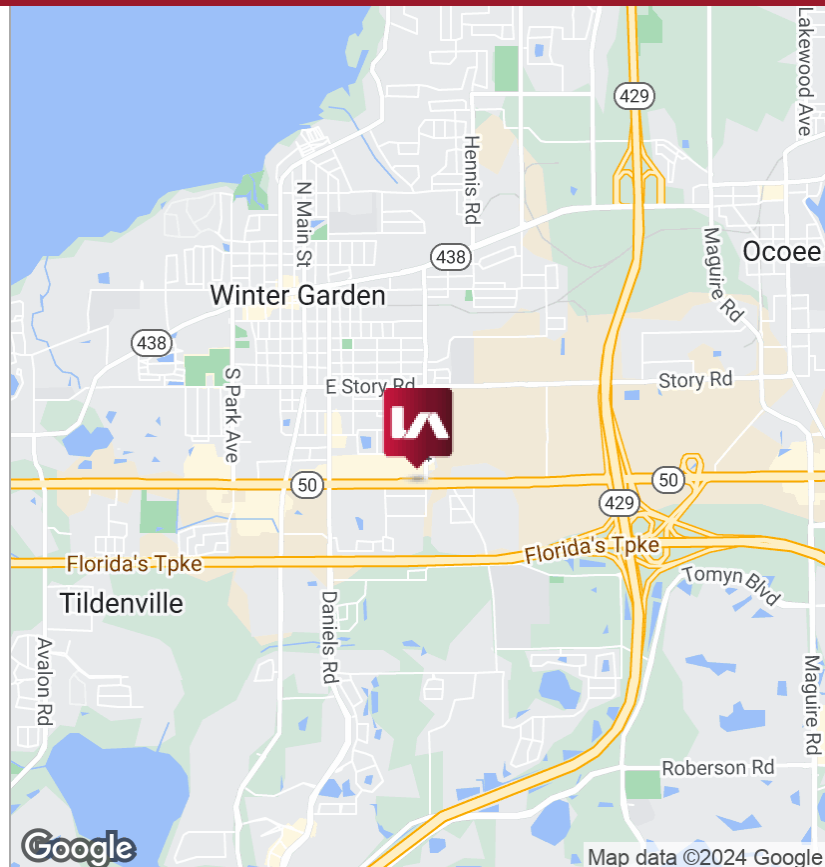
Size: 1,020 SF

Zoning: C-3 - Unincorporated Orange County

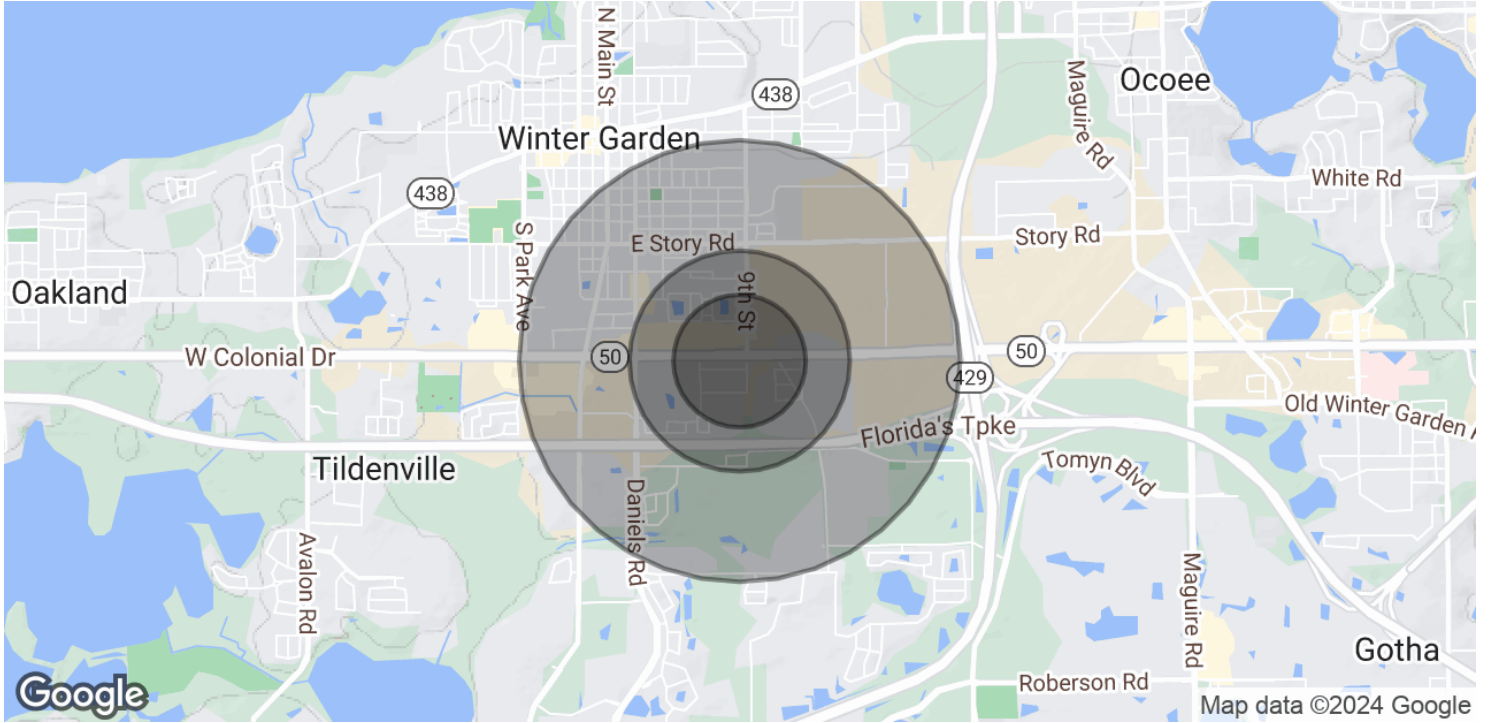
Year Built: 1961 - Renovated 2024

Location: With direct frontage on the south side of Highway 50 just west of 9th St, this suite 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, insulation and bathroom fixtures installed. Completely open layout offering large glass windows and entry door.







POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	624	2,078	7,067
Average Age	39	39	39
Average Age (Male)	37	37	38
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	226	737	2,477
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$68,365	\$71,819	\$88,222
Average House Value	\$330,648	\$336,824	\$362,894

* Demographic data derived from 2020 ACS - US Census