



AVAILABLE FOR LEASE

Suite 11 | 1,200sf | \$24.00psf/Yr.: NNN

- Advertising anchored retail center with national, regional and local tenant mix.
- High customer traffic. Great visibility on busy Canyon Rd. with easy access to SR 512.
- Current Tenants: Albertsons, Dollar Tree, Papa Murphy's, Subway, H & B Book, H&B Motors, M&B Plus, O'Reilly Auto, Edward Jones, Dry-Cleaners, Cigar Store, Taco Del Mar.
- Traffic Counts: 35,000 VPD
- Signaled entrance off Canyon Rd. E.



Listing Broker:

Lara Phanner

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Demographics	1 mi. R	3 mi. R	5 mi. R
2018 Population:	7,013	32,706	202,776
2018 Average Household Income:	\$75,342	\$64,430	\$74,094