

# 60 FREEWAY / MISSION BOULEVARD



## OFFERING SUMMARY

Lease Rate:

N/A

Building Size:

4,000 SF

## PROPERTY OVERVIEW

successful freeway adjacent retail location at refueling/snack and quick service food stop anchored by circle-k 76 fuel on the west and and carl's jr. with drive thru on the east. adjacent tenants are smoke shop and hawaiian bbq. other tenants include tacos, pizza, chinese, donuts/ice cream, and subway. We follow mandated face covering and social distancing requirements.

## PROPERTY HIGHLIGHTS

- high volume center
- major refueling stop
- many uses possible
- 157,000 Avg Daily Traffic (60 freeway, 2016)

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# RETAIL OPPORTUNITY



tenants to west



circle K - 76 fuel



site plan

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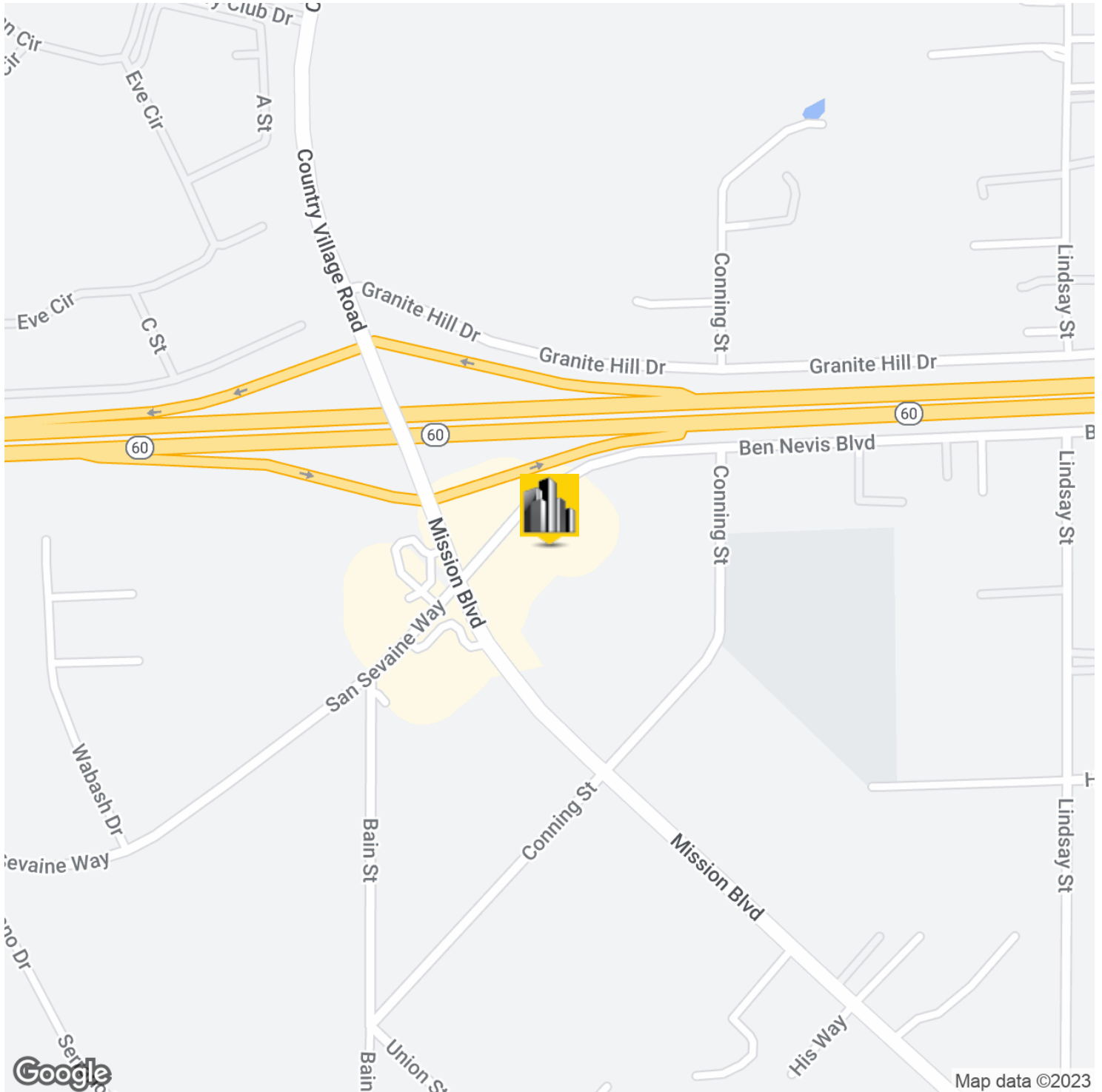
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# FREEWAY ADJACENT



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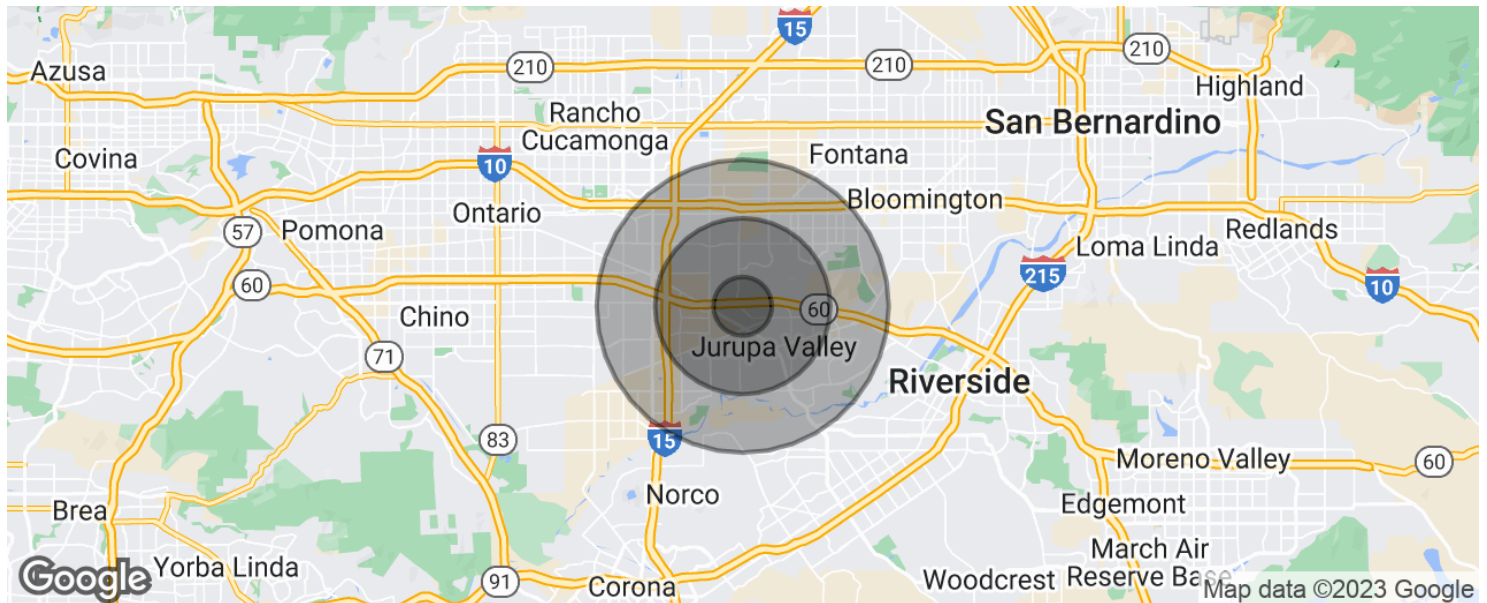
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,237	71,963	168,741
Median age	36.1	31.4	30.8
Median age (Male)	36.0	31.0	30.0
Median age (Female)	37.2	31.7	31.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,135	19,597	44,539
# of persons per HH	2.9	3.7	3.8
Average HH income	\$48,808	\$68,959	\$75,413
Average house value	\$394,359	\$378,299	\$389,978
* Demographic data derived from 2020 ACS - US Census			

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