

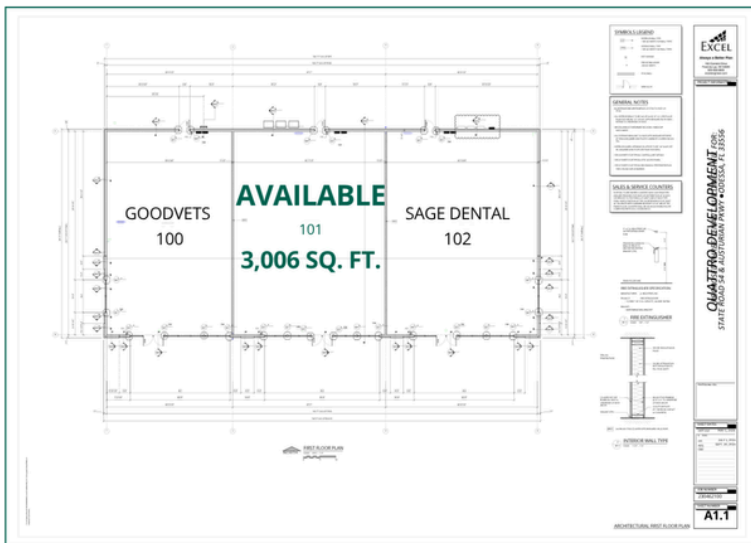


DEMOGRAPHICS

| | 1 mile | 3 mile | 5 mile |
|--------------------|-----------|-----------|-----------|
| Population Average | 7,918 | 34,563 | 85,884 |
| HH Income Est. | \$177,416 | \$168,431 | \$169,995 |
| Total Employees | 727 | 7,896 | 18,724 |
| Est. Median Age | 35.6 | 38.5 | 39.9 |
| Households | 2,898 | 12,900 | 32,283 |

PROJECT/MARKET HIGHLIGHTS

- ± 3,006 sq.ft. available
- Brand new construction, 3 unit retail building
- Completed November 2025
- Adjacent to the newly constructed Circle K and future retail/restaurant site
- Located at the signalized entrance to Asturia- a new mixed-use, multi-family development with 1,000+ houses/units built and over 750K sq.ft. of office, retail and multi-family under development
- Excellent visibility from SR-54 (50,000 AADT)



FOR MORE INFORMATION CONTACT:

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FOR LEASE

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