



DEMOGRAPHICS

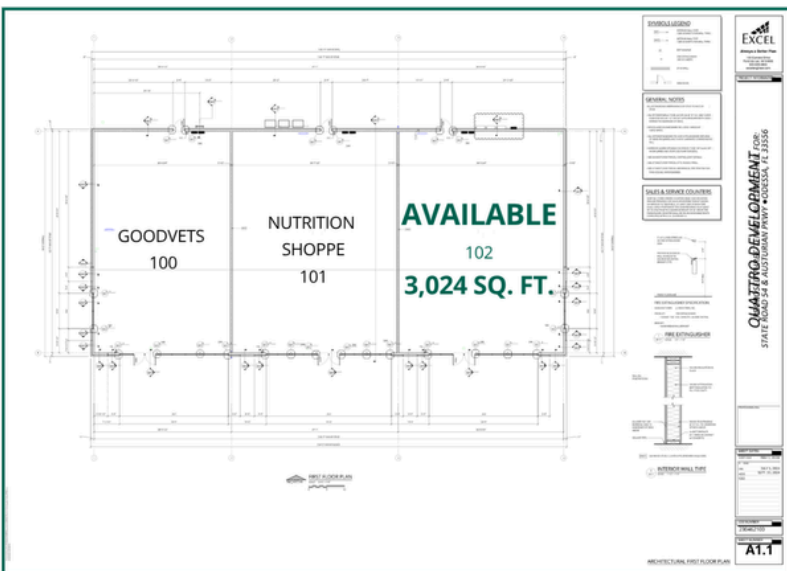
	1 mile	3 mile	5 mile
Population Average	7,918	34,563	85,884
HH Income Est.	\$177,416	\$168,431	\$169,995
Total Employees	727	7,896	18,724
Est. Median Age	35.6	38.5	39.9
Households	2,898	12,900	32,283

PROJECT/MARKET HIGHLIGHTS

- ± 3,024 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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