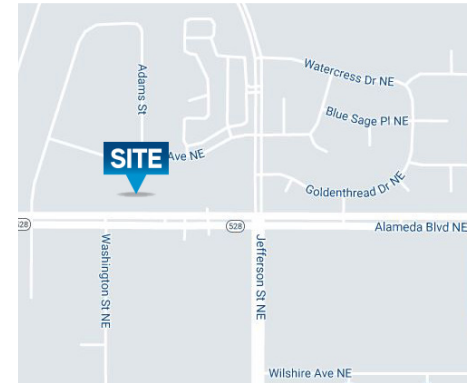


4545 Alameda Blvd

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Details

- > Lease Rate: \$18.00 / SF
- > NNN: \$3.95 / SF
- > Available Space: +/- 1,310 SF
- > Zoning: NR-BP

Property Features

- > Located in the growing Alameda Blvd retail corridor
- > Strong traffic counts with over 30,700 VPD
- > Located near Balloon Fiesta Park, which attracts over 200,000 visitors annually
- > Full access intersection

Area Tenants



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Trade Area Aerial

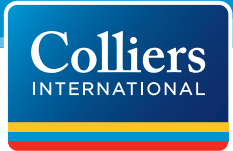
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Intersection Aerial

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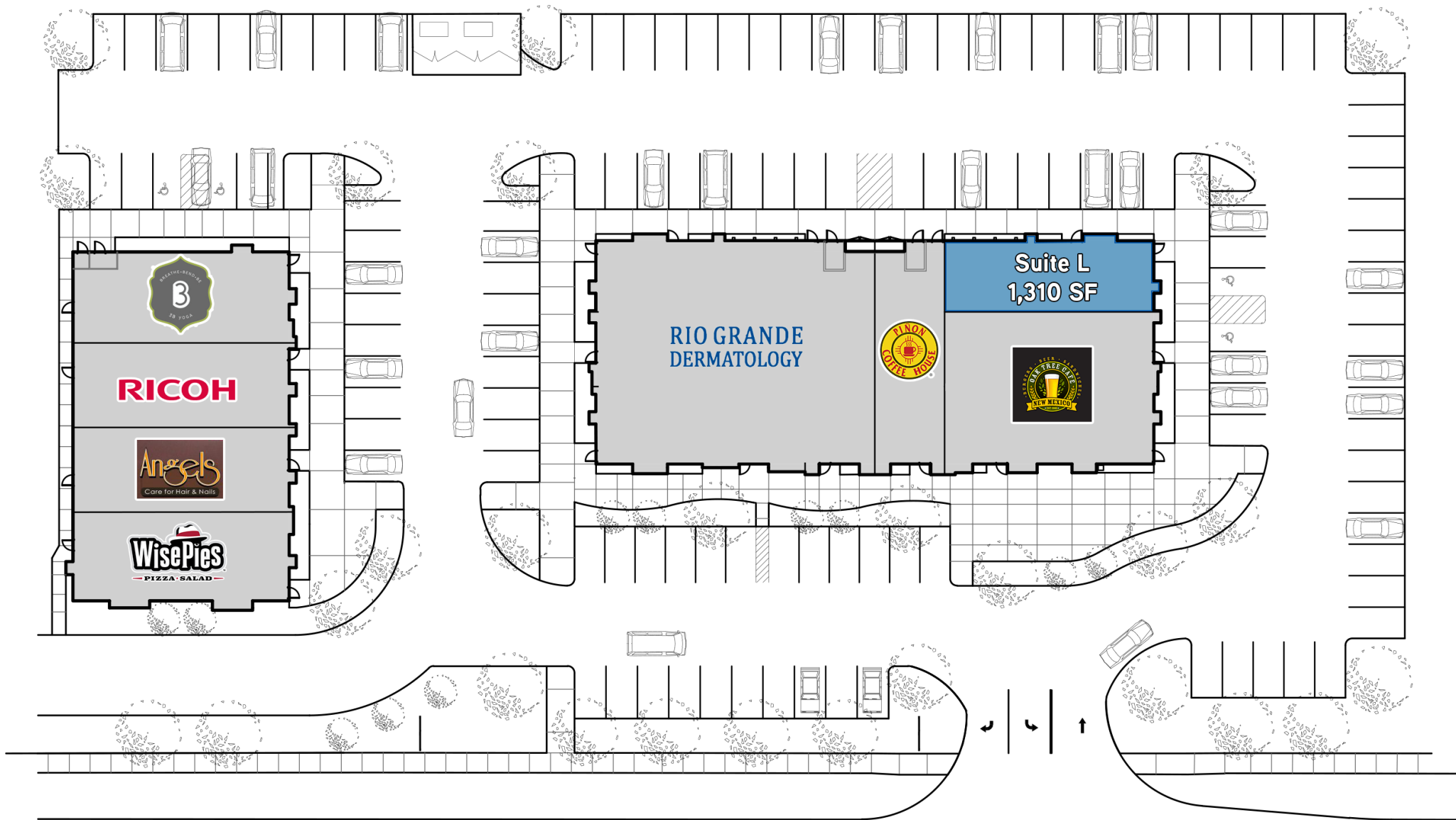


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Site Plan

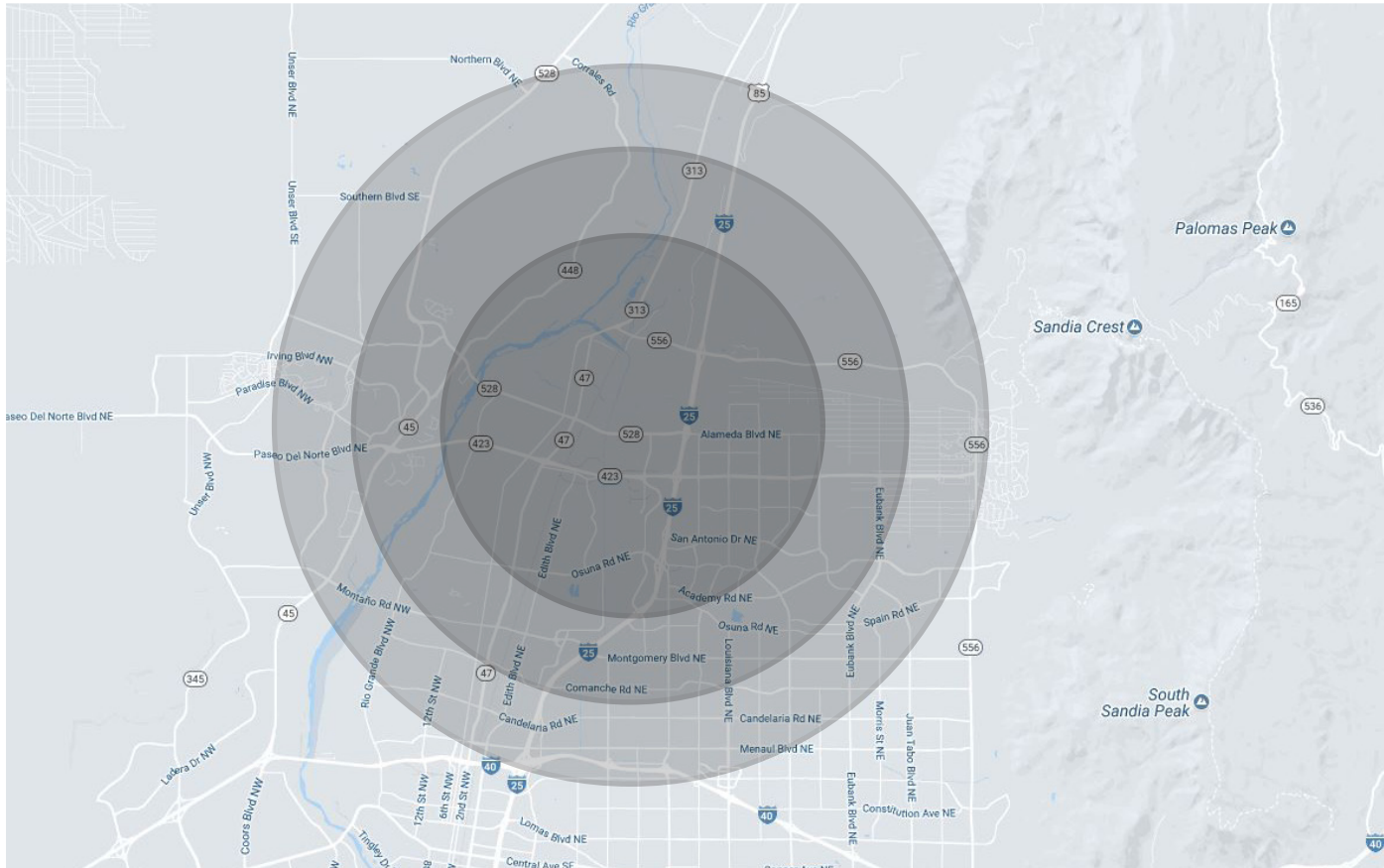
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Demographics

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Demographics

	1-Mile	3-Mile	5-Mile
Total Population	2,478	49,695	164,746
Total Households	1,085	20,683	70,525
Average HH Income	\$47,270	\$80,726	\$78,487
Median HH Income	\$33,023	\$59,323	\$55,567

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