

CONTACT

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HIGHLIGHTS

Located in proven retail corridor.

On site work complete; ingress / egress curb cuts.

Multiple entry points.

Zoned for Corridor Mixed Use.

High traffic counts



LOT SIZE: 0.90 AC +/-

\$542,000 **SALE PRICE:**

PARCEL NO: APN 45201.0132

ZONING: CMU, Corridor Mixed Use

Available **UTILITIES:**



ZONING: CORRIDOR MIXED USE

TOK

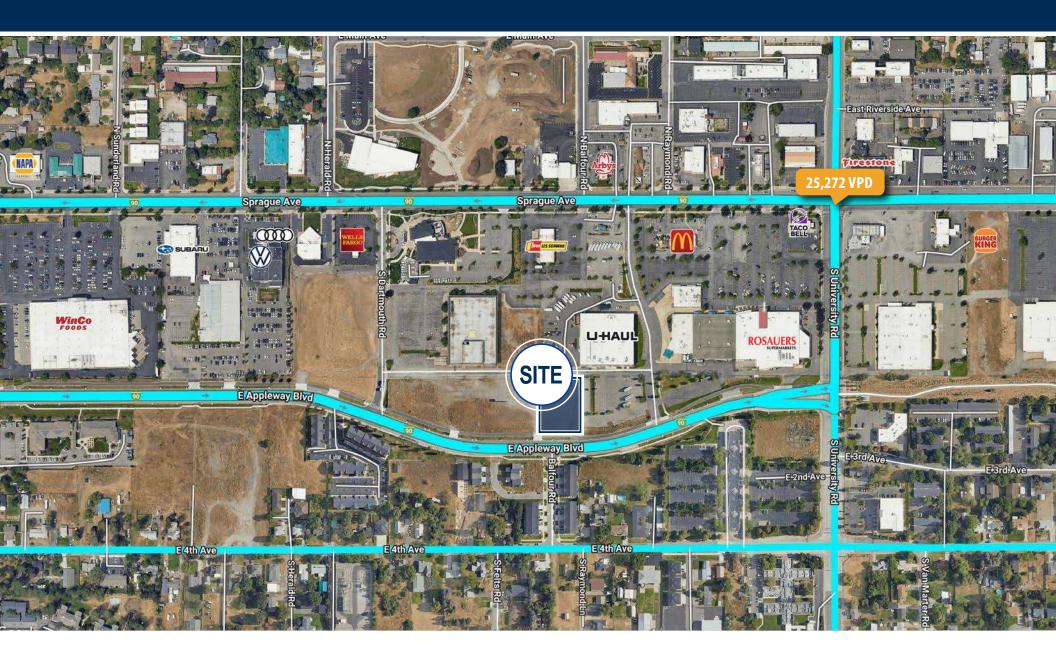
Corridor Mixed-Use (CMU) allows for light manufacturing, retail, multifamily, and offices along major transportation corridors. CMU recognizes the historical low-intensity, auto-dependent development pattern. It is primarily used along Sprague Avenue, and the north-south arterials.







SURROUNDED BY RETAIL SYNERGY



1 MILE RADIUS







3 MILE RADIUS









\$242.07M

AVG. HOUSEHOLD INC. **\$81,786**

77,625

TOTAL RETAIL EXPENDITURE \$1.52B

5 MILE RADIUS

