

## FOR LEASE

### PROPERTY SUMMARY

Convenient location on Airport Boulevard between University Boulevard and Hillcrest Road. This United States Post Office anchored complex has both retail and office tenants to go along with its west coast charm. Excellent space for professional, medical, dental, or law offices.

### BUILDING SIZE

- 25,341 ± SF

### AVAILABLE

- Suite 111: 1,488 ± SF
- Suite 115: 1,350 ± SF
- Suite 111 & 115: 2,838 ± SF

### LEASE RATE

- 8.00 PSF NNN

### TRAFFIC COUNTS (ADT 2019)

- On Airport Boulevard, west of site:  
42,219

### 2020 DEMOGRAPHICS

	3 MI	5 MI	7 MI
Population	9,269	83,525	181,407
Avg. HH Income	\$96,470	\$76,098	\$69,670

### TENANTS

- United States Post Office
- Rave Reviews Consignment Boutique
- Studio 4 the Salon
- Bluebird Pediatric Therapy
- T Squared Fitness



