

## FOR LEASE

### PROPERTY SUMMARY

Creekstone Village II is located on heavily-traveled LA Hwy 21, just north of I-12. 1,751 SF Suite 2 was previously occupied by Blink Clothing Store. This space is ideal for all different types of retail with its current open floor plan build out and two offices/storage areas in the rear. Suite 3, formerly Salad Station, is available with 3,000 SF and can be combined with Suite 2. Suite 5 consists of 1,792 SF, formerly Red Wing Shoes. This Retail Center has great visibility, ample parking in the front and rear of the building, and excellent signage on the building facade in addition to the sign pylon on Hwy 21.

### AVAILABLE

- Suite 2: 1,751 SF
- Suite 5: 1,792 SF
- Suite 3: 3,000 SF

### LEASE RATE

- \$20 PSF NNN + \$4 CAM

### TENANTS

- Tropical Smoothie Cafe
- Sherwin-Williams

### 2021 DEMOGRAPHICS

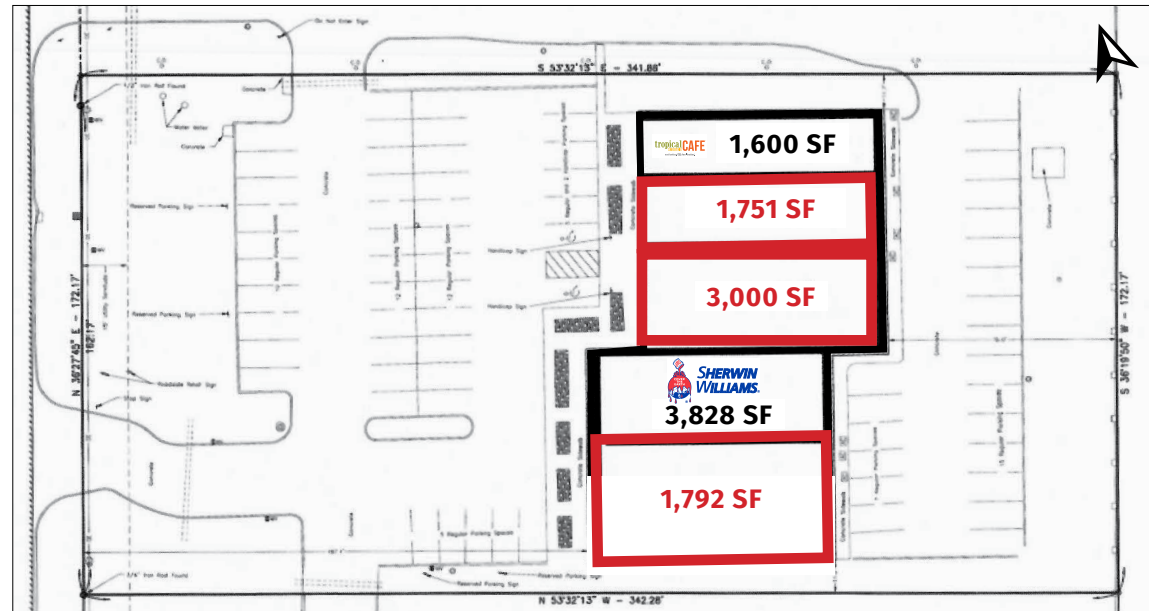
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Population	4,199	23,778	70,341
Avg. HH Income	\$143,550	\$118,602	\$105,522

### BUILDING INFORMATION

- Size: Approx 11,951 SF
- Land Size: Approx 1.35 Acres
- Zoning: HC2
- Parking: 73 Spaces
- Year Built: 2007

### TRAFFIC COUNTS (ADT 2018)

- On LA Highway 21, north of site: 28,597
- On Interstate 12, east of site: 76,234





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