

I-5 Grocery Anchored Center



Features

\$12.00 /SF +NNN

1500sf -25,000 sf

Strong Grocery Anchor

22,000 Cars per Day

First Exit on I-5 South of Canadian Border

Other tenants include: Jack in the Box, Nexus Office, Anytime Fitness, Markets Grocery



Take Advantage of Heavy Canadian Traffic Visiting the U.S.

Contact

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DEMOGRAPHIC REPORT

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	450	4500	50,000
Median Income	\$65,000	\$68,000	\$59,000
Hwy Traffic Count:	22,000		

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Site Plan



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