

FOR LEASE

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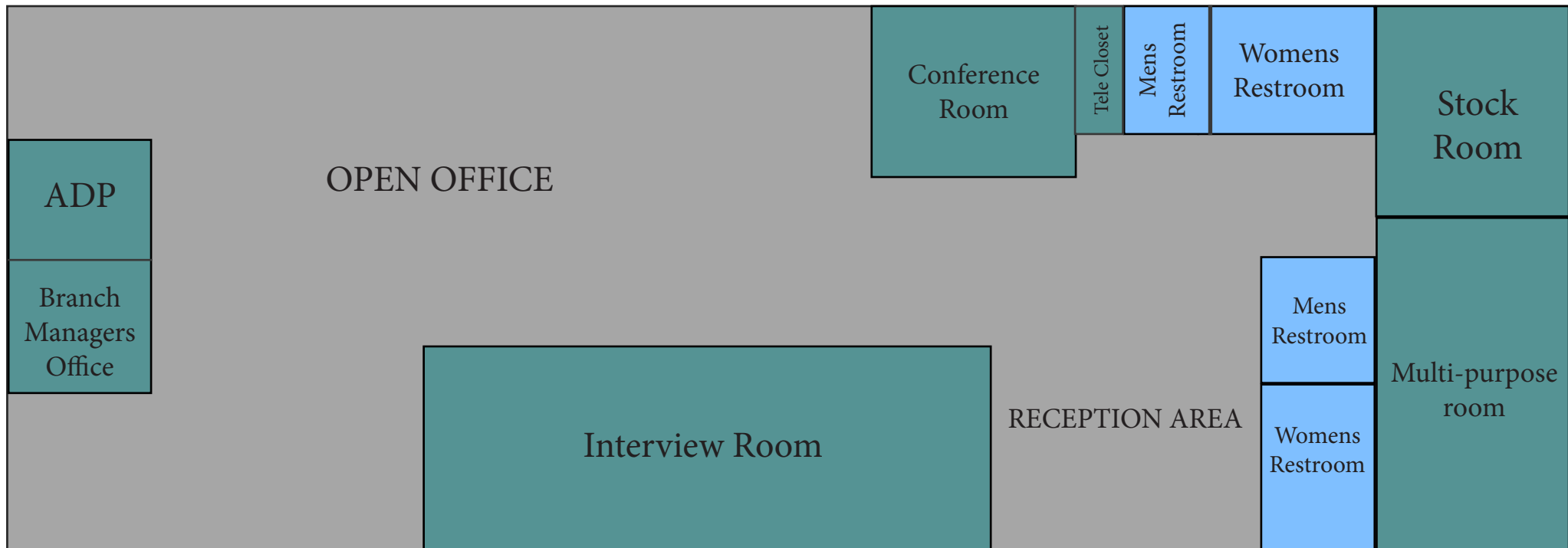
PROPERTY HIGHLIGHTS



- 8,854 Square Foot Freestanding Building
- Large Corner Lot - 0.90 Acre
- Abundant Parking (4.65 Spaces / 1,000 SF)
- Located at a Signalized Intersection
- Busy San Thomas Expressway One-Half Block to the East
- Tremendous Window Line
- Potential Ground Lease

AVAILABLE OFFICE SPACE

Site Plan - 8,854 SF



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SITE MAP

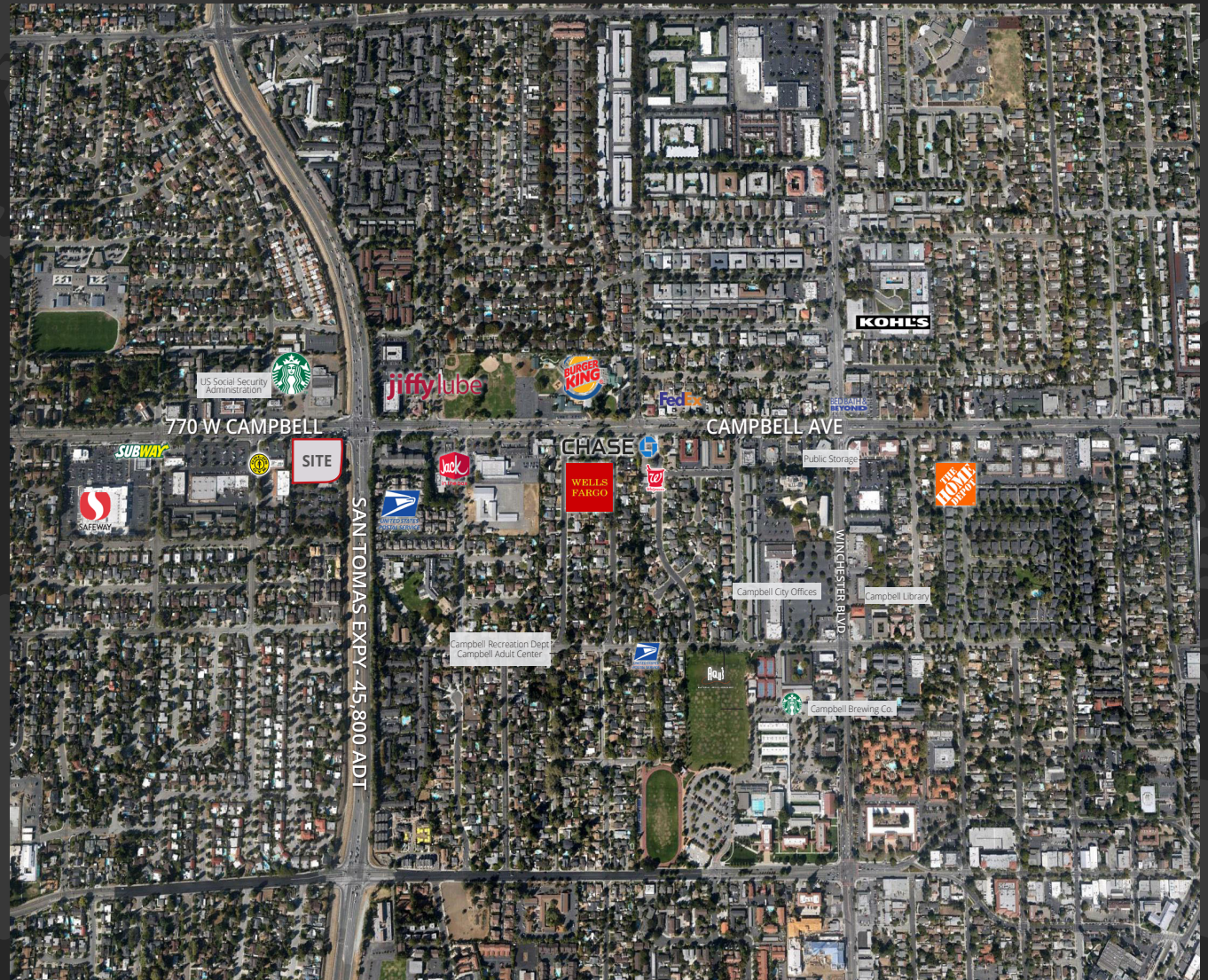
HIGH TRAFFIC COUNTS

West Campbell Ave. 25,839 ADT

San Thomas Expy 44,513 ADT

DEMOGRAPHICS

| | 1 Mile | 2 Mile | 3 Mile |
|------------|--------|---------|---------|
| Population | 32,107 | 211,173 | 524,959 |



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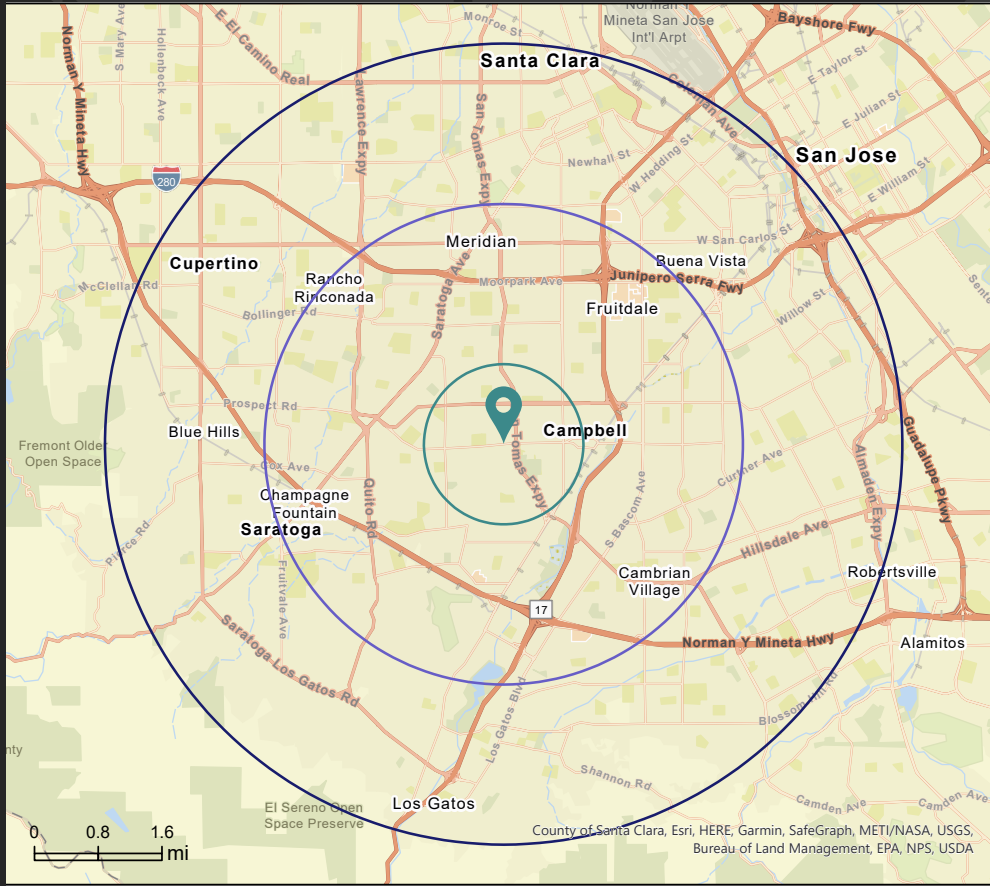
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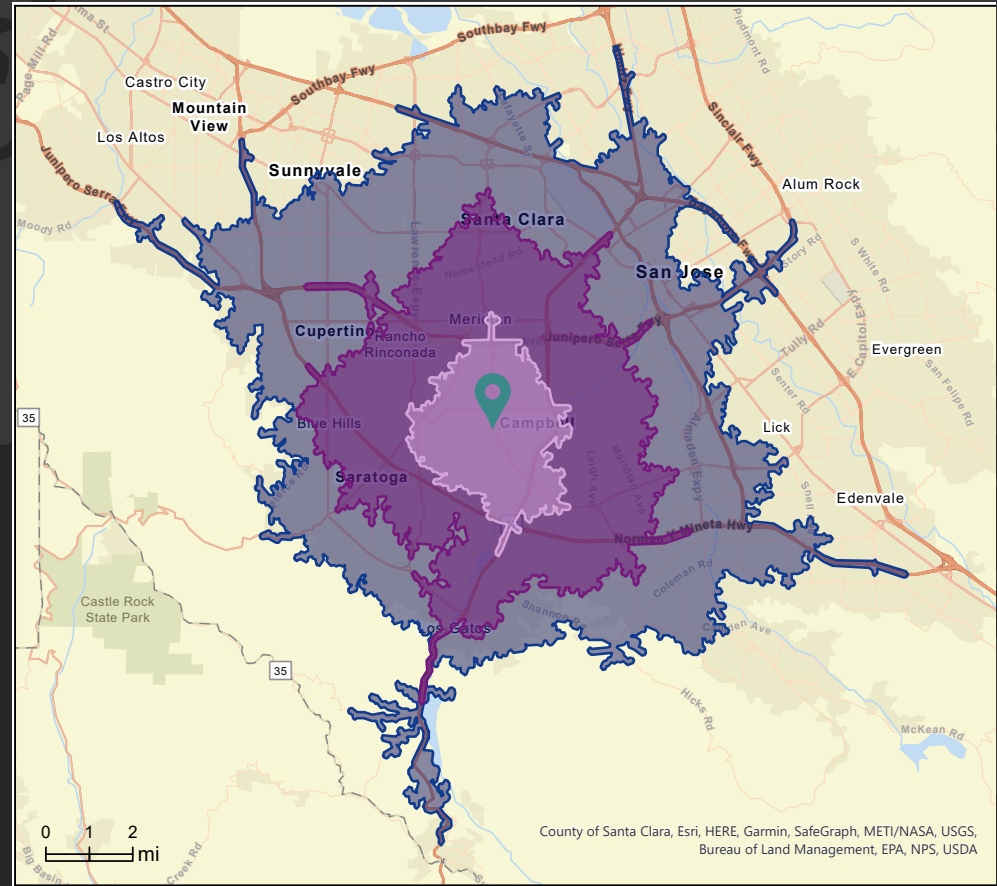
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MAPS

1, 3, 5 mile



5, 10, 15 minute radius



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GRAPHIC PROFILE

RADIUS

1 MILE



3 MILES



5 MILES



GRAPHIC PROFILE

DRIVE TIME

5 MINUTES



10 MINUTES



15 MINUTES

