



Commercial Real Estate Investments® NORTHBRIDGE, 8727 TAMPA AVE GROUND FLOOR

## EXECUTIVE SUMMARY



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### HIGHLIGHTS:

- Industrial Zoned (MR2-1) Commercial Building.
- Rear Alley Access with 10ft Roll-Up Door.
- Open Floor Plan on Ground Floor (Delivered Vacant Jan 2018).
- 61 Feet of Windowed Frontage.
- Approx 39 000 Cars per Day Traffic Count (LADOT).
- Surrounded by National Tenants: Costco, McDonald's, & 99 Cent
- Existing Driveway Already Available for Drive - Thru Restaurants

**OFFERING SUMMARY:** 8727 Tampa Ave offers a tenant the opportunity to lease a 5000 SF ground floor space in a two story building on Tampa Ave. Across the street from Costco, McDonald's, 99c Only and other national tenants, the property benefits from excellent traffic counts and exposure. The property has 13 parking spaces in front of the building.

**DEMOGRAPHICS:** The population within a 1 mile radius was estimated at over 18,635 as well as over 222,599 within a 3 mile radius, and this population is expected to grow at 2.1% annually. The average household income was estimated at approximately \$65,029 within a 3 mile radius.

**LEASE RATE:** 5000 SF space offered at \$2/SF NNN (NNN = \$0.26/SF). Contact listing broker for access.



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## PROPERTY PICTURES

Property  
Picture



Property  
Picture





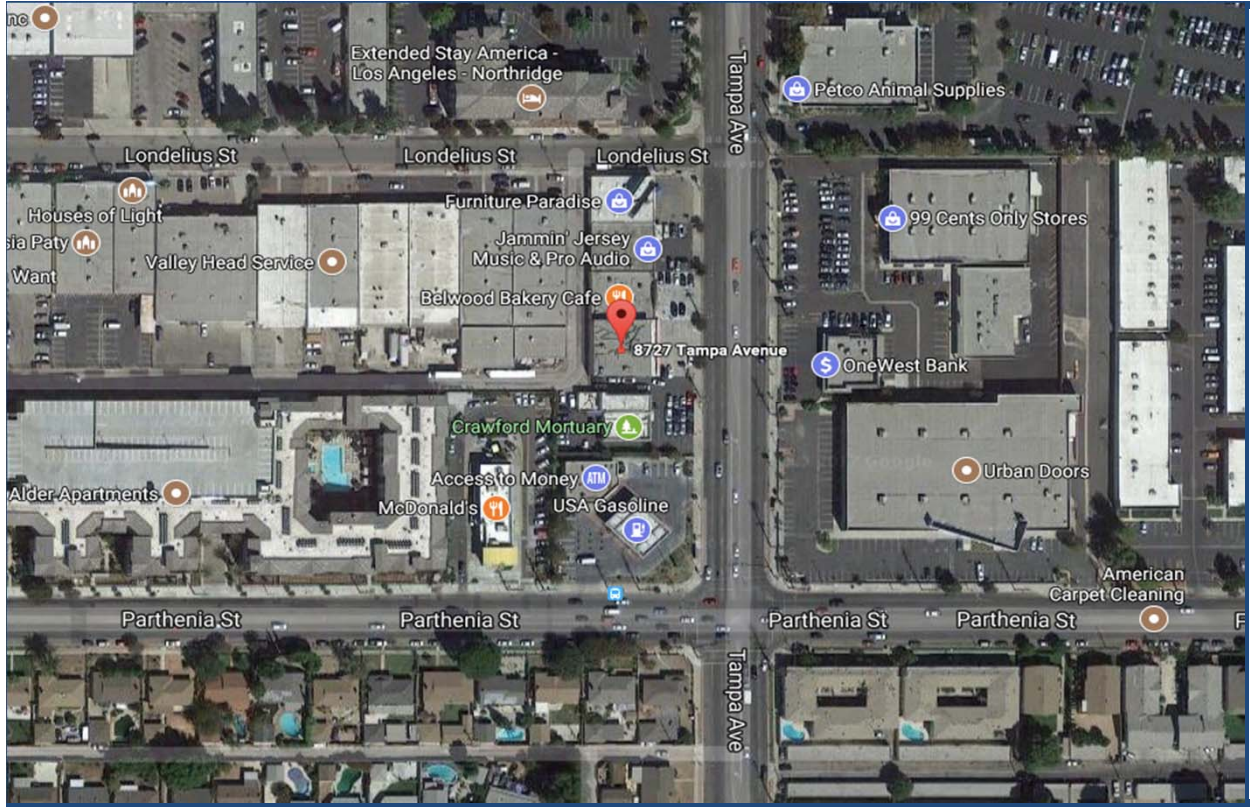


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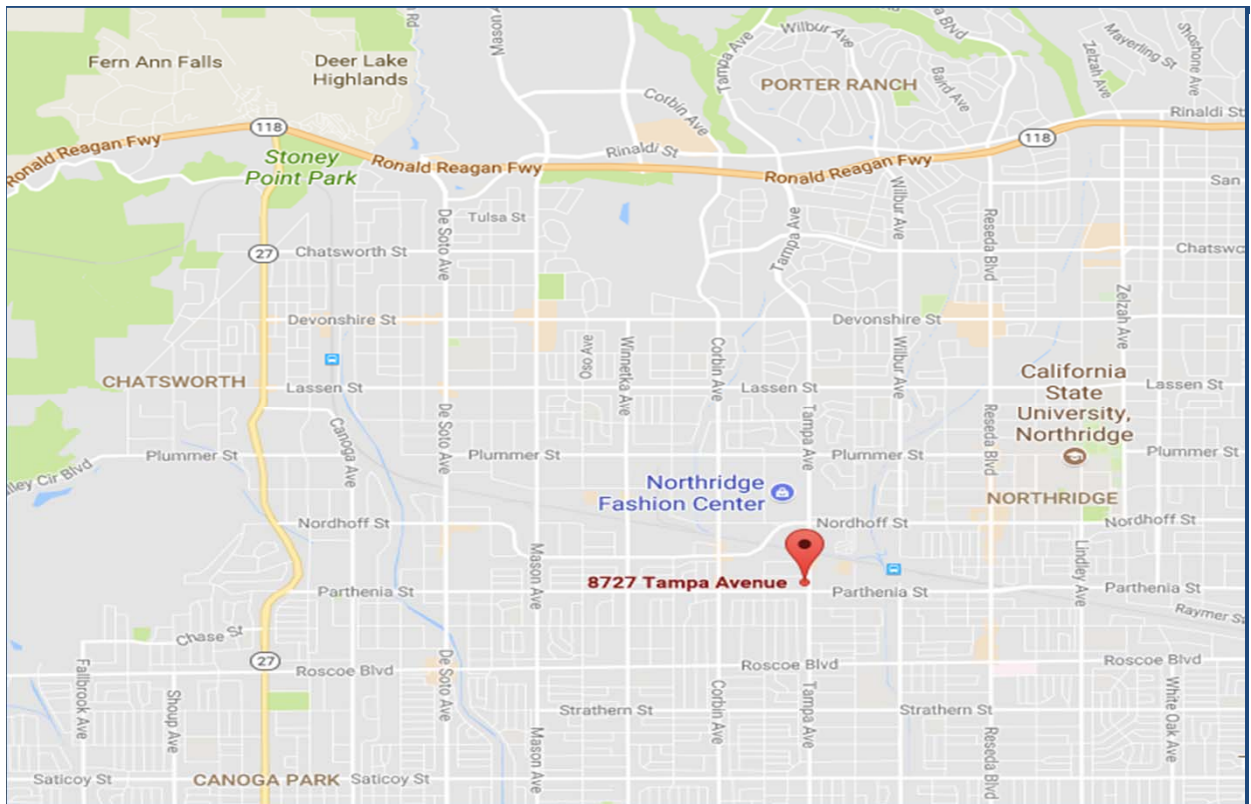
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### PROPERTY PICTURES

Aerial Map



Local Area Map



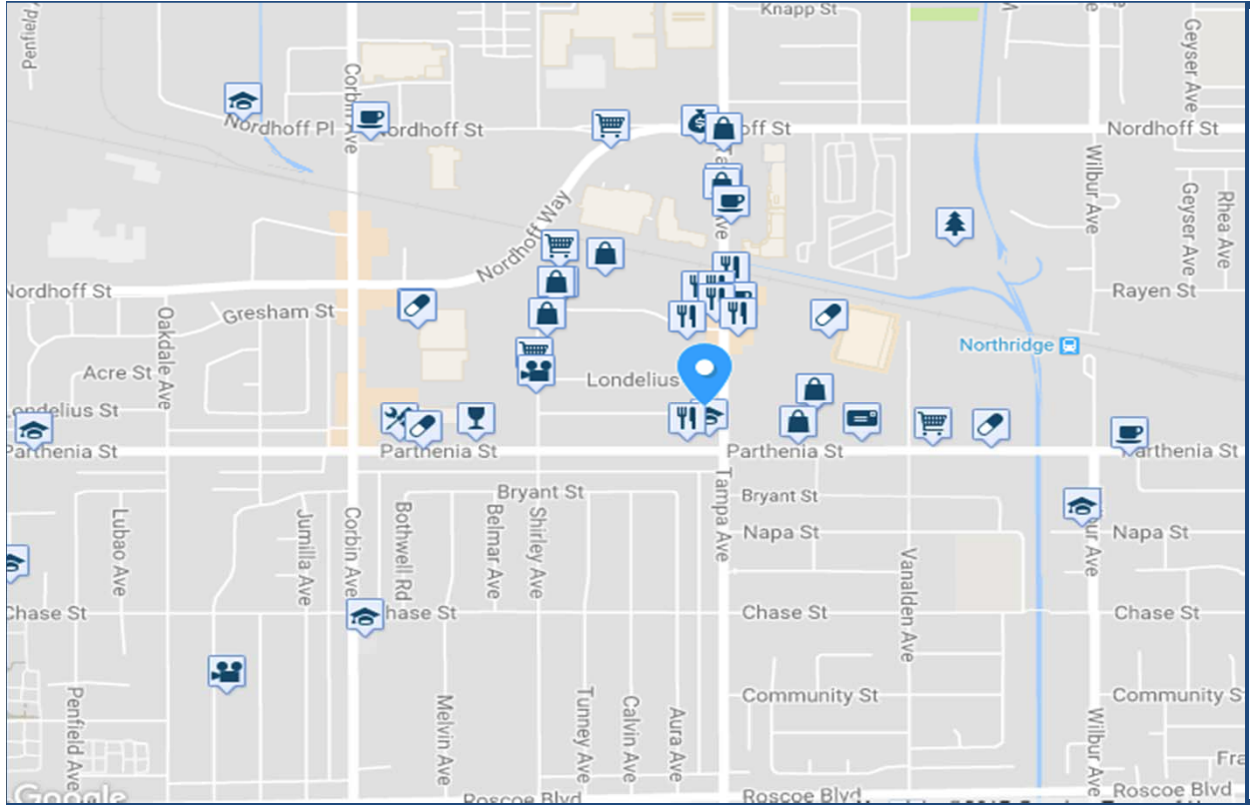


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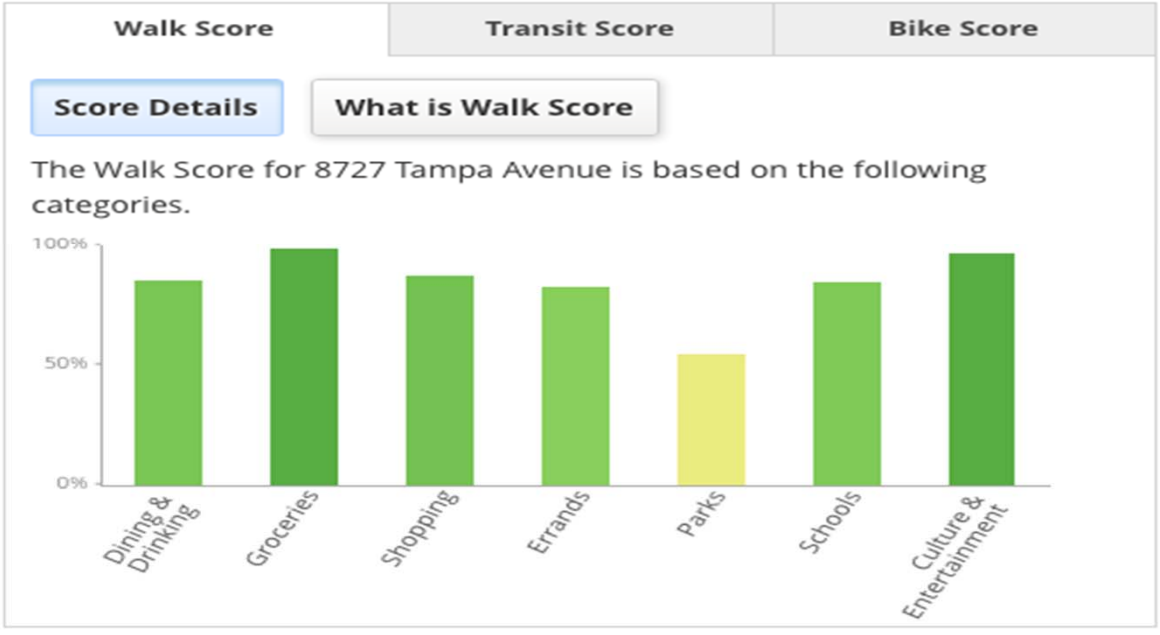
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### WALK SCORE

#### Walk Score Picture



#### Walk Score Summary





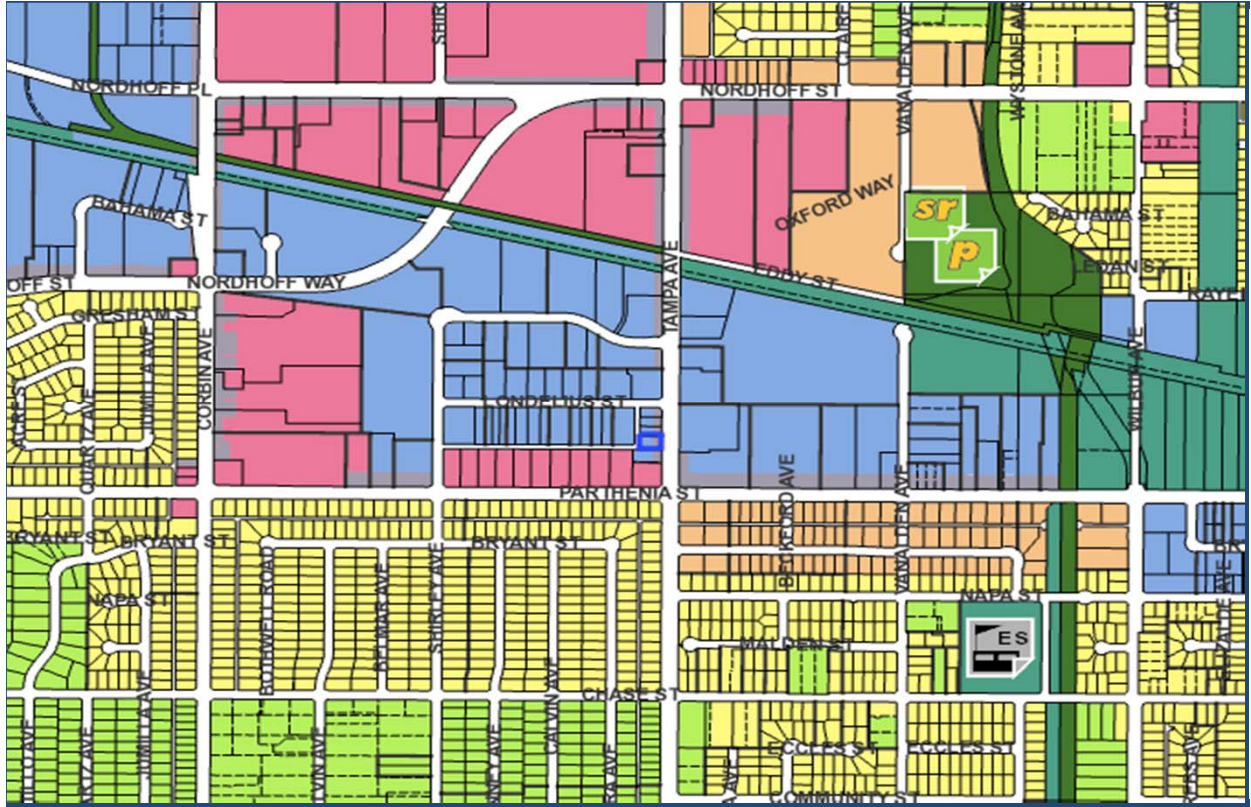


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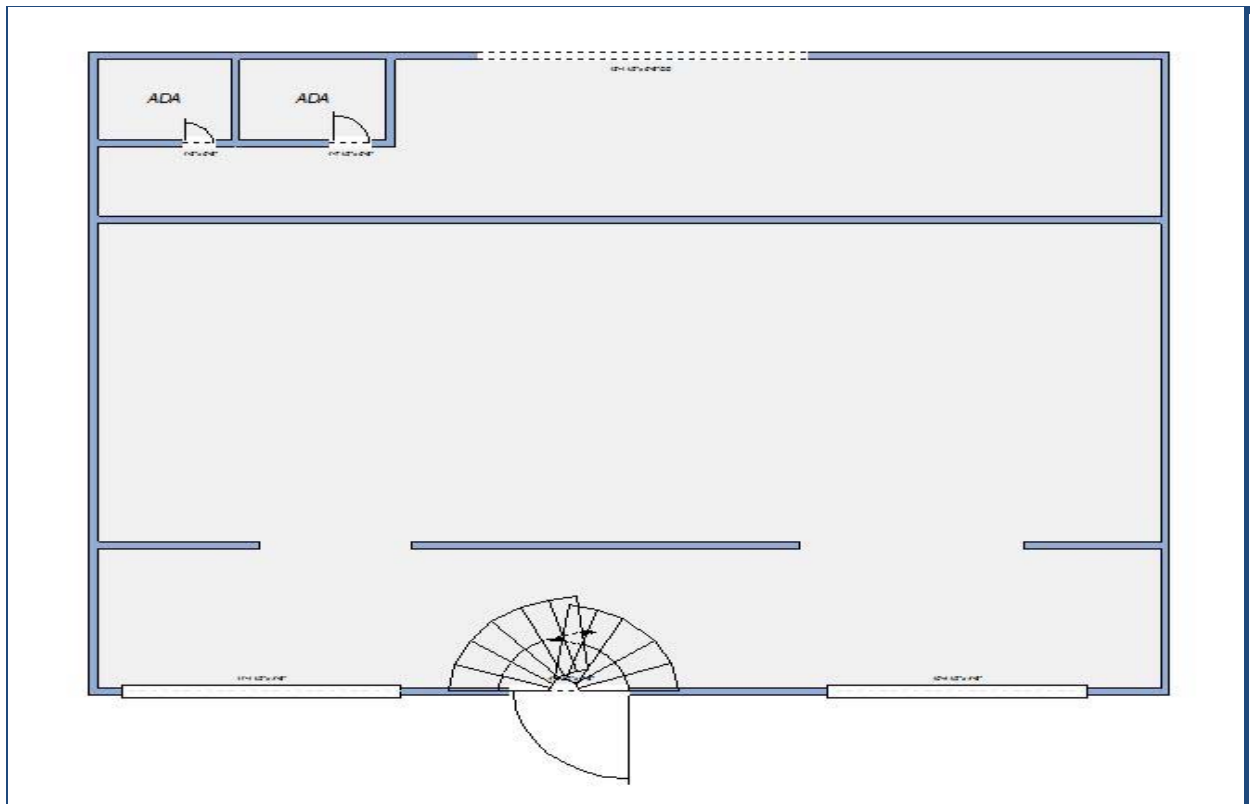
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### PROPERTY PICTURES

Zoning  
Picture



Layout





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## DEMOGRAPHICS

Population	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	18,635	222,599	483,666	18,861	222,020	480,272
Total Census 2010 Population	17,810	215,092	475,256	17,810	215,092	475,256
Population Change %	4.7%	2.1%	.5%	5.7%	1.2%	-1%
Population Density (People/SQ I	8,152	10,038	9,124	8,235	9,973	9,013
Median Age	40	41	43	42	43	44
Total Males	9,356	110,572	239,670	9,449	109,981	237,358
Total Females	9,279	112,027	243,996	9,412	112,039	242,914

Population By Age Group	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
4 Years Old and Younger	1,142	13,682	28,218	1,086	12,722	26,044
5 - 9 Years Old	1,366	16,037	33,328	1,273	14,745	30,398
10 - 14 Years Old	1,408	16,164	33,860	1,376	15,975	33,281
15 - 19 Years Old	1,375	15,808	33,091	1,364	15,753	33,024
20 - 24 Years Old	1,363	15,783	32,470	1,349	15,345	31,985
25 - 29 Years Old	1,375	16,080	32,747	1,313	15,036	31,103
30 - 34 Years Old	1,376	16,386	33,936	1,284	14,733	30,366
35 - 39 Years Old	1,377	16,862	36,046	1,347	15,649	32,796
40 - 44 Years Old	1,383	17,364	38,123	1,361	16,211	34,791
45 - 49 Years Old	1,317	16,533	36,954	1,318	16,059	35,281
50 - 54 Years Old	1,178	14,517	32,958	1,239	15,248	34,171
55 - 59 Years Old	1,041	12,683	29,323	1,135	13,767	31,335
60 - 64 Years Old	772	9,360	21,887	882	10,867	25,041
65 - 69 Years Old	609	7,275	17,124	720	8,653	20,238
70 - 74 Years Old	481	5,681	13,445	575	6,740	15,828
75 - 79 Years Old	410	4,678	11,153	428	5,142	12,114
80 - 84 Years Old	307	3,551	8,575	342	4,035	9,505
85 Years Old and Older	355	4,155	10,428	469	5,340	12,971

Population By Ethnicity	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	• Rear	< 1 Mile	< 3 Miles	< 5 Miles
White	12,629	165,744	368,615	12,530	164,497	364,519
Black	1,420	12,673	25,224	1,406	12,350	24,471
Native American	494	2,679	• Approx 3,404	• Approx 3,404	2,138	3,829
Asian	3,277	35,005	• Surround 3,660	• Surround 3,660	37,297	76,117
Pacific Islander	29	306	476	18	218	321
Hispanic	786	6,192	13,103	843	5,520	11,015
White Non-Hispanic	7,938	89,172	168,350	8,107	89,700	168,666
	6,360	81,687	206,037	6,222	79,225	199,067



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## DEMOGRAPHICS

Housing	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
<b>Total Estimated Households</b>	5,850	73,187	168,280	5,966	73,346	167,855
<b>Total Census 2010 Households</b>	5,563	70,647	165,957	5,563	70,647	165,957
<b>Average Household Size</b>	3.3	3.1	2.9	N/A	.1	.1
<b>Total Housing Units</b>	6,010	74,581	174,389	6,193	75,665	176,794
<b>Owner</b>	3,071	38,191	91,961	3,156	38,743	93,303
<b>Renter</b>	2,787	34,283	77,118	2,878	34,791	78,116
<b>Vacant Housing Units</b>	153	2,107	5,310	160	2,135	5,376

Income	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
<b>Under \$10,000</b>	526	5,605	12,081	546	5,635	12,039
<b>\$10,000 - \$14,999</b>	404	4,116	8,954	411	4,143	8,926
<b>\$15,000 - \$19,999</b>	291	4,362	9,889	297	4,393	9,875
<b>\$20,000 - \$24,999</b>	464	4,938	10,270	471	4,968	10,251
<b>\$25,000 - \$29,999</b>	251	4,461	9,429	259	4,480	9,409
<b>\$30,000 - \$34,999</b>	351	4,323	9,897	356	4,349	9,902
<b>\$35,000 - \$39,999</b>	385	4,306	9,563	395	4,307	9,525
<b>\$40,000 - \$44,999</b>	189	4,107	8,437	194	4,127	8,414
<b>\$45,000 - \$49,999</b>	238	3,381	8,004	245	3,394	7,993
<b>\$50,000 - \$59,999</b>	585	6,704	14,837	596	6,724	14,820
<b>\$60,000 - \$74,999</b>	538	7,676	18,034	549	7,689	17,947
<b>\$75,000 - \$99,999</b>	664	8,186	19,512	674	8,183	19,450
<b>\$100,000 - \$124,999</b>	474	4,405	11,125	481	4,394	11,074
<b>\$125,000 - \$149,999</b>	224	2,376	6,307	227	2,370	6,307
<b>\$150,000 - \$199,999</b>	126	1,822	5,241	128	1,815	5,250
<b>Over \$200,000</b>	73	1,628	4,844	72	1,614	4,867
<b>Median Household Income</b>	\$49,776	\$55,112	\$56,835	\$49,758	\$55,158	\$56,899
<b>Average Household Income</b>	\$58,382	\$65,029	\$68,246	\$58,378	\$65,040	\$68,285
<b>Per Capita Household Income</b>	\$18,756	\$21,181	\$23,370	\$18,789	\$21,306	\$23,538



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## DEMOGRAPHICS

Household Expenditures	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
<b>Average Annual Household</b>	\$46,268	\$46,930	\$48,191	\$46,647	\$47,312	\$48,580
<b>Food</b>	\$5,909	\$5,947	\$6,081	\$5,902	\$5,949	\$6,088
<b>Cereals &amp; Bakery Products</b>	\$424	\$424	\$430	\$421	\$422	\$428
<b>Cereals &amp; Cereal Products</b>	\$157	\$157	\$160	\$157	\$157	\$160
<b>Bakery Products</b>	\$306	\$307	\$312	\$296	\$295	\$299
<b>Meats, Poultry, Fish &amp; Eggs</b>	\$919	\$923	\$940	\$934	\$938	\$955
<b>Dairy ProductseFMisc</b>	\$370	\$373	\$380	\$382	\$384	\$393
<b>Housing</b>	\$14,978	\$15,149	\$15,514	\$15,186	\$15,357	\$15,730
<b>Owned Dwellings</b>	\$5,994	\$6,141	\$6,353	\$6,115	\$6,273	\$6,495
<b>Mortgage Interest &amp; Charges</b>	\$3,083	\$3,164	\$3,279	\$2,918	\$2,987	\$3,090
<b>Property Taxes</b>	\$1,699	\$1,738	\$1,795	\$1,653	\$1,688	\$1,740
<b>Rented Dwellings</b>	\$2,293	\$2,229	\$2,206	\$2,220	\$2,150	\$2,125
<b>Utilities, Fuels &amp; Public Services</b>	\$3,302	\$3,333	\$3,392	\$3,326	\$3,350	\$3,405
<b>Natural Gas</b>	\$493	\$496	\$504	\$472	\$475	\$482
<b>Electricity</b>	\$1,196	\$1,204	\$1,224	\$1,204	\$1,208	\$1,225
<b>Fuel Oil or Other Fuels</b>	\$124	\$125	\$126	\$125	\$126	\$128
<b>Telephone Services</b>	\$1,093	\$1,103	\$1,123	\$1,145	\$1,158	\$1,179
<b>Water &amp; Other Public Services</b>	\$350	\$355	\$361	\$362	\$366	\$372
<b>Household Operations</b>	\$786	\$796	\$823	\$776	\$785	\$812
<b>Personal Services</b>	\$295	\$299	\$309	\$298	\$302	\$312
<b>Other Household Expenses</b>	\$528	\$535	\$552	\$547	\$555	\$574
<b>Housekeeping Supplies</b>	\$619	\$624	\$637	\$602	\$606	\$618
<b>Household Furnishings &amp; Equip</b>	\$1,627	\$1,657	\$1,710	\$1,548	\$1,574	\$1,621
<b>Furniture</b>	\$437	\$447	\$463	\$422	\$431	\$446
<b>Floor Coverings</b>	\$44	\$44	\$46	\$43	\$44	\$45
<b>Major Appliances</b>	\$229	\$235	\$241	\$229	\$235	\$241
<b>Sm. Appliances &amp; Misc Housew</b>	\$104	\$105	\$108	\$105	\$106	\$108
<b>Apparel &amp; Services</b>	\$1,674	\$1,692	\$1,737	\$1,693	\$1,708	\$1,752
<b>Transportation</b>	\$8,418	\$8,564	\$8,792	\$8,627	\$8,768	\$8,998
<b>Maintenance &amp; Repairs</b>	\$639	\$650	\$665	\$637	\$648	\$662
<b>Vehicle Insurance</b>	\$1,165	\$1,183	\$1,210	\$1,171	\$1,187	\$1,210
<b>Public Transportation</b>	\$436	\$444	\$461	\$432	\$440	\$456
<b>Health Care</b>	\$3,005	\$3,031	\$3,079	\$2,962	\$2,984	\$3,030
<b>Entertainment</b>	\$2,488	\$2,526	\$2,604	\$2,573	\$2,617	\$2,703
<b>Tobacco &amp; Smoking Related</b>	\$279	\$280	\$282	\$288	\$289	\$291
<b>Cash Contributions</b>	\$1,533	\$1,573	\$1,625	\$1,533	\$1,573	\$1,625
<b>Personal Insurance &amp; Pensions</b>	\$5,084	\$5,224	\$5,440	\$4,965	\$5,104	\$5,307
<b>Life &amp; Other Personal Insurance</b>	\$389	\$397	\$410	\$392	\$400	\$413