

**SALE, GROUND LEASE OR BUILD TO SUIT**  
**2410 WEST BROADWAY STREET**  
 NEEDLES, CA 92363

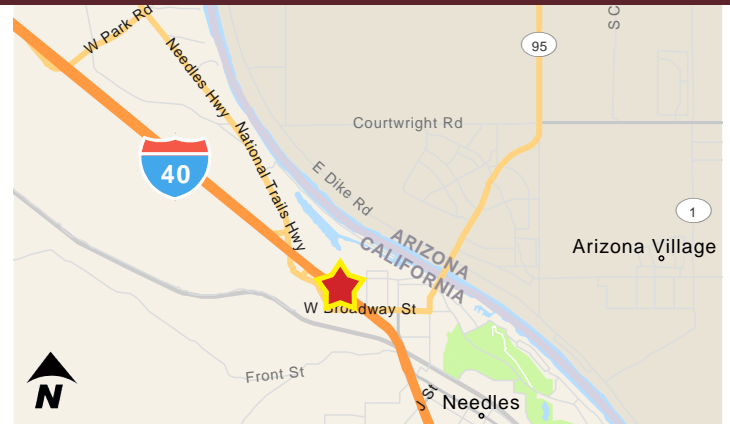


**JOIN:**



**HIGHLIGHTS:**

- ±0.54 Acre of Prime Commercial Land Available For Sale, Build to Suit or Ground Lease
- Excellent Exposure to Interstate 40
- Excellent Access & Turning Movements From Broadway
- Ideal For Fast Food, Restaurant, Retail Services & Gas Station Potential



DEMOGRAPHICS	5 MILE	10 MILES	15 MILES
2021 Population:	9,317	17,779	33,356
Daytime Population:	2,986	3,676	7,424
Avg. Household Income:	\$65,335	\$63,391	\$67,572

Source: Regis Online

**TRAFFIC COUNTS**  
**17,471 CPD**

40 Freeway  
 Source: Regis Online

**10,229 CPD**

West Broadway St

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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

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**CONCEPTUAL BUILDING AND PYLON SIGN ELEVATIONS**



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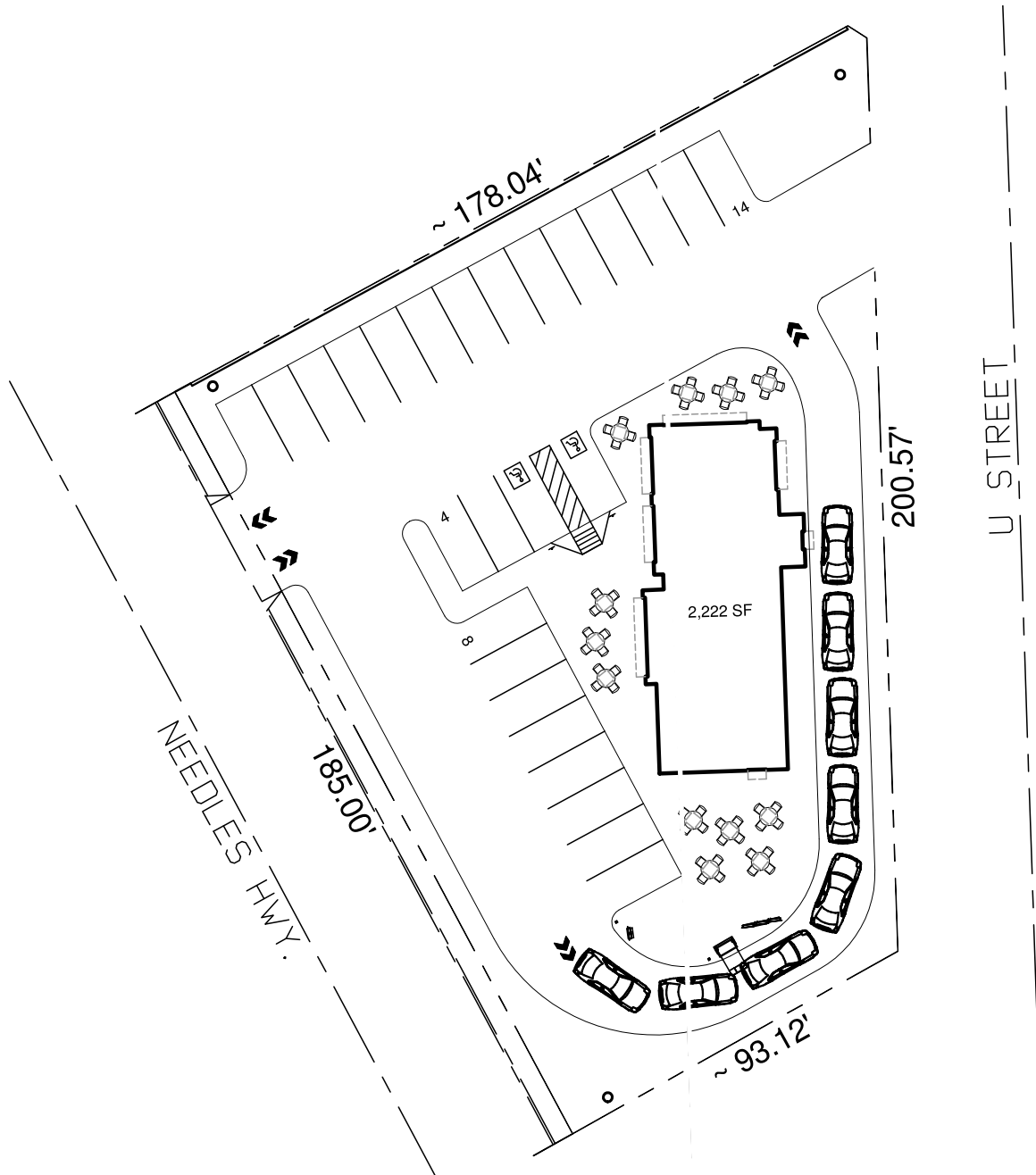
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## CONCEPTUAL SITE PLAN OPTION 1



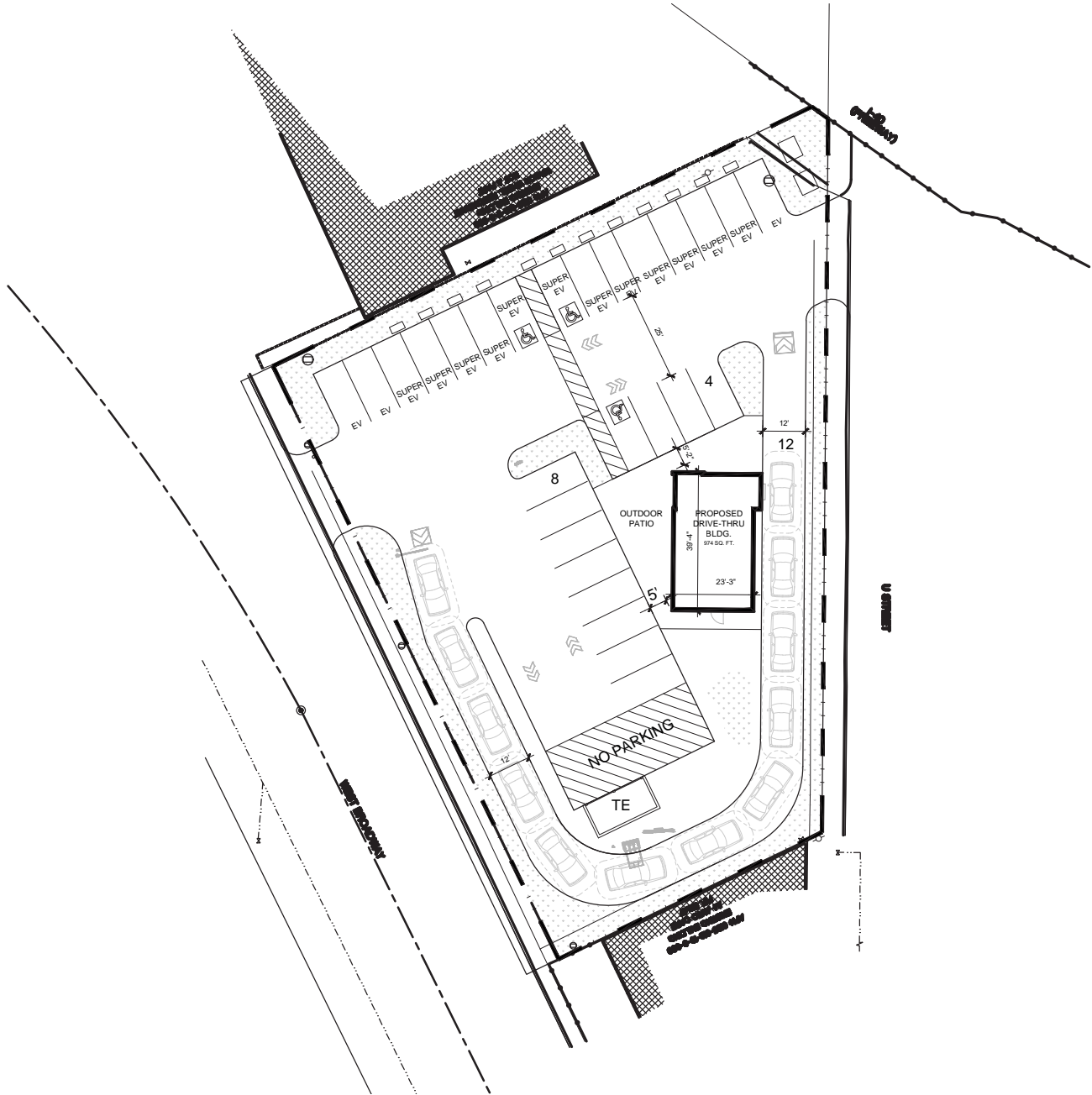
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## CONCEPTUAL SITE PLAN OPTION 2



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<b>2410 W Broadway St Needles, CA 92363</b>	<b>5 mi radius</b>	<b>10 mi radius</b>	<b>15 mi radius</b>
<b>Population</b>			
2021 Estimated Population	9,317	17,779	33,356
2026 Projected Population	9,729	18,886	35,692
2020 Census Population	9,358	18,074	33,523
2010 Census Population	9,588	17,651	31,834
Projected Annual Growth 2021 to 2026	0.9%	1.2%	1.4%
Historical Annual Growth 2010 to 2021	-0.3%	-	0.4%
2021 Median Age	44.2	50.3	50.4
<b>Households</b>			
2021 Estimated Households	3,749	7,554	14,095
2026 Projected Households	3,874	7,851	14,685
2020 Census Households	3,770	7,692	14,164
2010 Census Households	3,736	7,223	12,905
Projected Annual Growth 2021 to 2026	0.7%	0.8%	0.8%
Historical Annual Growth 2010 to 2021	-	0.4%	0.8%
<b>Race and Ethnicity</b>			
2021 Estimated White	68.6%	74.8%	76.9%
2021 Estimated Black or African American	1.9%	1.4%	1.3%
2021 Estimated Asian or Pacific Islander	1.5%	1.5%	1.7%
2021 Estimated American Indian or Native Alaskan	8.0%	5.2%	3.3%
2021 Estimated Other Races	20.0%	17.1%	16.8%
2021 Estimated Hispanic	25.3%	20.4%	18.7%
<b>Income</b>			
2021 Estimated Average Household Income	\$65,335	\$63,391	\$67,572
2021 Estimated Median Household Income	\$49,634	\$50,855	\$52,921
2021 Estimated Per Capita Income	\$26,314	\$26,949	\$28,566
<b>Education (Age 25+)</b>			
2021 Estimated Elementary (Grade Level 0 to 8)	2.4%	2.6%	2.7%
2021 Estimated Some High School (Grade Level 9 to 11)	8.4%	8.0%	9.2%
2021 Estimated High School Graduate	38.7%	37.3%	37.4%
2021 Estimated Some College	30.0%	31.1%	28.8%
2021 Estimated Associates Degree Only	7.7%	7.4%	8.6%
2021 Estimated Bachelors Degree Only	8.6%	8.6%	8.4%
2021 Estimated Graduate Degree	4.3%	5.0%	4.9%
<b>Business</b>			
2021 Estimated Total Businesses	312	418	985
2021 Estimated Total Employees	2,986	3,676	7,424
2021 Estimated Employee Population per Business	9.6	8.8	7.5
2021 Estimated Residential Population per Business	29.9	42.6	33.9