



# Property Highlights

- Shop Spaces from ±1,300 SF to ±2,600 SF
- Stater Bros. & Rite Aid Pharmacy Anchored Center
- Captive Trade Area with Existing Residential Base
- Easy Access and Great Visibility
- High Population Demographics

# Demographics 3-Mile Radius







Source: Regis Online 2020

Traffic counts



38,023 CPD @ Kendall Dr & 40™ St

Combined Count Source: Landvision



### **JEFF STANLEY**

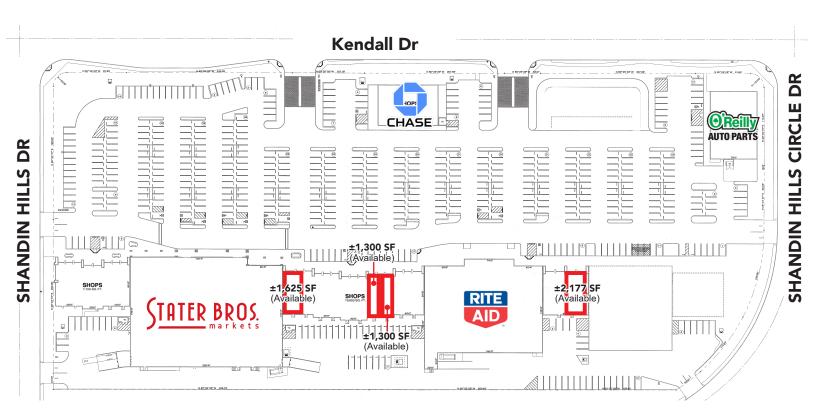
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Kendell Dr SITE









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