

PACIFIC COAST HIGHWAY SIGNALIZED CORNER FOR LEASE

580 W PACIFIC COAST HWY, WILMINGTON, CA 90744



ASHER PERGAMENT

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.



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PROPERTY FEATURES

- Possible food location
- Highly visible signalized corner along Pacific Coast Highway
- Approx. 1,598 SF available
- Large monument sign
- Over 40,000 vehicles per day
- Ample parking
- Lot size: Approx. 12,149 SF (0.28 Acre)
- 2 Points of ingress/egress
- New HVAC, roof, electrical, and plumbing, remodeled interior (2016)

DEMOS	1 mile	3 mile	5 mile
Population	42,042	171,258	470,747
Avg. HH Income	\$69,106	\$85,703	\$89,832
Daytime Pop.	32,504	137,216	378,807
Traffic Count	± 40,000 CPD on intersection		



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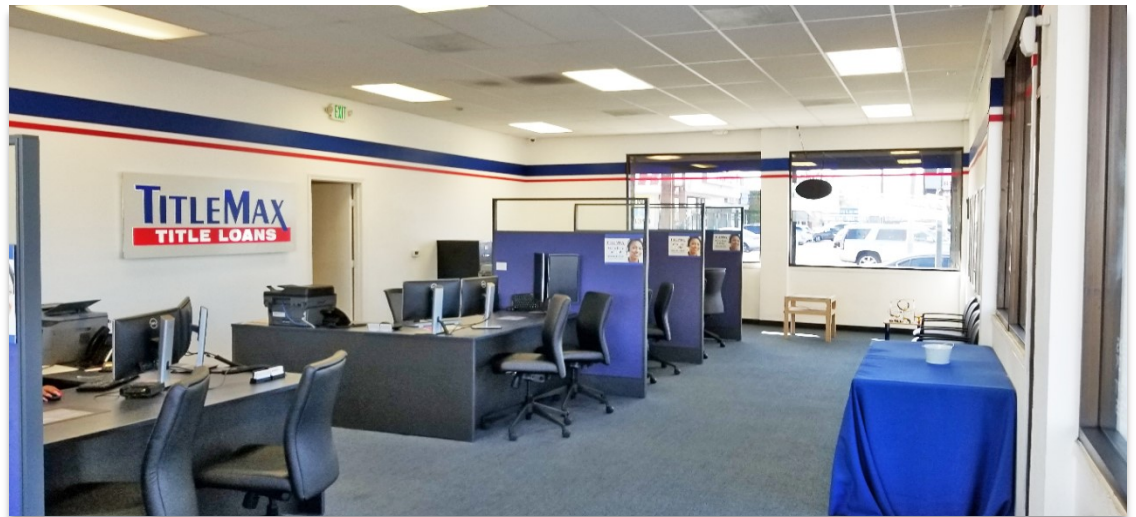
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