



Perspective View Looking South West

PROPERTY HIGHLIGHTS

- 1,080 SF of OSR or Retail Space Available
- Residence Inn by Marriott now open
- Over 59,000 daytime workers within a 2-mile radius
- Strategically located in an established, dense residential market
- Excellent visibility & access off of Mason Ave with with future monument signage on Mason Street
- Over 61,000 cars per day at the intersection
- Average household incomes over \$134,000 within a 2-mile radius

TRAFFIC COUNTS

Lassen St	29,799
Mason Ave	31,350

Average daily traffic for a 24 hour period, both directions. Source: ESRI, 2005. Increased 0.5% annually.



DEMOGRAPHIC PROFILE

	1 Mile Radius	2 Mile Radius	3 Mile Radius	
Population	2028 Total Population	16,009	69,365	161,919
	2023 Total Population	15,813	69,875	163,506
	2023 Total Daytime Population	28,273	94,534	174,846
	2023 Daytime Population: Workers	20,443	59,284	91,980
	2023 Daytime Population: Residents	7,830	35,250	82,866
Households	2023 Median Age	42.8	41.8	39.4
	2028 Total Households	5,689	24,593	54,926
	2023 Total Households	5,607	24,626	55,070
Race & Ethnicity	2023 Average Household Size	2.79	2.80	2.94
	White	39.29%	38.87%	35.09%
	Black/African American	5.01%	5.66%	5.12%
	Asian	20.38%	19.51%	21.21%
	American Indian/Alaska Native	1.20%	1.19%	1.27%
	Pacific Islander	0.20%	0.19%	0.17%
	Other Race	19.06%	20.97%	23.68%
	Two or More Races	14.85%	13.60%	13.45%
	Hispanic Population	35.93%	37.50%	40.34%
	Income	2023 Median Household Income	\$95,212	\$93,962
2023 Average Household Income		\$118,791	\$134,578	\$130,569
Housing	2023 Housing Units	5,888	25,056	57,641
	Owner Occupied	3,148	13,416	30,346
	Renter Occupied	2,459	11,210	24,742
	2023 Average Home Value	\$789,787	\$831,507	\$846,605

Source: ESRI, US Census