

DEMOGRAPHICS

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GO TO:

SITE PLAN

PICTURES

MARKET AERIAL

VISIT METRICS MAY 1ST, 2023 - APR 30TH, 2024 • DATA PROVIDED BY PLACER.

VISITS/YEAR

VISITORS

VISIT FREQUENCY

AVG. DWELL TIME



503.4 K

122.2 K

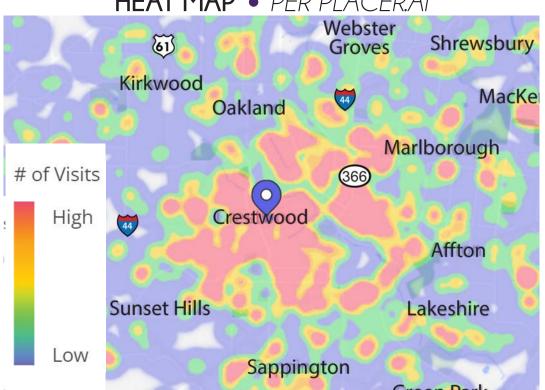


4.12



33 MIN

HEAT MAP • PER PLACERAI



POPULATION ANALYSIS

POPULATION	2	1 MILE 10,465	3 MILES 87,870	<u>5 MILES</u> 217,564
HOUSEHOLDS		<u>1 MILE</u> 4,368	3 MILES 37,045	5 MILES 93,425
AVG HH INCOME		<u>1 MILE</u> \$106,067	3 MILES \$111,685	5 MILES \$105,605



VIEW & DOWNLOAD:

PLACER.AI REPORT

DEMO REPORT

SITE PLAN

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L³ CORPORATION

<u>SPACE</u>	<u>TENANT</u>	<u>SF</u>
9560-A	DAVITA DIALYSIS	6,280
9560-D	ADVANCED TRAINING & REHAB	2,920
9560-F	GREAT CLIPS	1,200
9560- G	AT LEASE	1,600
9560-H	AVAILABLE	2,400
9560-l	EDWARD JONES	1,200
9560-J & K	PARAGON HEALTHCARE	3,600
9570-A	SALON NEST	2,400
9570-B	SAN JOSE MEXICAN RESTAURANT	4,800
9580-A	ESSE HEALTH	6,800
9580-E	FEDEX OFFICE	2,000
9590	STARBUCKS	1,750



- GREAT VISIBILITY FROM WATSON ROAD (19,189 VPD)
- SHARED SIGNALIZED ACCESS WITH NEW DIERBERGS DEVELOPMENT HOME TO NEW TENANTS CRUMBL COOKIES, CLUB
 PILATES, AND ANDY'S FROZEN CUSTARD. KATIE'S PIZZA & PASTA AND A NEW SYBERG'S MEXICAN RESTAURANT
 CONCEPT ARE BOTH UNDER CONSTRUCTION
- ACROSS THE STREET FROM MCBRIDE'S NEW CRESTWOOD NEIGHBORHOOD WITH A TOTAL OF 81 SINGLE-FAMILY HOMES
- NEARBY NATIONAL RETAILERS INCLUDE SCHNUCKS, PLANET FITNESS, ALDI AND KOHLS
- PYLON SIGNAGE AVAILABLE

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MARKET AERIAL

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