

# END-CAP FOR LEASE

## Elverta Place

4117 Elverta Road  
Suite #104

NWC  
Elverta & Walerga Roads

Antelope, CA 95843



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## PROPERTY HIGHLIGHTS

- Busy center anchored by WinCo Foods and OSH Hardware
- Project co-tenants include:
  - Chase Bank
  - Starbucks
  - Panda Express
  - Togo's/Baskin Robbins
  - Mt. Mikes Pizza
  - Metro PCS
  - India Spices
- High growth area surrounded by residential
- **1,000 +/- sf end-cap (former insurance office)**

**ASKING RATE: \$1.70 PER SQ.FT. NNN**

<u>DEMOGRAPHICS</u>	1 Mile	3 Miles	5 Miles
Population:	27,171	117,376	286,536
Households:	9,133	39,435	105,263
Average HH Income:	63,433	59,663	58,540

<u>TRAFFIC COUNTS (2006 ADT)</u>	Walerga Road, north of Antelope Road	38,267
(Data Source AGS 2006)	Elverta Road, east of Watt Avenue	28,202

Information contained herein has been provided by the Owner or other sources deemed reliable. The Broker does not guarantee the accuracy of this information, so prospective tenants and buyers should carefully and independently verify the information contained herein.

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## SITE PLAN



### Nearby Tenants

- Bel-Air Market
- 24 Hour Fitness
- Rite Aid
- Les Schwab
- McDonald's
- Blockbuster
- Round Table
- Jamba Juice

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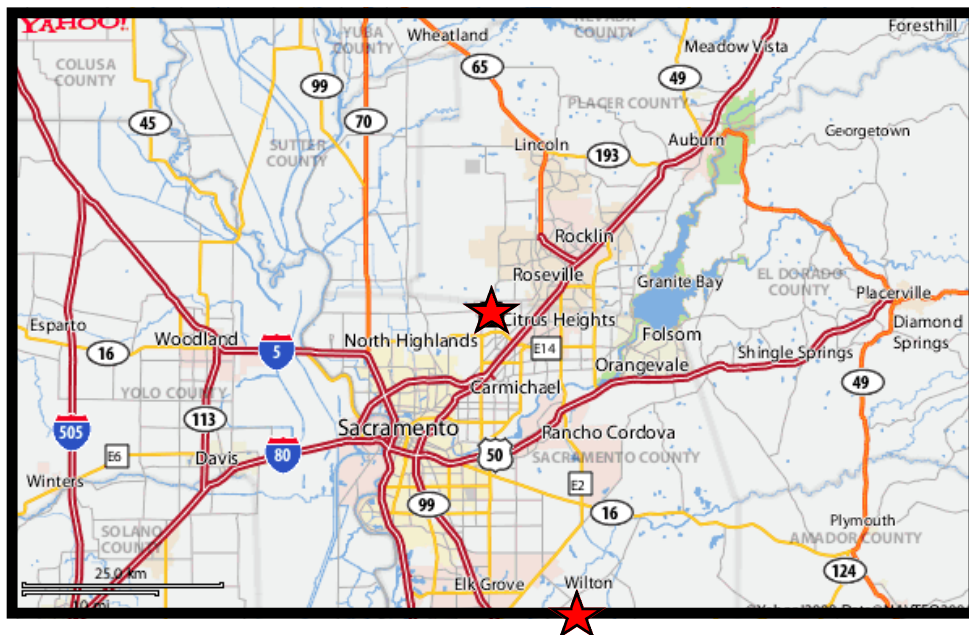


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