

The Plaza At Shafter

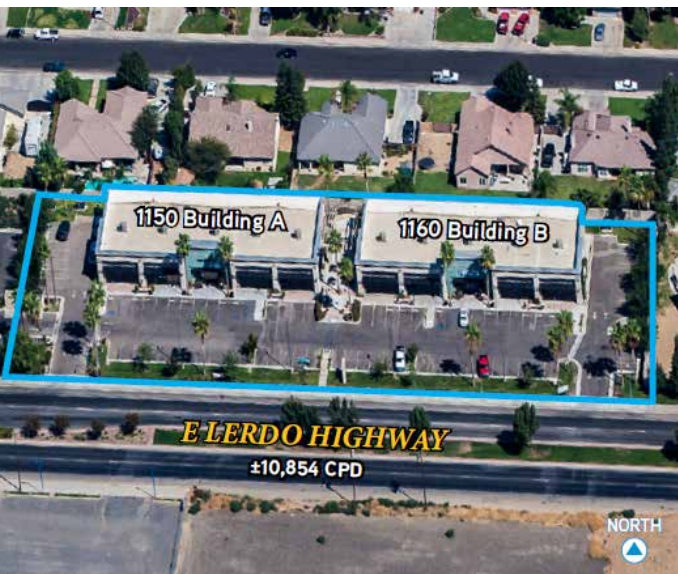
+/- 18,300 Square Foot > 2 Multi-Tenant Retail Buildings



////////// FOR LEASE

1150 & 1160
E. LERDO HIGHWAY
SHAFTER, CA





////////// FOR LEASE

The Plaza at Shafter consists of two (2) multi-tenant buildings totaling 18,368 square feet on 1.2 acres. The Plaza is located near the northeast corner of Lerdo Highway and N. Beech Street in the City of Shafter.

Available:

Building A: Suite E - 1,806 s.f.

Rental Rate: \$1.00 psf/NNN

Traffic Count: +/-10,854 cars per day

Parking: 117 spaces (6.39/1,000)

Zoning: Commercial

NNN: \$0.34/s.f.

- High visibility commercial space
- Attractive unit sizes and functional site plan
- Suitable for retail, medical office or professional office
- Building and monument signage available
- Excellent construction quality
- Abundant parking
- Neighboring tenants include Komin Medical Group and Anytime Fitness

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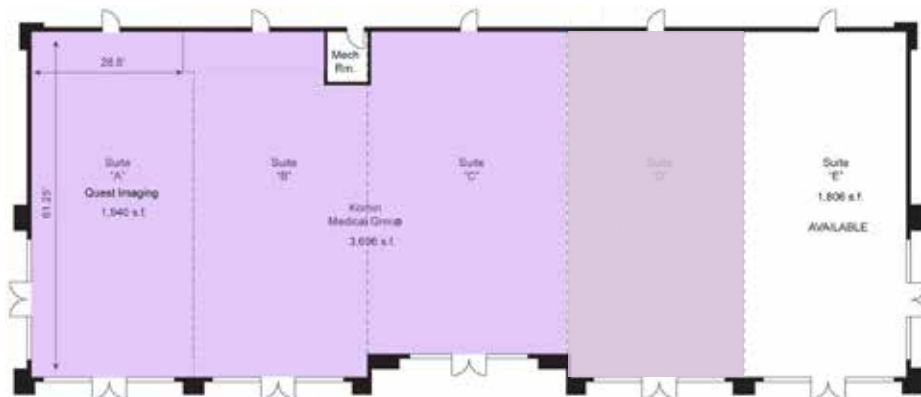
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Demographics - 2015 Estimates			
Description	1 Mile	3 Miles	5 Miles
Population	4,702	19,906	20,629
Growth - 2012-2017	3.40%	8.00%	7.90%
Households	1,251	5,040	5,271
Average HH Income	\$55,653	\$50,047	\$50,707
Per Capita Income	\$14,911	\$13,057	\$13,555



//////// Floor & Site Plans

BUILDING A
9,398 S.F.



BUILDING B
9,398 S.F.





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