



Property Location

4633 E Broadway Blvd
(Northwest Corner of Broadway Blvd and Swan Rd)

Available Space

10,000 Sq Ft

Zoning

C-2

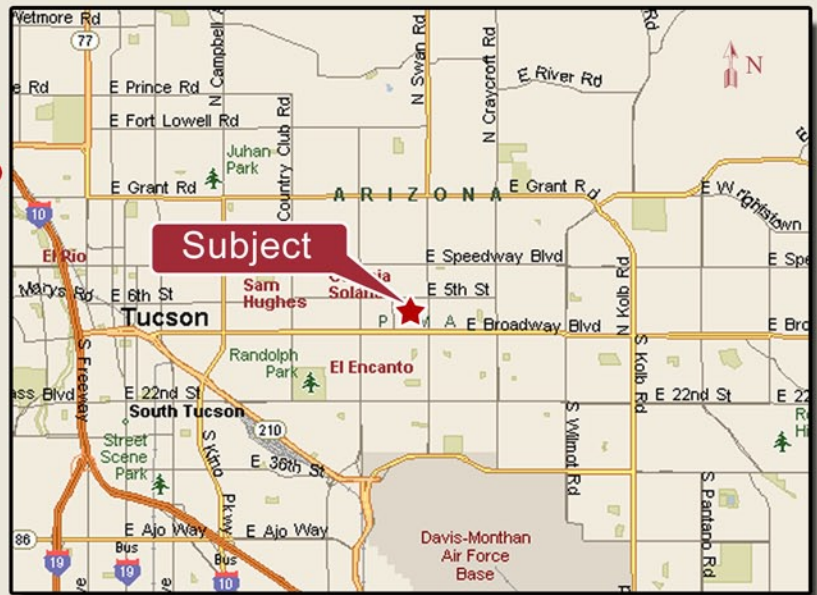
Pricing

LEASE: Starting at \$10/SF NNN

SALE: \$800,000 (~~\$80/SF~~)

Property Highlights

- Excellent Visibility & Signage
- High Traffic Counts
- Near Park Place Mall
- Great Office or Retail Space



Traffic Counts (Source: P.A.G, 2011)

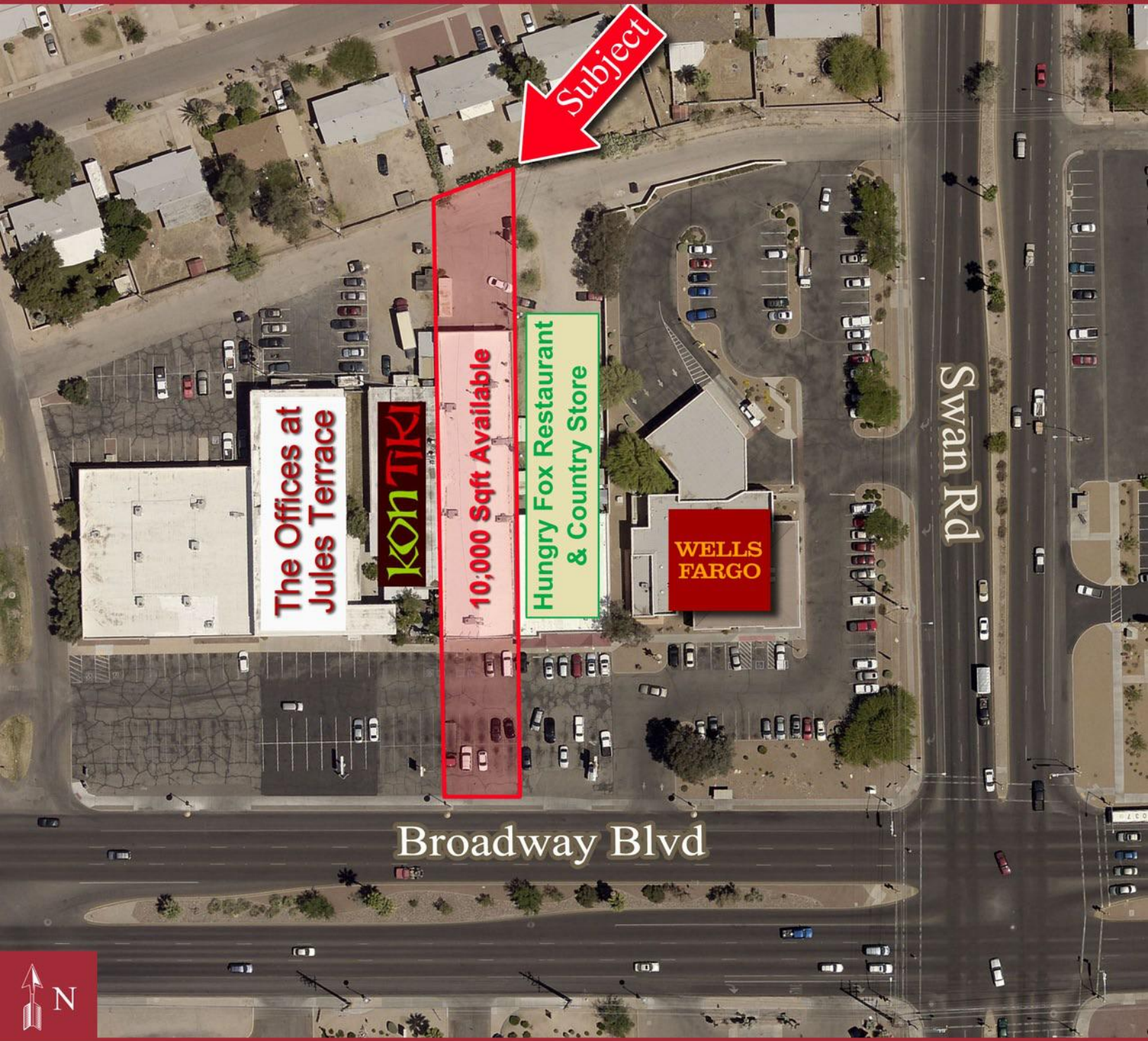
Broadway Blvd: 41,500 Average Daily Traffic

Swan Rd: 28,000 Average Daily Traffic

2010 Demographics	1 mile	3 mile	5 mile
Population	14,247	116,586	270,121
Average HH Income*	\$49,770	\$45,027	\$46,735

Source: www.esri.com/bao
*2012 Projections

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