

Beach & Chapman Center

11951 Beach Blvd, Stanton, CA 90680

Available

Tom Gonzalez
714.726.3007



Presented by

The Ryan Real Estate Group, Inc.



Beach & Chapman Center

11951 Beach Blvd, Stanton, CA 90680

Confidentiality Agreement



Tom Gonzalez

tomgonzalez.re@gmail.com

(714) 441-8721

License: 01487226



**The Ryan Real Estate
Group, Inc.**

310 W. 4th Street
Santa Ana, CA 92701

Notes

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Property Details

Retail space available in the Beach and Chapman Center. The space is comprised of +/-5,756 square feet or divisible by +/-2,830 square feet. Main anchors are Carl's Jr, Starbucks Coffee, Domino's Pizza & O'Reilly Auto Parts. Highlights: Signalized Corner, Heavy Traffic Counts, Ample Parking and proximity to the 22 fwy. Call for more information

Price: \$1.50 /SF/Month

View the full listing here: <http://www.crelisting.net/OQZ5BGq0g/?StepID=107>

| | |
|------------------------|------------------|
| Total Space Available: | N/A |
| Rental Rate: | \$1.50 /SF/Month |
| Min. Divisible: | 2,830 SF |
| Property Type: | Retail |
| Property Sub-type: | Community Center |
| Building Size: | 25,375 SF |
| Gross Leasable Area: | 25,375 SF |

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Listing space

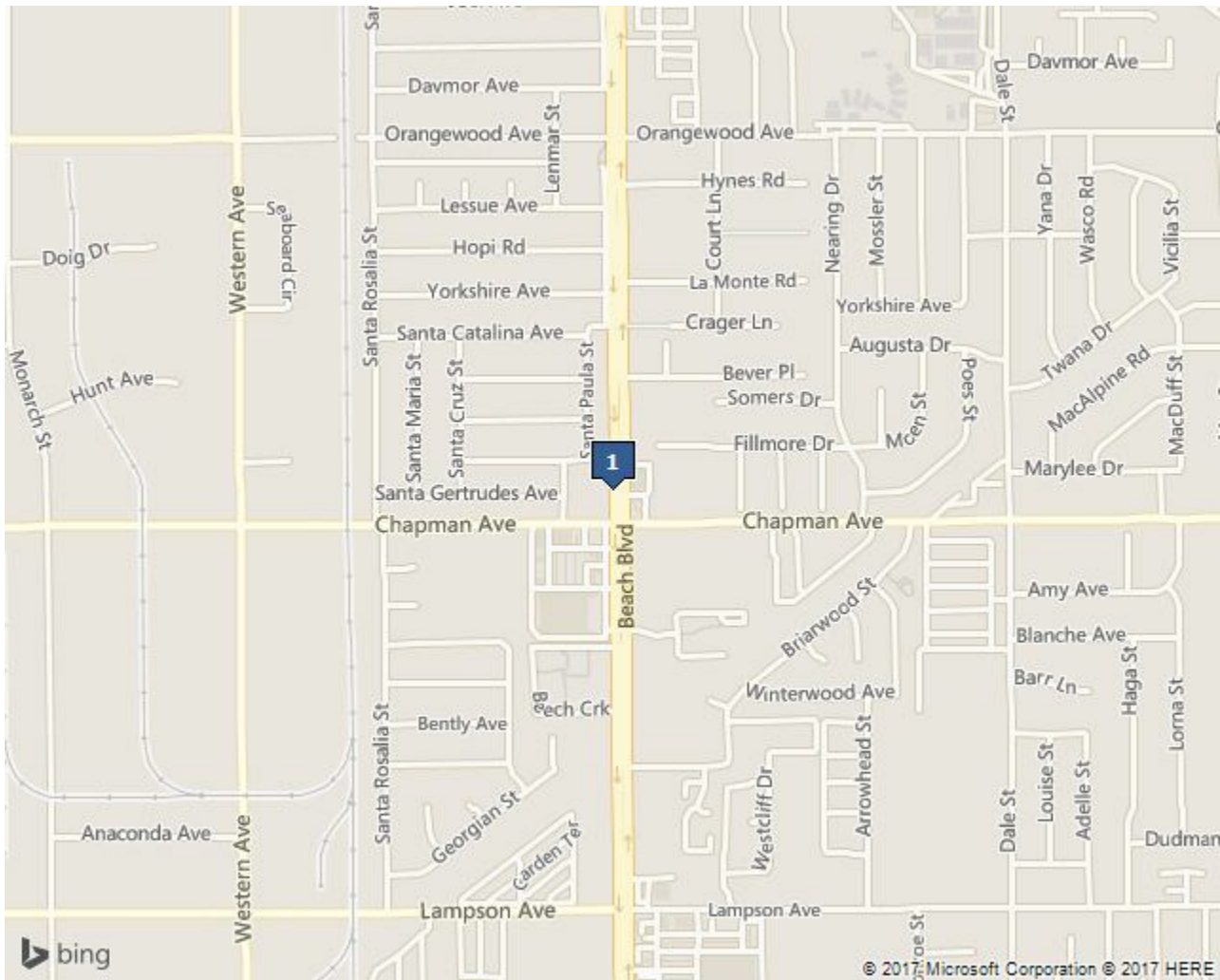
Space 1

| | |
|-------------------|------------------|
| Space Available: | 5,756 SF |
| Rental Rate: | \$1.50 /SF/Month |
| Space / Lot Type: | Community Center |
| Min. Divisible: | 2,830 SF |
| Lease Type: | NNN |
| Date Available: | Aug 2017 |

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Location



Location Description

Situated in the City of Stanton on the corner of Beach and Chapman.

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Property Photos



Building Photo



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Building Photo



Primary Photo

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Property Photos



Building Photo



Building Photo

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Property Photos



Building Photo



Building Photo

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Building Photo



Building Photo

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Building Photo



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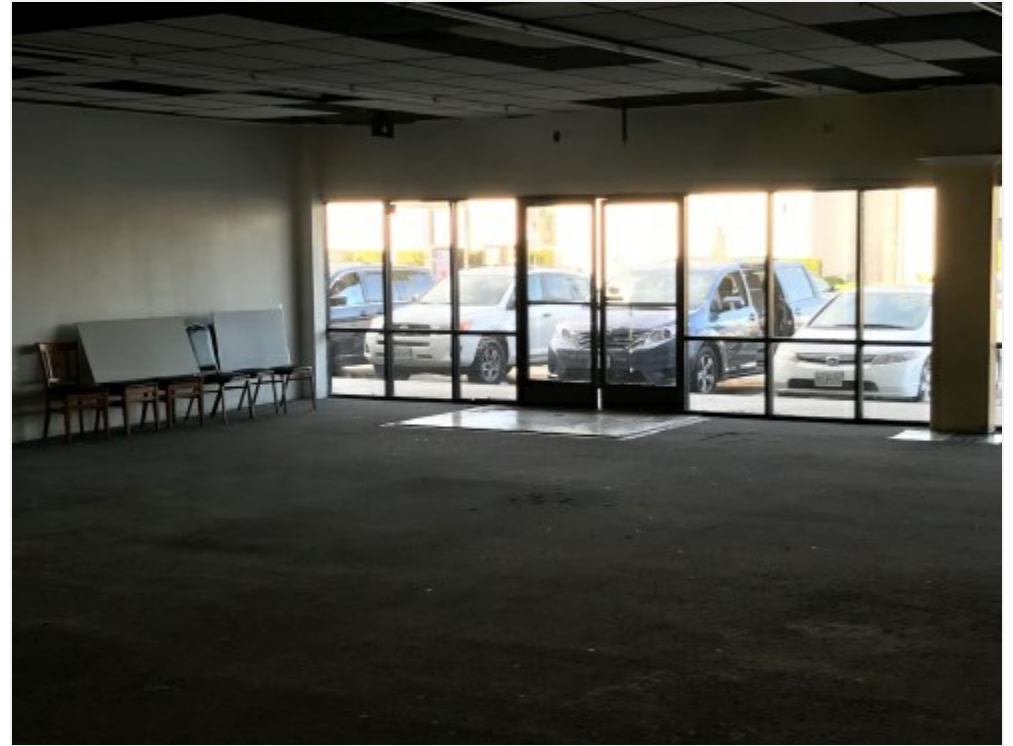
Property Photos



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Property Photos

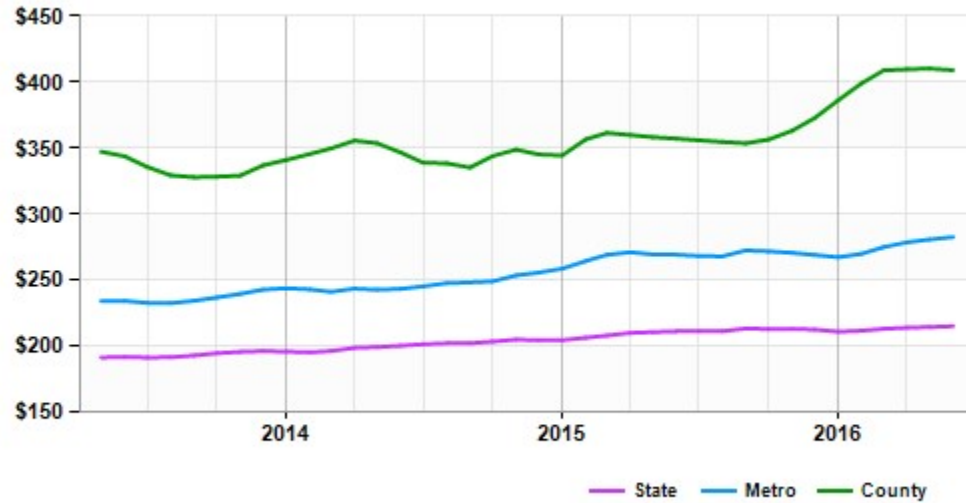


Beach & Chapman Center

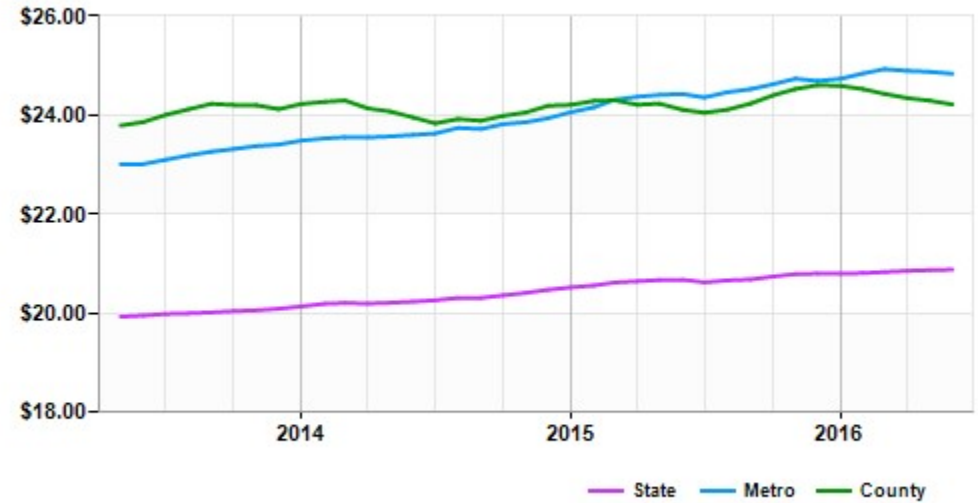
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Market Trends

Asking Prices Retail for Sale Stanton, CA (\$/SF)



Asking Rent Retail for Lease Stanton, CA (\$/SF/Year)



| | | Jun 16 | vs. 3 mo. prior | Y-O-Y |
|--|--------|--------|-----------------|--------|
| | State | \$215 | +1.0% | +1.8% |
| | Metro | \$282 | +2.8% | +5.0% |
| | County | \$409 | +0.0% | +14.5% |

| | | Jun 16 | vs. 3 mo. prior | Y-O-Y |
|--|--------|---------|-----------------|-------|
| | State | \$20.88 | +0.2% | +1.0% |
| | Metro | \$24.83 | -0.4% | +1.7% |
| | County | \$24.21 | -0.9% | +0.4% |

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Demographics

| Population | 1-mi. | 3-mi. | 5-mi. |
|---|--------|---------|---------|
| 2015 Male Population | 13,076 | 139,764 | 336,256 |
| 2015 Female Population | 13,278 | 142,518 | 343,483 |
| % 2015 Male Population | 49.62% | 49.51% | 49.47% |
| % 2015 Female Population | 50.38% | 50.49% | 50.53% |
| 2015 Total Population: Adult | 20,271 | 215,441 | 519,830 |
| 2015 Total Daytime Population | 20,512 | 252,716 | 658,904 |
| 2015 Total Employees | 5,628 | 88,243 | 269,615 |
| 2015 Total Population: Median Age | 36 | 37 | 37 |
| 2015 Total Population: Adult Median Age | 46 | 46 | 46 |
| 2015 Total population: Under 5 years | 1,725 | 17,707 | 41,835 |
| 2015 Total population: 5 to 9 years | 1,721 | 18,861 | 44,450 |
| 2015 Total population: 10 to 14 years | 1,639 | 18,987 | 46,039 |
| 2015 Total population: 15 to 19 years | 1,739 | 19,312 | 47,306 |
| 2015 Total population: 20 to 24 years | 2,063 | 21,071 | 51,253 |
| 2015 Total population: 25 to 29 years | 1,956 | 19,453 | 46,980 |
| 2015 Total population: 30 to 34 years | 1,903 | 18,603 | 44,579 |
| 2015 Total population: 35 to 39 years | 1,740 | 18,966 | 44,498 |
| 2015 Total population: 40 to 44 years | 1,902 | 21,033 | 50,297 |
| 2015 Total population: 45 to 49 years | 1,763 | 20,114 | 48,906 |
| 2015 Total population: 50 to 54 years | 1,838 | 20,343 | 49,401 |
| 2015 Total population: 55 to 59 years | 1,680 | 17,688 | 42,890 |

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Demographics

| Population (Cont.) | 1-mi. | 3-mi. | 5-mi. |
|--|-------|--------|--------|
| 2015 Total population: 60 to 64 years | 1,296 | 13,577 | 32,873 |
| 2015 Total population: 65 to 69 years | 1,041 | 11,597 | 28,147 |
| 2015 Total population: 70 to 74 years | 689 | 8,688 | 21,278 |
| 2015 Total population: 75 to 79 years | 610 | 6,934 | 16,485 |
| 2015 Total population: 80 to 84 years | 445 | 4,725 | 11,557 |
| 2015 Total population: 85 years and over | 604 | 4,623 | 10,965 |
| % 2015 Total population: Under 5 years | 6.55% | 6.27% | 6.15% |
| % 2015 Total population: 5 to 9 years | 6.53% | 6.68% | 6.54% |
| % 2015 Total population: 10 to 14 years | 6.22% | 6.73% | 6.77% |
| % 2015 Total population: 15 to 19 years | 6.60% | 6.84% | 6.96% |
| % 2015 Total population: 20 to 24 years | 7.83% | 7.46% | 7.54% |
| % 2015 Total population: 25 to 29 years | 7.42% | 6.89% | 6.91% |
| % 2015 Total population: 30 to 34 years | 7.22% | 6.59% | 6.56% |
| % 2015 Total population: 35 to 39 years | 6.60% | 6.72% | 6.55% |
| % 2015 Total population: 40 to 44 years | 7.22% | 7.45% | 7.40% |
| % 2015 Total population: 45 to 49 years | 6.69% | 7.13% | 7.19% |
| % 2015 Total population: 50 to 54 years | 6.97% | 7.21% | 7.27% |
| % 2015 Total population: 55 to 59 years | 6.37% | 6.27% | 6.31% |
| % 2015 Total population: 60 to 64 years | 4.92% | 4.81% | 4.84% |
| % 2015 Total population: 65 to 69 years | 3.95% | 4.11% | 4.14% |
| % 2015 Total population: 70 to 74 years | 2.61% | 3.08% | 3.13% |

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| Population (Cont.) | 1-mi. | 3-mi. | 5-mi. |
|--|--------|---------|---------|
| % 2015 Total population: 75 to 79 years | 2.31% | 2.46% | 2.43% |
| % 2015 Total population: 80 to 84 years | 1.69% | 1.67% | 1.70% |
| % 2015 Total population: 85 years and over | 2.29% | 1.64% | 1.61% |
| 2015 White alone | 10,177 | 118,640 | 298,724 |
| 2015 Black or African American alone | 406 | 5,916 | 15,277 |
| 2015 American Indian and Alaska Native alone | 198 | 1,984 | 4,584 |
| 2015 Asian alone | 8,633 | 94,317 | 215,401 |
| 2015 Native Hawaiian and OPI alone | 144 | 1,860 | 3,958 |
| 2015 Some Other Race alone | 5,675 | 47,300 | 111,279 |
| 2015 Two or More Races alone | 1,121 | 12,265 | 30,516 |
| 2015 Hispanic | 11,843 | 105,698 | 252,523 |
| 2015 Not Hispanic | 14,511 | 176,584 | 427,216 |
| % 2015 White alone | 38.62% | 42.03% | 43.95% |
| % 2015 Black or African American alone | 1.54% | 2.10% | 2.25% |
| % 2015 American Indian and Alaska Native alone | 0.75% | 0.70% | 0.67% |
| % 2015 Asian alone | 32.76% | 33.41% | 31.69% |
| % 2015 Native Hawaiian and OPI alone | 0.55% | 0.66% | 0.58% |
| % 2015 Some Other Race alone | 21.53% | 16.76% | 16.37% |
| % 2015 Two or More Races alone | 4.25% | 4.34% | 4.49% |
| % 2015 Hispanic | 44.94% | 37.44% | 37.15% |
| % 2015 Not Hispanic | 55.06% | 62.56% | 62.85% |

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| Population (Cont.) | 1-mi. | 3-mi. | 5-mi. |
|--|--------------|--------------|--------------|
| 2015 Not Hispanic: White alone | 7,750 | 100,266 | 250,702 |
| 2015 Not Hispanic: Black or African American alone | 347 | 4,479 | 12,433 |
| 2015 Not Hispanic: American Indian and Alaska Native alone | 89 | 999 | 2,136 |
| 2015 Not Hispanic: Asian alone | 5,591 | 67,561 | 154,115 |
| 2015 Not Hispanic: Native Hawaiian and OPI alone | 205 | 1,725 | 3,471 |
| 2015 Not Hispanic: Some Other Race alone | 29 | 384 | 961 |
| 2015 Not Hispanic: Two or More Races | 557 | 6,822 | 15,749 |
| % 2015 Not Hispanic: White alone | 32.02% | 37.78% | 39.10% |
| % 2015 Not Hispanic: Black or African American alone | 1.43% | 1.69% | 1.94% |
| % 2015 Not Hispanic: American Indian and Alaska Native alone | 0.37% | 0.38% | 0.33% |
| % 2015 Not Hispanic: Asian alone | 23.10% | 25.45% | 24.04% |
| % 2015 Not Hispanic: Native Hawaiian and OPI alone | 0.85% | 0.65% | 0.54% |
| % 2015 Not Hispanic: Some Other Race alone | 0.12% | 0.14% | 0.15% |
| % 2015 Not Hispanic: Two or More Races | 2.30% | 2.57% | 2.46% |
| Population Change | 1-mi. | 3-mi. | 5-mi. |
| Total: Employees (NAICS) | n/a | n/a | n/a |
| Total: Establishments (NAICS) | n/a | n/a | n/a |

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| Population Change (Cont.) | 1-mi. | 3-mi. | 5-mi. |
|----------------------------------|--------------|--------------|--------------|
| 2015 Total Population | 26,354 | 282,282 | 679,739 |
| 2015 Households | 7,030 | 79,376 | 193,230 |
| Population Change 2010-2015 | 1,068 | 9,151 | 24,801 |
| Household Change 2010-2015 | 93 | 518 | 2,234 |
| % Population Change 2010-2015 | 4.22% | 3.35% | 3.79% |
| % Household Change 2010-2015 | 1.34% | 0.66% | 1.17% |
| Population Change 2000-2015 | 2,147 | 16,856 | 38,553 |
| Household Change 2000-2015 | 12 | 759 | 1,973 |
| % Population Change 2000 to 2015 | 8.87% | 6.35% | 6.01% |
| % Household Change 2000 to 2015 | 0.17% | 0.97% | 1.03% |

| Housing | 1-mi. | 3-mi. | 5-mi. |
|------------------------------------|--------------|--------------|--------------|
| 2015 Housing Units | 7,165 | 80,250 | 195,229 |
| 2015 Occupied Housing Units | 7,018 | 78,616 | 191,257 |
| 2015 Owner Occupied Housing Units | 3,857 | 42,658 | 109,616 |
| 2015 Renter Occupied Housing Units | 3,161 | 35,958 | 81,641 |
| 2015 Vacant Housings Units | 147 | 1,634 | 3,972 |
| % 2015 Occupied Housing Units | 97.95% | 97.96% | 97.97% |

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| Housing (Cont.) | 1-mi. | 3-mi. | 5-mi. |
|--------------------------------------|--------------|--------------|--------------|
| % 2015 Owner occupied housing units | 54.96% | 54.26% | 57.31% |
| % 2015 Renter occupied housing units | 45.04% | 45.74% | 42.69% |
| % 2000 Vacant housing units | 2.05% | 2.04% | 2.03% |

| Income | 1-mi. | 3-mi. | 5-mi. |
|---|--------------|--------------|--------------|
| 2015 Household Income: Median | \$53,855 | \$57,727 | \$61,460 |
| 2015 Household Income: Average | \$70,924 | \$76,789 | \$82,095 |
| 2015 Per Capita Income | \$19,205 | \$21,888 | \$23,607 |
| 2015 Household income: Less than \$10,000 | 384 | 4,168 | 9,405 |
| 2015 Household income: \$10,000 to \$14,999 | 377 | 4,029 | 8,771 |
| 2015 Household income: \$15,000 to \$19,999 | 315 | 4,108 | 8,931 |
| 2015 Household income: \$20,000 to \$24,999 | 331 | 4,117 | 9,160 |
| 2015 Household income: \$25,000 to \$29,999 | 376 | 3,758 | 8,813 |
| 2015 Household income: \$30,000 to \$34,999 | 324 | 3,955 | 9,296 |
| 2015 Household income: \$35,000 to \$39,999 | 363 | 3,715 | 8,815 |
| 2015 Household income: \$40,000 to \$44,999 | 343 | 3,249 | 7,721 |
| 2015 Household income: \$45,000 to \$49,999 | 419 | 3,544 | 8,238 |
| 2015 Household income: \$50,000 to \$59,999 | 734 | 6,528 | 15,605 |
| 2015 Household income: \$60,000 to \$74,999 | 689 | 7,785 | 19,103 |
| 2015 Household income: \$75,000 to \$99,999 | 915 | 10,204 | 25,527 |
| 2015 Household income: \$100,000 to \$124,999 | 546 | 7,502 | 19,338 |
| 2015 Household income: \$125,000 to \$149,999 | 340 | 4,852 | 12,552 |
| 2015 Household income: \$150,000 to \$199,999 | 377 | 4,905 | 12,671 |

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| Income (Cont.) | 1-mi. | 3-mi. | 5-mi. |
|---|--------------|--------------|--------------|
| 2015 Household income: \$200,000 or more | 197 | 2,957 | 9,284 |
| % 2015 Household income: Less than \$10,000 | 5.46% | 5.25% | 4.87% |
| % 2015 Household income: \$10,000 to \$14,999 | 5.36% | 5.08% | 4.54% |
| % 2015 Household income: \$15,000 to \$19,999 | 4.48% | 5.18% | 4.62% |
| % 2015 Household income: \$20,000 to \$24,999 | 4.71% | 5.19% | 4.74% |
| % 2015 Household income: \$25,000 to \$29,999 | 5.35% | 4.73% | 4.56% |
| % 2015 Household income: \$30,000 to \$34,999 | 4.61% | 4.98% | 4.81% |
| % 2015 Household income: \$35,000 to \$39,999 | 5.16% | 4.68% | 4.56% |
| % 2015 Household income: \$40,000 to \$44,999 | 4.88% | 4.09% | 4.00% |
| % 2015 Household income: \$45,000 to \$49,999 | 5.96% | 4.46% | 4.26% |
| % 2015 Household income: \$50,000 to \$59,999 | 10.44% | 8.22% | 8.08% |
| % 2015 Household income: \$60,000 to \$74,999 | 9.80% | 9.81% | 9.89% |
| % 2015 Household income: \$75,000 to \$99,999 | 13.02% | 12.86% | 13.21% |
| % 2015 Household income: \$100,000 to \$124,999 | 7.77% | 9.45% | 10.01% |
| % 2015 Household income: \$125,000 to \$149,999 | 4.84% | 6.11% | 6.50% |
| % 2015 Household income: \$150,000 to \$199,999 | 5.36% | 6.18% | 6.56% |
| % 2015 Household income: \$200,000 or more | 2.80% | 3.73% | 4.80% |
| Retail Sales Volume | 1-mi. | 3-mi. | 5-mi. |
| 2015 Childrens/Infants clothing stores | \$1,932,195 | \$21,906,519 | \$53,775,040 |
| 2015 Jewelry stores | \$687,551 | \$7,915,436 | \$19,713,630 |
| 2015 Mens clothing stores | \$2,273,650 | \$25,973,908 | \$64,150,013 |
| 2015 Shoe stores | \$2,305,055 | \$26,371,768 | \$65,059,046 |

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| Retail Sales Volume (Cont.) | 1-mi. | 3-mi. | 5-mi. |
|---|--------------|---------------|-----------------|
| 2015 Womens clothing stores | \$3,843,934 | \$43,882,495 | \$108,493,843 |
| 2015 Automobile dealers | \$29,672,041 | \$341,478,405 | \$848,021,141 |
| 2015 Automotive parts and accessories stores | \$5,818,475 | \$66,663,663 | \$164,793,114 |
| 2015 Other motor vehicle dealers | \$799,116 | \$9,139,857 | \$22,453,329 |
| 2015 Tire dealers | \$2,595,789 | \$29,711,996 | \$73,447,547 |
| 2015 Hardware stores | \$121,023 | \$1,401,968 | \$3,511,274 |
| 2015 Home centers | \$1,204,908 | \$13,846,439 | \$34,688,225 |
| 2015 Nursery and garden centers | \$1,441,430 | \$16,633,438 | \$41,789,400 |
| 2015 Outdoor power equipment stores | \$665,381 | \$7,566,494 | \$18,802,026 |
| 2015 Paint andwallpaper stores | \$140,783 | \$1,604,002 | \$3,990,654 |
| 2015 Appliance, television, and other electronics stores | \$3,977,201 | \$45,656,655 | \$113,467,410 |
| 2015 Camera andphotographic supplies stores | \$302,507 | \$3,541,632 | \$8,855,726 |
| 2015 Computer andsoftware stores | \$10,894,550 | \$124,378,290 | \$306,190,007 |
| 2015 Beer, wine, and liquor stores | \$1,900,333 | \$21,811,632 | \$54,043,069 |
| 2015 Convenience stores | \$8,568,860 | \$97,631,204 | \$240,416,984 |
| 2015 Restaurant Expenditures | \$7,924,755 | \$90,810,399 | \$225,089,805 |
| 2015 Supermarkets and other grocery (except convenience) stores | \$31,134,034 | \$354,799,158 | \$872,034,602 |
| 2015 Furniture stores | \$2,836,330 | \$32,461,862 | \$80,682,227 |
| 2015 Home furnishings stores | \$9,805,618 | \$112,464,933 | \$278,534,663 |
| 2015 General merchandise stores | \$51,441,146 | \$590,472,401 | \$1,465,821,335 |
| 2015 Gasoline stations with convenience stores | \$26,729,408 | \$304,211,083 | \$748,986,893 |

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| Retail Sales Volume (Cont.) | 1-mi. | 3-mi. | 5-mi. |
|---|--------------|---------------|-----------------|
| 2015 Other gasoline stations | \$19,181,693 | \$218,160,290 | \$536,963,672 |
| 2015 Department stores (excl leased depts) | \$50,753,595 | \$582,556,965 | \$1,446,107,705 |
| 2015 General merchandise stores | \$51,441,146 | \$590,472,401 | \$1,465,821,335 |
| 2015 Other health and personal care stores | \$2,004,523 | \$23,087,041 | \$57,291,280 |
| 2015 Pharmacies and drug stores | \$8,022,146 | \$91,794,649 | \$226,714,120 |
| 2015 Pet and pet supplies stores | \$2,160,325 | \$24,671,062 | \$60,898,663 |
| 2015 Book, periodical, and music stores | \$327,482 | \$3,794,193 | \$9,465,376 |
| 2015 Hobby, toy, and game stores | \$932,844 | \$10,659,487 | \$26,303,251 |
| 2015 Musical instrument and supplies stores | \$94,538 | \$1,107,429 | \$2,769,819 |
| 2015 Sewing, needlework, and piece goods stores | \$175,546 | \$2,027,031 | \$5,010,915 |
| 2015 Sporting goods stores | \$901,042 | \$10,519,703 | \$26,247,392 |

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Broker Profile



tomgonzalez.re@gmail.com
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License: 01487226



**The Ryan Real Estate Group,
Inc.**

1400 N. Harbor Blvd.,
Fullerton, CA 92835

Tom Gonzalez

My name is Tom Gonzalez. I would like to take a moment to introduce myself and offer my knowledge and expertise with you in order to be considered as your Real Estate Advisor. I enjoy working with the community and help build healthy relationships with Landlords, Homeowners, and Business Owners who have selected me to represent them in transactions because of my professionalism, my expertise and my ability to understand the needs of the client. Some of the various representations include: Northgate Markets, 7-Eleven, Metro PCS, Boost Mobile, Herbalife, State Farm Insurance, Casa Garcia Restaurant, Discount Auto Center, Laundry Developer, as well as, Medical and Dental Professionals. The best compliment I have received has been referrals. I find it rewarding to have many of my clients as referral base. For 30 years, our company has serviced many clients with their Real Estate needs such as Retail, Office, Industrial, Residential and Investment assistance. I offer strong negotiating skills, experience and knowledge in order to succeed in this changing market. My Real Estate career began in 2001 while working as a Certified Residential Appraiser with The Appraisal Department in Anaheim Hills alongside the 30 year veteran and Founder/Owner Kenneth Burke. As an Appraiser, I traveled throughout Orange County, Riverside, San Bernardino, Los Angeles, and San Diego. I completed an extensive amount of Appraisal Report for various lenders. Along with my Appraisal Certification, I became a Certified Home Inspector which allowed me to be thorough when completing an evaluation report or when summarizing details of a particular property, including commercial buildings. In 2005, I decided to challenge myself with obtaining my Real Estate License. My experience with Appraising and Home Inspections has only complimented my expertise and has given me the skills to offer my clients the best options when investing. I look forward to meeting with you to further discuss the opportunity of working together in the near future. Please contact me at your earliest convenience at 714-726-3007. Thank you. Tom Gonzalez, Vice President BRE Lic #01487226

| | |
|----------------------------|---|
| Current Occupation: | Real Estate Consultant |
| Honors/Awards: | Candidate for Costar Power Broker 2015 |
| Website: | http://tomsCRE.com |
| Interests: | I love to coach Basketball in the Parochial League. Have coached basketball in the high school level as well as the elementary level. |