

± 18,048 SF LAND PARCEL FOR LEASE

8430 County Highway S17, La Presa, CA 91977



AVAILABLE SPACES:

- ± 18,048 SF ground lease or build to suit

FEATURES:

- Property is located on the SEC corner of Paradise Valley Rd and Elkelton Blvd.
- Excellent freeway location with visibility from all retail corners and close to dense residential
- Limited retail opportunities in this trade area
- AP#: 584-160-52-00
- Approximate Dimensions: 100 Feet x 200 Feet
- Located on the Breakfast side of the entrance to the 54 West, the 125 North and exit to Paradise Valley Road/Jamacha Boulevard



Demographics	1 mile	3 miles	5 miles
Average Income	\$71,939	\$75,692	\$75,408
Population	20,820	148,136	396,005
Daytime Population	14,344	98,720	305,248

TRAFFIC COUNTS

Elkelton Road: ±34,051 cars per day
54 Freeway: ±179,000 cars per day
125 Freeway: ±146,000 cars per day

*Source: CoStar

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909-230-4500 office
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DRE# 01816151

Pablo Velasco

909-230-4500 office
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PROGRESSIVE

REAL ESTATE PARTNERS

9471 Haven Avenue, Suite 110, Rancho Cucamonga, CA 91730

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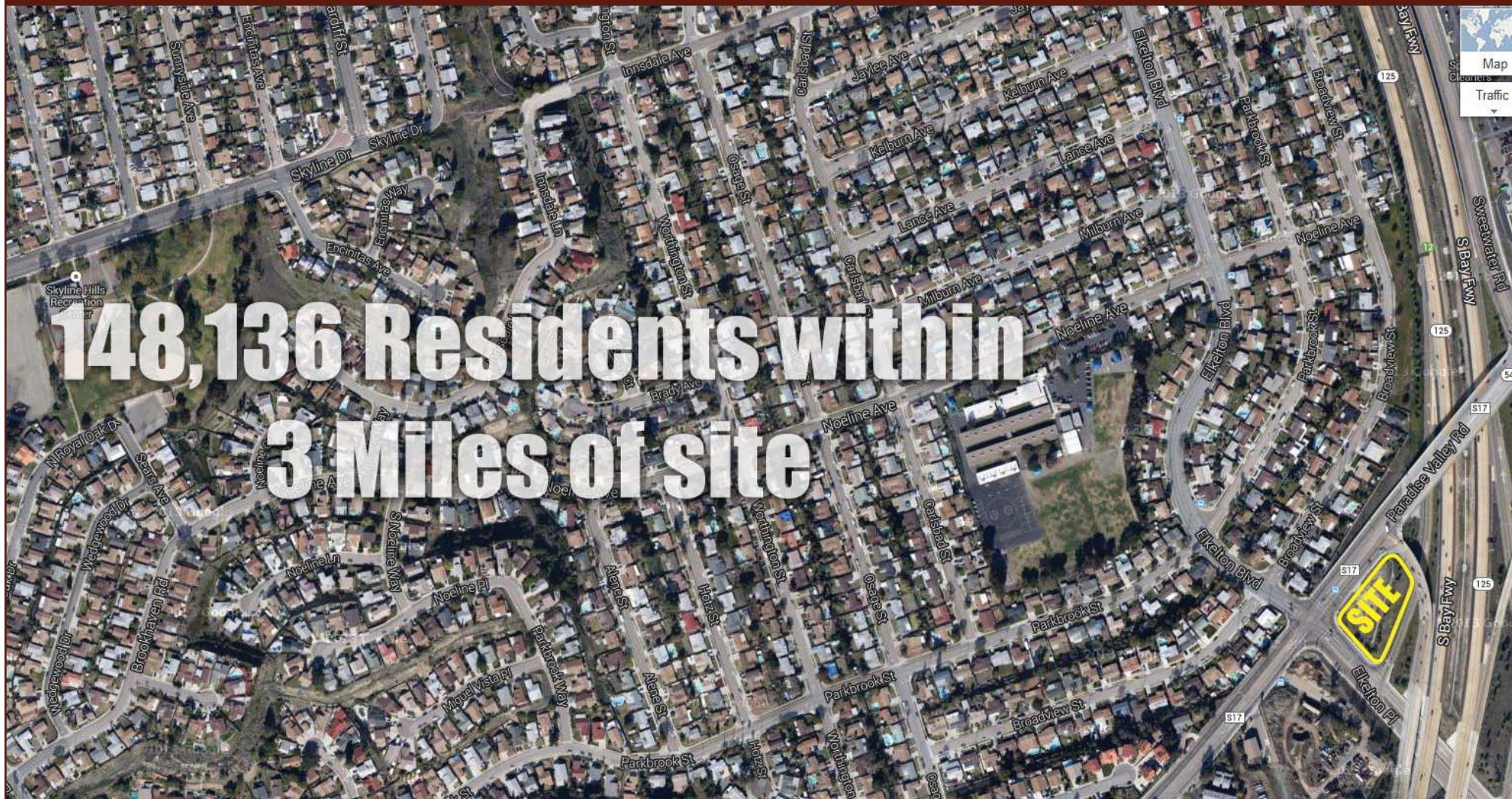
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