



PROPERTY DESCRIPTION

Two Suites Left! Suite 8A can be leased for \$1,500 plus utilities (1,000 SF) and Suite 13 can be leased for \$4,000 plus utilities (3,000 SF). 3-5 Year Lease.

PROPERTY HIGHLIGHTS

- FOR LEASE
- 1,000 SF (\$14 PSF)
- 3,000 SF (\$12 PSF)
- \$4 CAM Charge
- Tenant pays utilities
- Excellent parking
- Minimum 3 year lease

OFFERING SUMMARY

Lease Rate:	\$12.00 - 14.00 SF/yr (+ \$4 CAM; + \$4 CAM)
Number of Units:	2
Available SF:	1,000 - 3,000 SF
Building Size:	19,860 SF

SPACES	LEASE RATE	SPACE SIZE
1313 Grand Ave, Suite 8A	\$14.00 SF/yr	1,000 SF
1313 Grand Ave, Suite 12	\$12.00 SF/yr	3,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	458	1,657	7,262
Total Population	901	2,990	14,537
Average HH Income	\$68,124	\$64,265	\$79,051

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