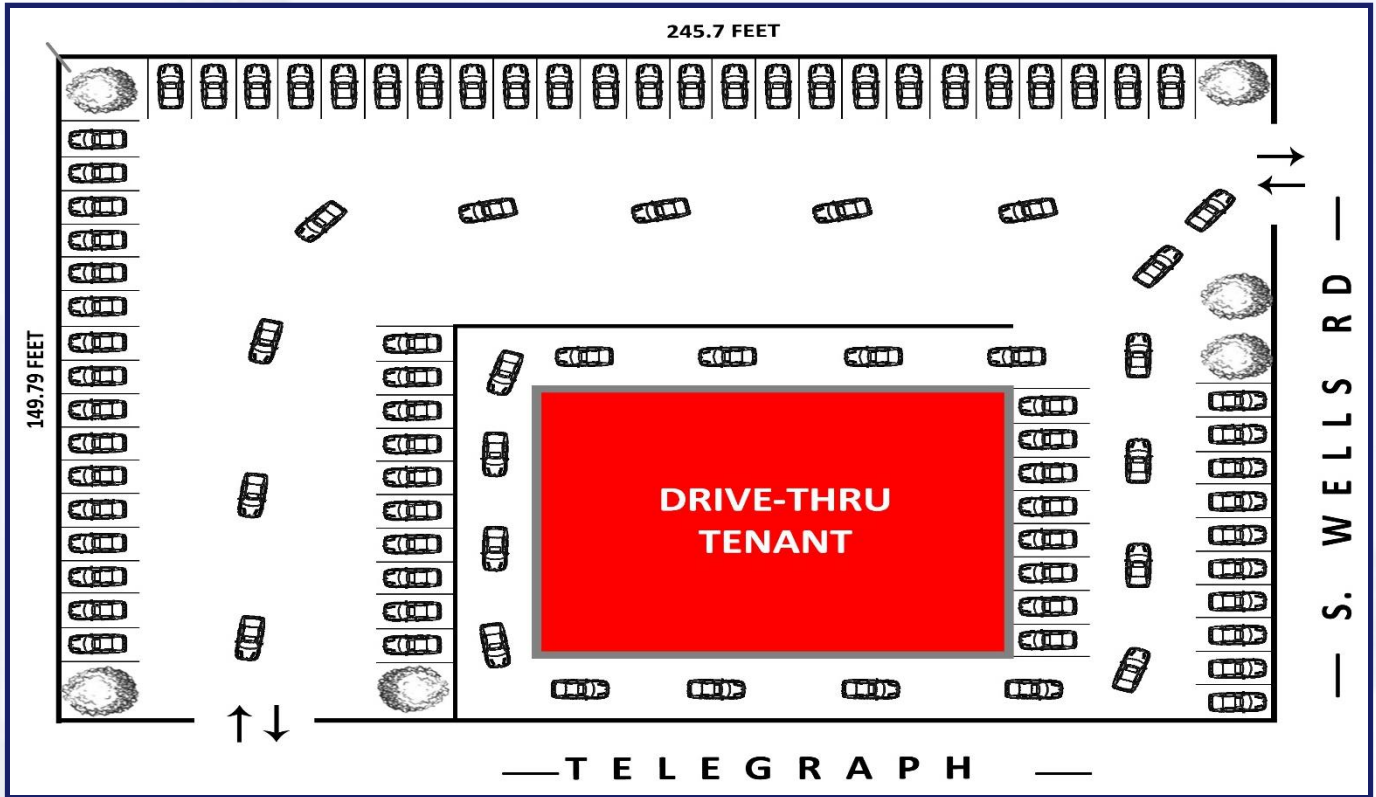


EXECUTIVE SUMMARY



BRANDON BEAUCHEMIN
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01450751 - RE License
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HIGHLIGHTS:

- Over 350 Feet of Frontage ON 27K Cars/day Signalized Corner
- Across from Brand New 173 Unit Apartment Development
- Within 1 Block of 785 New Housing Units Under Construction
- Easy Access to 2 Freeways (126 & 101 Freeway)
- High Income Demographics
- Across from 115 Unit Bonaventura Retirement Village

OFFERING SUMMARY: 11004 Telegraph Rd, offers an investor the opportunity to lease 27,612 SF of land. This property is located just north of the Santa Paula Freeway (126 Freeway) on the signalized corner of Telegraph Rd & North Wells Rd. Located within one block of 785 brand new housing units. Zoned as T4.10.

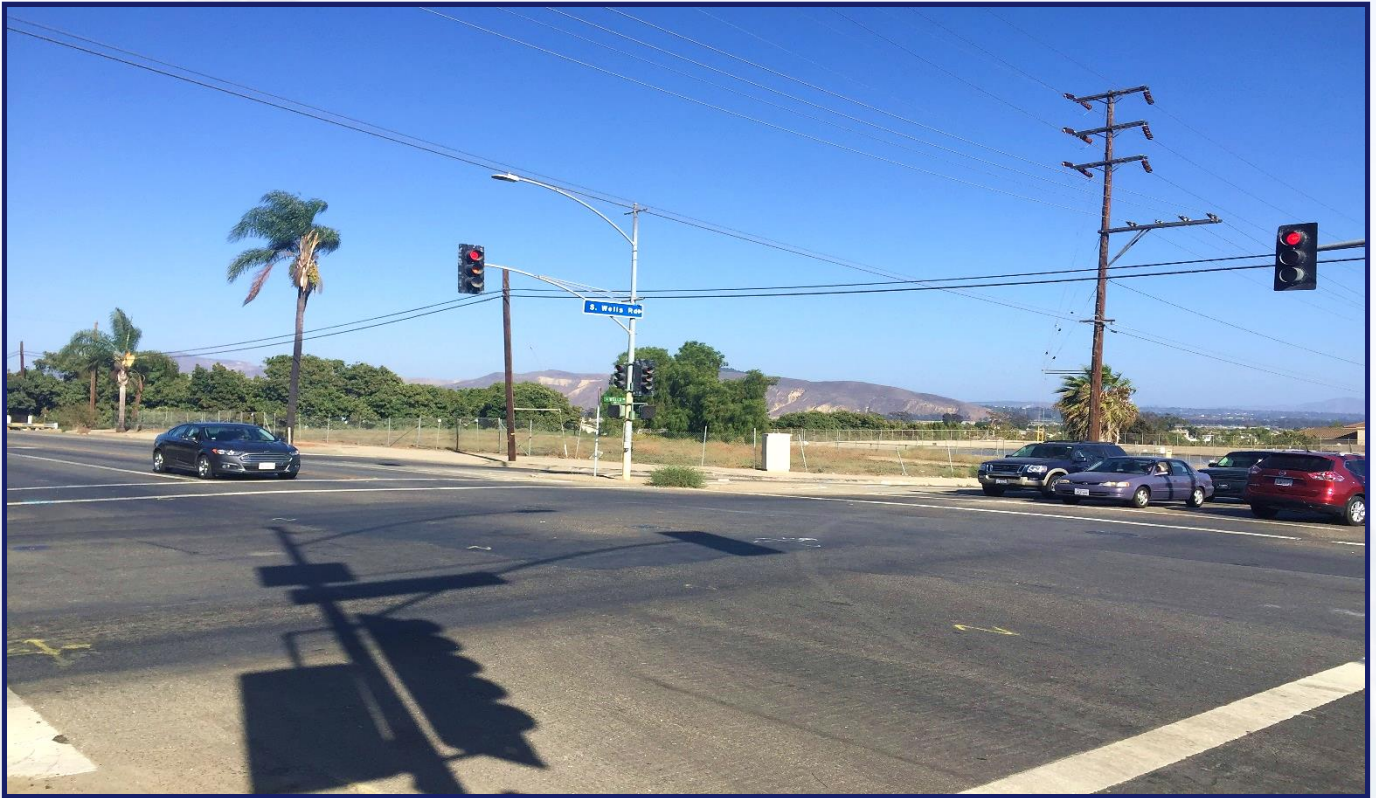
DEMOGRAPHICS: The population within a 3-mile radius was estimated at over 37,000 as well as over 101,000 within a 5-mile radius and is growing annually at over 4.58%. The average household income was estimated at approximately \$85,000 within a 3-mile radius.

AVAILABLE FOR LEASE: 27,612 SF Lot - \$120,000/year. Contact listing broker for more information.

PROPERTY PICTURES

CREI

Commercial Real Estate Investments



PROPERTY PICTURES

CREI

Commercial Real Estate Investments

AERIAL MAP



LOCAL MAP



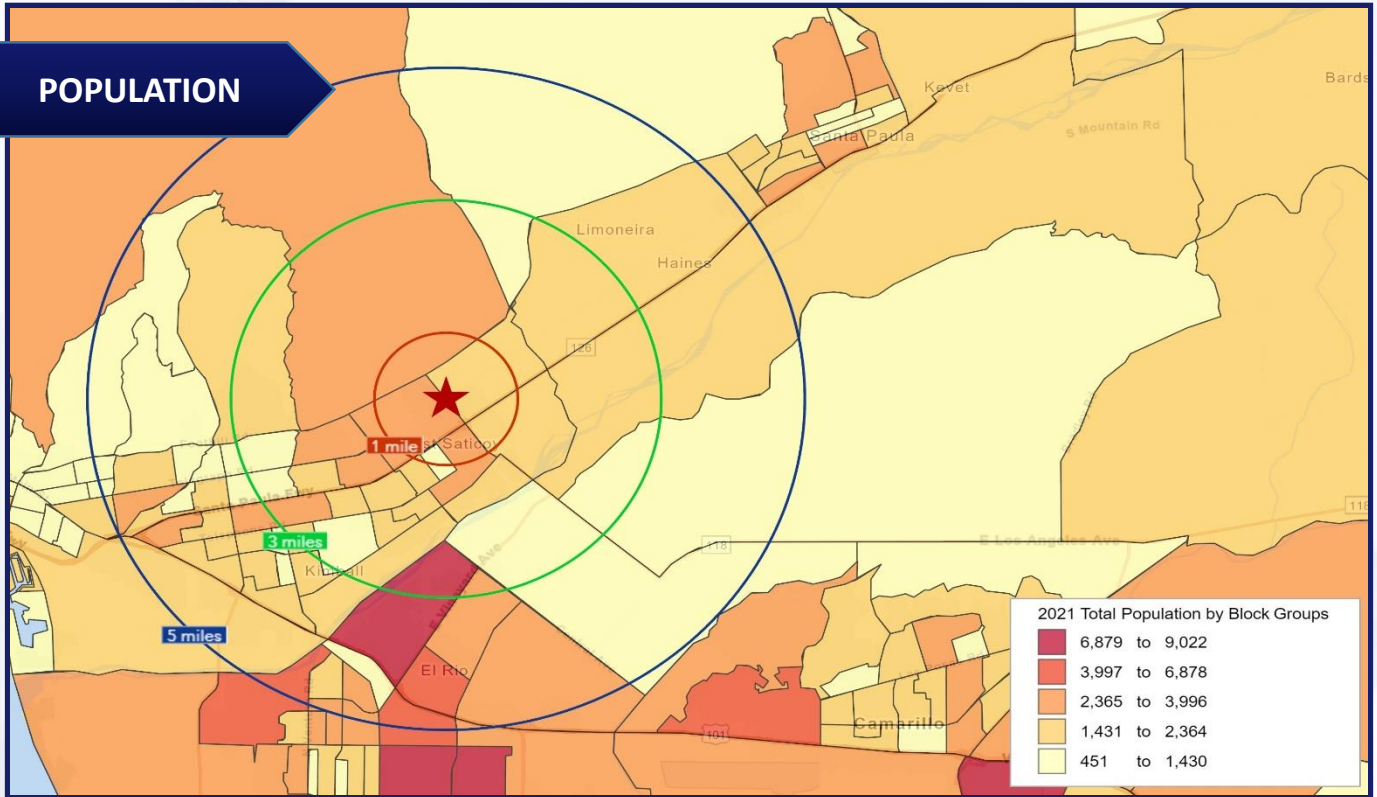
PROPERTY PICTURES

ZONING PICTURE

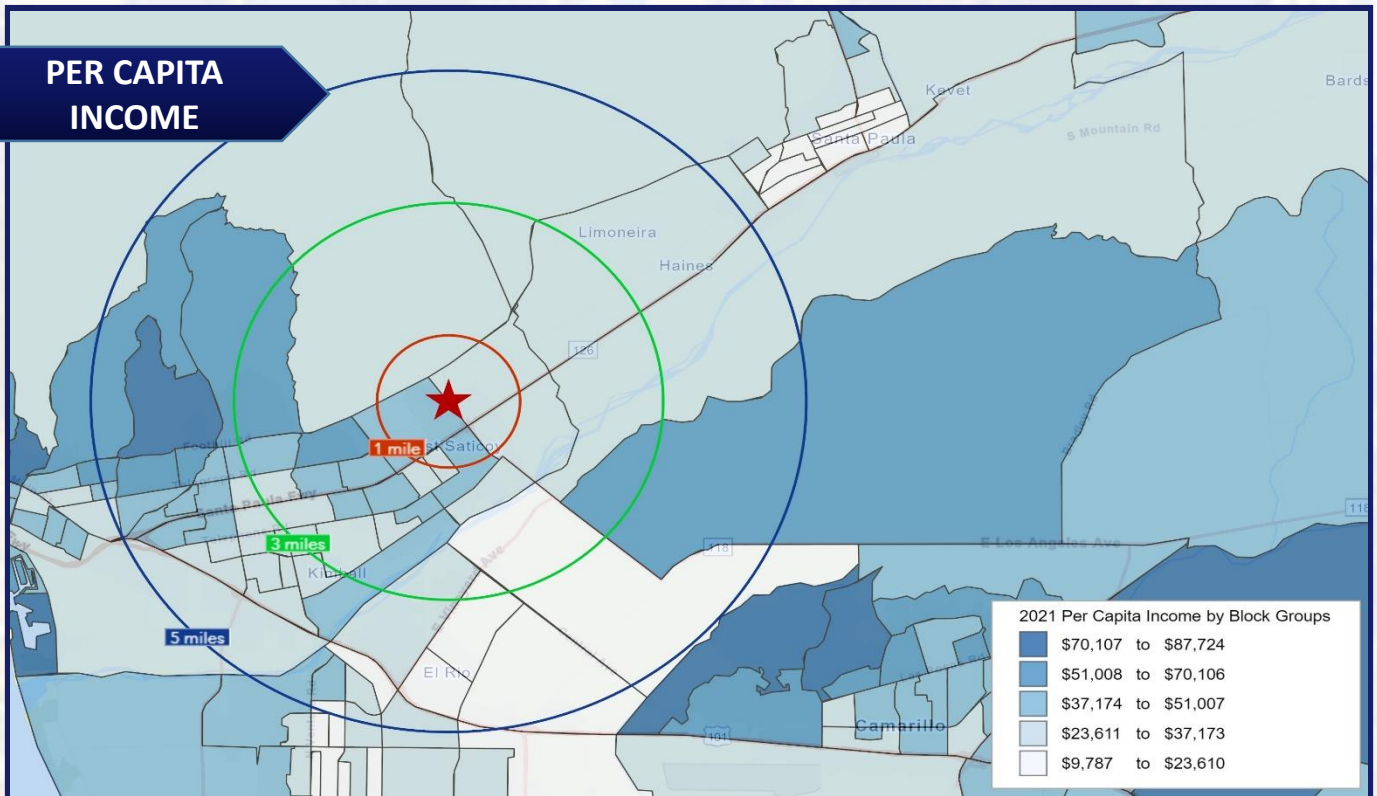


DEMOGRAPHICS

POPULATION

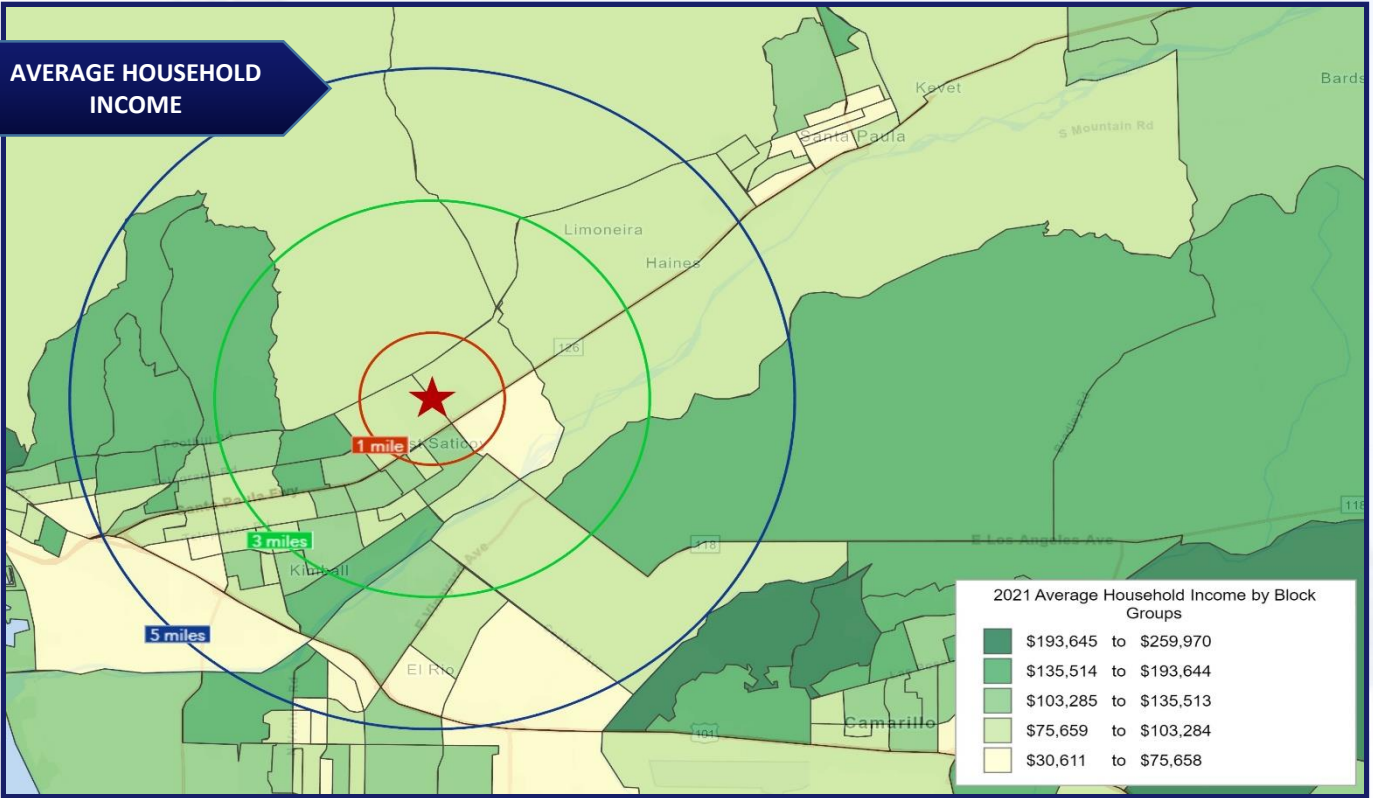


PER CAPITA INCOME

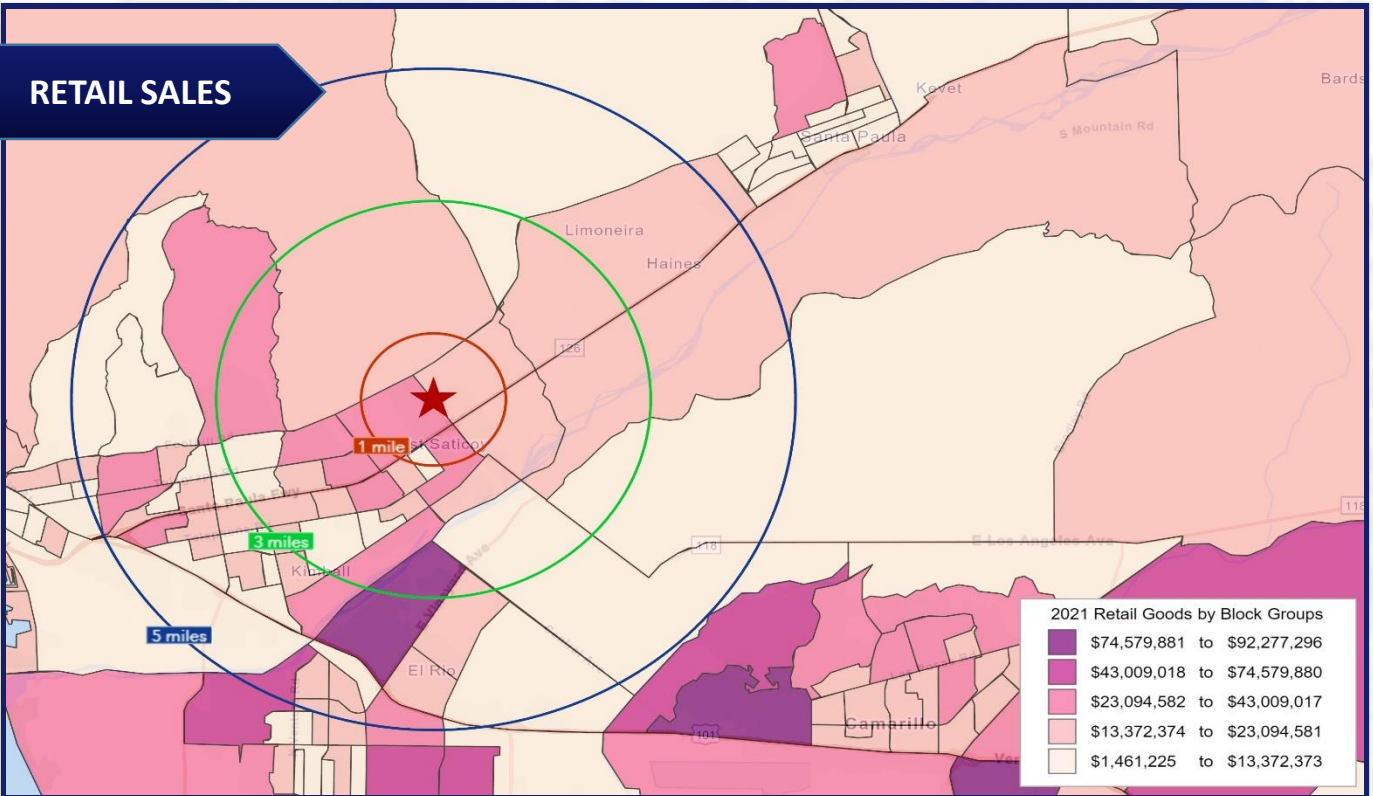


DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME

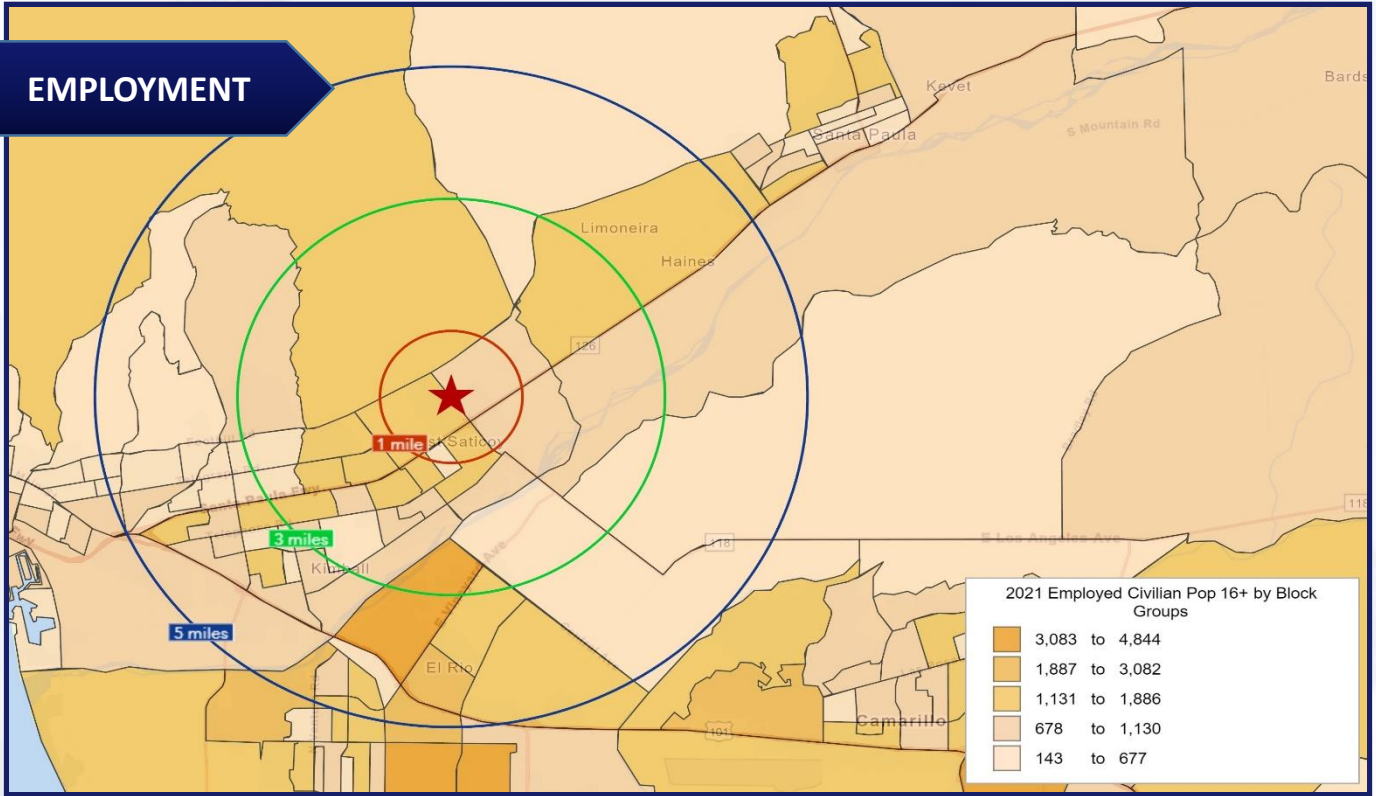


RETAIL SALES



DEMOGRAPHICS

EMPLOYMENT



CRIME INDEX

