

LEASE



AURORA CORNER

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PRIME RETAIL ON AUROA AVE

\$32/SF, NNN
1,938 SF Total

FEATURES:

- Great Street and Best Space in the Center Frontage
- Retail Neighbors Include: Office Depot, LA Fitness, & PetSmart
- Over 65,000 Cars / Day on Aurora Avenue
- Quick Access to I-5
- Recent Upgrades: Exterior Paint, Roof & HVAC

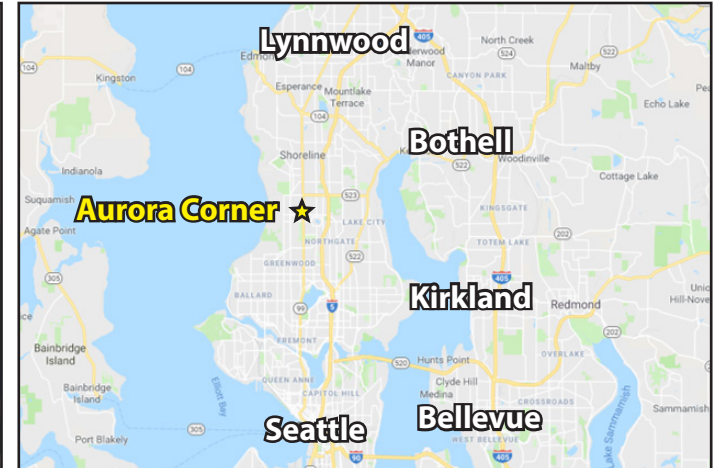


SITE PLAN



The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified and make no guarantee, warranty or representation about it. It is your sole responsibility to independently confirm its accuracy and completeness.

LOCATION MAP



NEARBY RETAIL AND FOOD OPTIONS

- Ross
- Hobby Lobby
- Offie Depot
- Dollar Tree
- Burger King
- HK Dim Sum
- Jimmy John's
- Rite Aid
- Lowe's
- T-Mobile
- LA Fitness
- KFC
- Starbucks
- PetSmart
- Asian Food Center
- Grocery Outlet
- Planet Fitness
- Ivar's Seafood Bar
- Krispy Kreme
- Aurora Donuts
- Lee's Automotive

NEARBY FINANCIAL SERVICES

- Wells Fargo
- Key Bank