

# FOR LEASE

## WASHINGTON & ALBATROSS NEW RETAIL SPACE

### MISSION HILLS

PRICE: \$2.50 / SF + NNN

### SUITES:

A: +/-1,243 SF B: +/-1,604 SF  
COMBINED +/-2,847 SF



- 10 parking spaces onsite for retail use
- New construction
- +/- 26,500 cars per day
- Co-tenancy with It's A Grind Coffee House
- 194,381 residents within a 3 mile radius (2007 census)
- Convenient freeway access
- Busy corridor in an upscale urban neighborhood

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