

ARDEN TOWN CENTER

NEC Watt Avenue and Fair Oaks Blvd

THE STRONGEST INTERSECTION IN THE COUNTY

- 100,000 cars per day at this intersection
- Upscale Retail Center in High Income (\$125K+) Demographic
- Strong Tenant Mix with Food, Financial, Retail and Services
- New Tenants: Kinetic Cycles Specialized Concept Store, The Dailey Method Fitness, and Dukes Plates & Pints
- Only Two Space Remaining, ±832 SF on Fair Oaks Blvd and ±1,800 SF



TWO SPACES FOR LEASE

±832 SF & ±1,800 SF



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AERIAL - AVAILABLE SITES

ARDEN
TOWN CENTER

**CALL BROKER
FOR ±1,800 SF
UPCOMING SPACE**

FAIR OAKS BLVD - 40,800 ADT



± 832 SF

AVAILABLE

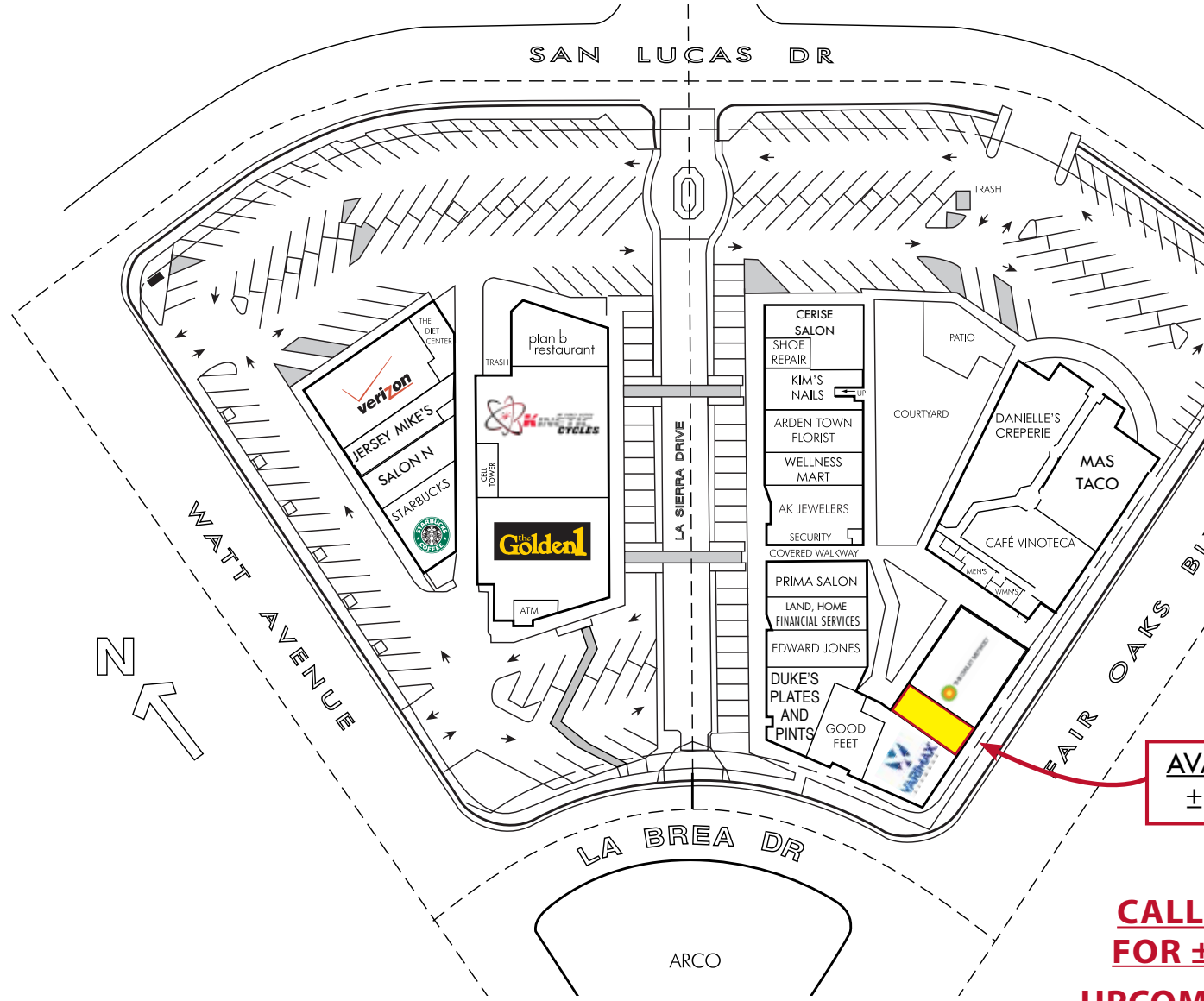
WATT AVE - 58,400 ADT

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SITE PLAN - AVAILABLE SITES

ARDEN TOWN CENTER



Fair Oaks Blvd Signage

AVAILABLE
±832 SF

**CALL BROKER
FOR ±1,800 SF
UPCOMING SPACE**



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SITE PHOTOS - SIGNAGE AND COMMON AREAS

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SITE PHOTOS - TENANTS

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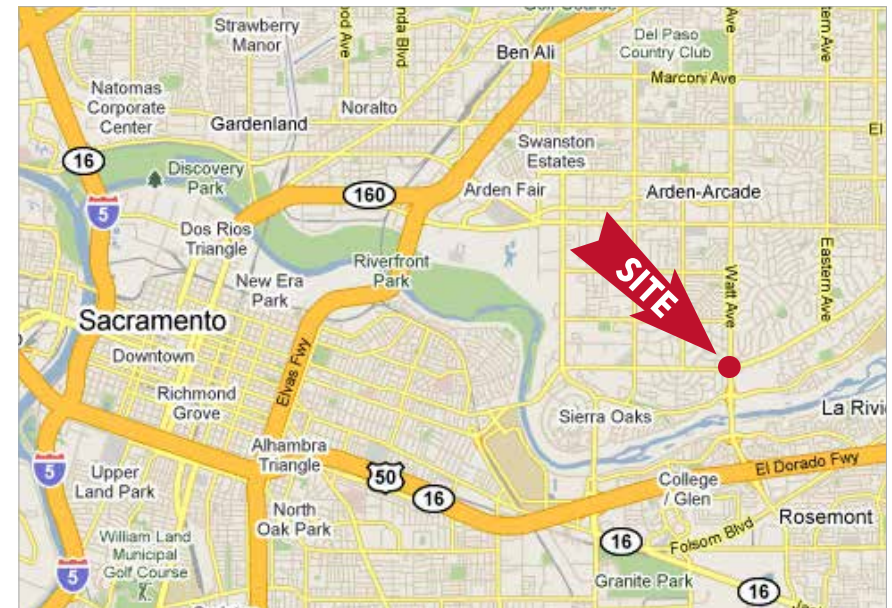
AREA OVERVIEW

ARDEN TOWN CENTER



TRADE AREA DEMOGRAPHICS

	Trade Area
2015 Estimated Population	27,334
2015 Estimated Median Age	47
2015 Estimated Average Household Income	\$121,018
2015 Estimated Per Capita Income	\$52,105
2015 Estimated Total Number of Employees	8,281
2015 Estimated Bachelor and Graduate Degree	55.2%



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