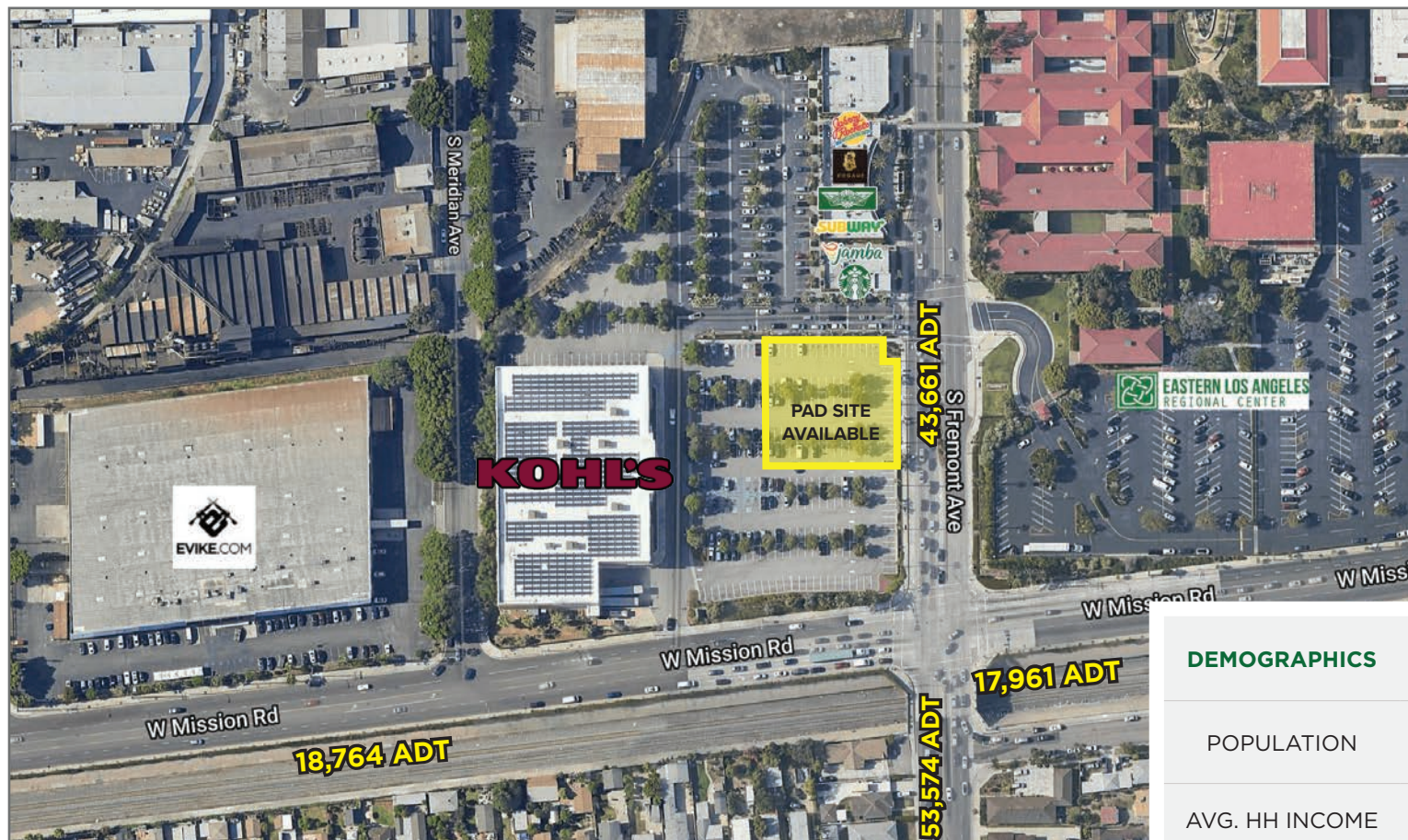


KOHL'S PAD SITE - GROUND LEASE ONLY

1341 S FREMONT AVE, ALHAMBRA, CA, 91803 (#790 ALHAMBRA)



AREA ANCHORS:



- Pad site available for ground lease (approx. location shown above)
- Located at NWQ Fremont St & Mission Rd
- Neighboring-Tenants include Starbucks, Jamba Juice, Subway, Johnny Rockets
- Other retailers in the sub-market include Costco, Target, PetSmart

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	27,700	263,990	726,193
AVG. HH INCOME	\$121,190	\$129,340	\$128,759
HOUSEHOLDS	9,284	91,956	243,538
CONSUMER SPENDING	\$744.87M	\$7.8B	\$20.61B



FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENTS:

AUSTIN COLE

acole@epsteen.com

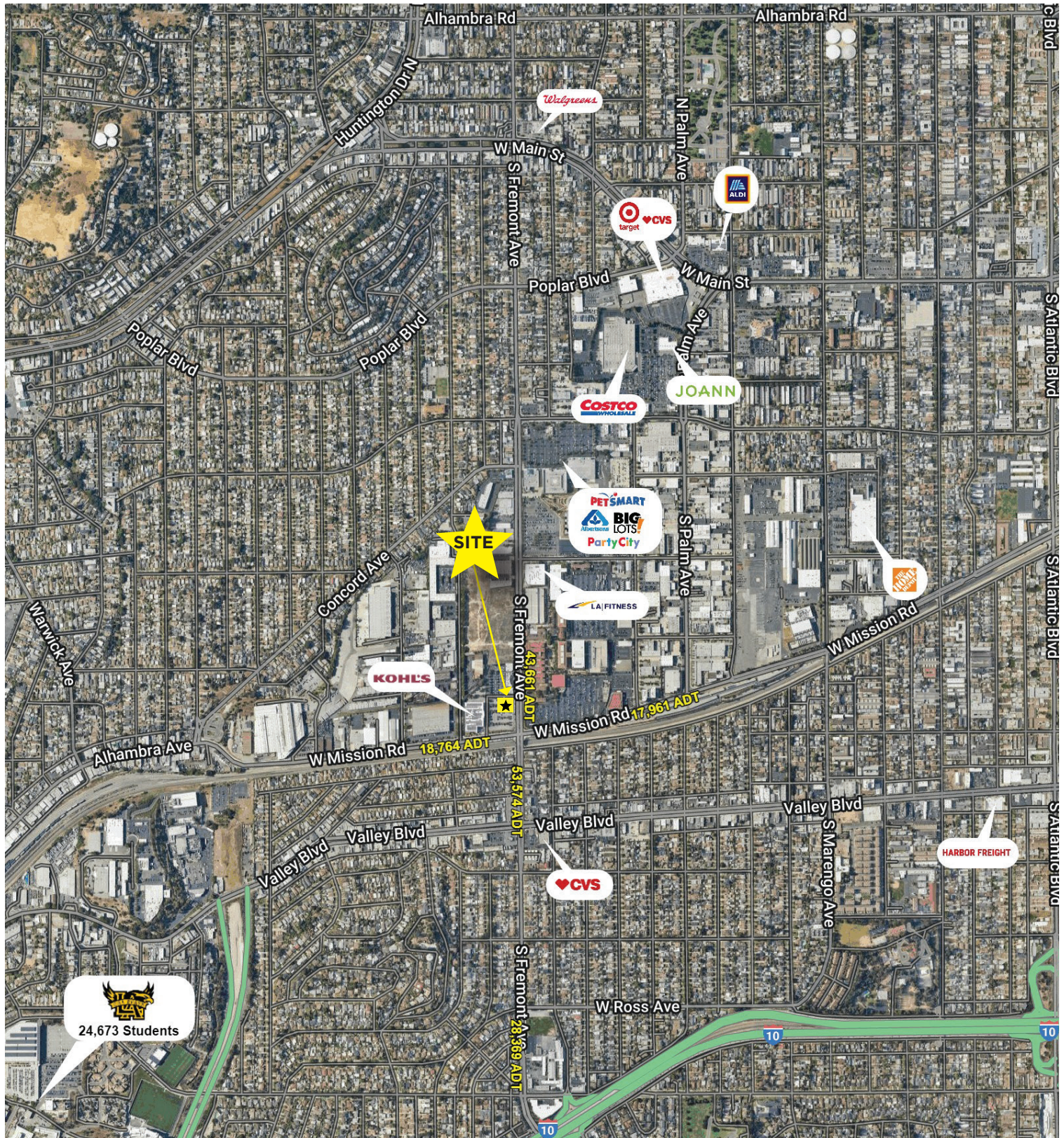
(310) 451-8171 ext. 251

CHAINLINKS
RETAIL ADVISORS

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. All measurements, facts and actual drawings shown are approximate, subject to change, and should be independently verified by you and may not be relied upon as a precise representation by this office.

KOHL'S ANCHORED PAD SITE

1341 S FREMONT AVE, ALHAMBRA, CA 91803 (#790 ALHAMBRA)



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