

RETAIL SPACE FOR LEASE

SUNSET PLAZA SHOPPING CENTER SAN ANGELO, TEXAS



SPACE AVAILABLE: 7,000 SF, 1,6200 AND 1,200 SF

RENTAL RATE: \$14.00 PSF/YEAR FOR 7,000 SF SPACE AND \$19.00 PSF FOR THE 1,200 AND 1,620 SF SPACE, PLUS NNN'S.

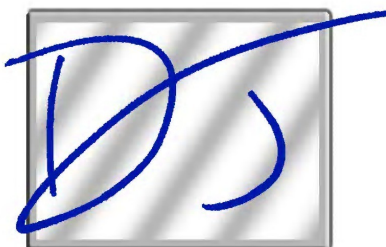
FINISHOUT: \$5.00 PSF ON THE 1,200 SF AND 1,620 SPACE.

YEAR BUILT: 2005

LOCATION: SWC OF SUNSET DRIVE AND SHERWOOD WAY (LOOP 306 BORDERS THE WEST SIDE).

SUNSET PLAZA SHOPPING CENTER IS LOCATED IN THE CENTER OF THE MOST ACTIVE RETAIL AREA IN SAN ANGELO, TEXAS. TARGET, ROSS, BED BATH & BEYOND, PETCO, OFFICEMAX AND KIRKLAND'S ARE LOCATED IN THIS SHOPPING CENTER. WAL-MART, SAM'S, LOWE'S, HOME DEPOT, ACADEMY, BEST BUY, MICHAEL'S, OFFICE DEEPOUT, CINEMARK, SUNSET MALL AND NUMEROUS RESTAURANTS ARE LOCATED AROUND THE SHOPPING CENTER.

DEMOGRAPHICS	10 MILES	25 MILES	50 MILES
POPULATION	97,063	110,538	132,120
HOUSEHOLDS	37,304	42,119	50,036
AVG. HH INCOME	\$54,177	\$54,812	\$54,168



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