

For Sale

1001 W 7th St

San Bernardino, CA 92411

Asking Price

\$249,000



MAN INVESTMENT GROUP

Property Management & Investment Company

119 S. Atlantic Blvd.

Monterey Park, CA 91754

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FOR SALE

1001 W 7th St, San Bernardino, CA 92411



Investment Offering

Asking Price:	\$249,000
Property Type:	Grocery Store
Building Size:	1,650sf
Lot Size:	3,810sf
Year Built:	1923
APN:	0138-063-28-0000
License:	Beer & Wine
Inclusion:	Business & Real Estate

Property Description

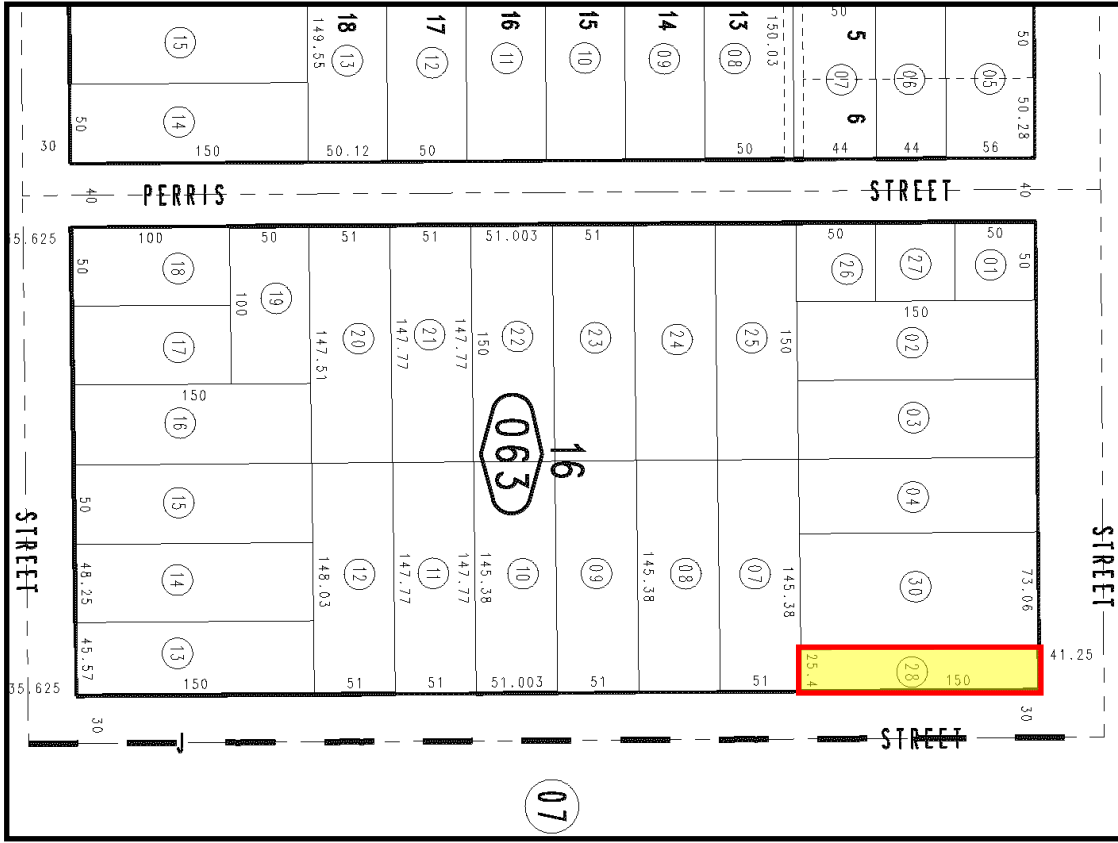
Good opportunity to purchase real estate and business together. Situated at the corner of west 7th St and north J St, the building is 1,650 square feet on a 3,810 square feet parcel. Current business is a neighborhood convenience store with beer and wine license and 17'x 8' walk-in cooler. Approximately 825 square feet is dedicated as a market and another 825 square feet as living space with 2 bedrooms and 1 bath. Close to 215 Freeway. Average household income within a 1-mile radius is \$43,208. Property located within opportunity zone.

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Property Maps



Plat Map



Satellite Map

Additional Photos



MIG - Executive Summary

1001 W 7th St, San Bernardino, California, 92411
Rings: 1, 3, 5 mile radii

Prepared by John Man Group

Latitude: 34.11174

Longitude: -117.30574

	1 mile	3 miles	5 miles
Population			
2000 Population	18,444	137,525	334,337
2010 Population	20,014	154,532	367,660
2020 Population	20,755	162,082	384,725
2025 Population	21,121	165,472	392,614
2000-2010 Annual Rate	0.82%	1.17%	0.95%
2010-2016 Annual Rate	0.36%	0.47%	0.44%
2016-2021 Annual Rate	0.35%	0.41%	0.41%
2020 Male Population	50.4%	49.8%	49.2%
2020 Female Population	49.6%	50.2%	50.8%
2020 Median Age	28.0	28.7	29.2

In the identified area, the current year population is 20,755. In 2010, the Census count in the area was 20,014. The rate of change since 2010 was 0.36% annually. The five-year projection for the population in the area is 21,121 representing a change of 0.35% annually from 2016 to 2021. Currently, the population is 50.4% male and 49.6% female.

Median Age

The median age in this area is 28.0, compared to U.S. median age of 38.0.

Race and Ethnicity

2020 White Alone	44.8%	42.1%	41.8%
2020 Black Alone	9.5%	11.1%	12.6%
2020 American Indian/Alaska Native Alone	1.3%	1.4%	1.2%
2020 Asian Alone	2.0%	2.4%	4.2%
2020 Pacific Islander Alone	0.3%	0.4%	0.4%
2020 Other Race	38.0%	37.9%	34.6%
2020 Two or More Races	4.2%	4.7%	5.2%
2020 Hispanic Origin (Any Race)	83.5%	77.5%	70.3%

Persons of Hispanic origin represent 83.5% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 84.8 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	4,889	38,725	98,827
2010 Households	5,132	40,502	101,379
2020 Total Households	5,303	41,942	104,737
2025 Total Households	5,389	42,670	106,509
2000-2010 Annual Rate	0.49%	0.45%	0.26%
2010-2016 Annual Rate	0.32%	0.34%	0.32%
2016-2021 Annual Rate	0.32%	0.34%	0.34%
2020 Average Household Size	3.77	3.77	3.62

The household count in this area has changed from 5,132 in 2010 to 5,303 in the current year, a change of 0.32% annually. The five-year projection of households is 5,389, a change of 0.32% annually from the current year total. Average household size is currently 3.77, compared to 3.75 in the year 2010. The number of families in the current year is 3,900 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

September 28, 2020

MIG - Executive Summary

1001 W 7th St, San Bernardino, California, 92411
Rings: 1, 3, 5 mile radii

Prepared by John Man Group

Latitude: 34.11174

Longitude: -117.30574

	1 mile	3 miles	5 miles
Median Household Income			
2020 Median Household Income	\$29,679	\$39,164	\$46,102
2025 Median Household Income	\$31,283	\$41,898	\$50,141
2016-2021 Annual Rate	1.06%	1.36%	1.69%
Average Household Income			
2020 Average Household Income	\$43,208	\$52,826	\$60,484
2025 Average Household Income	\$46,280	\$57,649	\$66,313
2016-2021 Annual Rate	1.38%	1.76%	1.86%
Per Capita Income			
2020 Per Capita Income	\$11,402	\$13,686	\$16,493
2025 Per Capita Income	\$12,167	\$14,874	\$18,012
2016-2021 Annual Rate	1.31%	1.68%	1.78%

Households by Income

Current median household income is \$29,679 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$31,283 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$43,208 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$46,280 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$11,402 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$12,167 in five years, compared to \$32,025 for all U.S. households

Housing			
2000 Total Housing Units	5,879	44,253	109,989
2000 Owner Occupied Housing Units	1,845	20,327	51,838
2000 Renter Occupied Housing Units	3,044	18,398	46,989
2000 Vacant Housing Units	990	5,528	11,162
2010 Total Housing Units	5,856	44,714	111,795
2010 Owner Occupied Housing Units	1,752	19,859	50,597
2010 Renter Occupied Housing Units	3,380	20,643	50,782
2010 Vacant Housing Units	724	4,212	10,416
2020 Total Housing Units	5,969	45,581	114,153
2020 Owner Occupied Housing Units	1,614	19,013	48,705
2020 Renter Occupied Housing Units	3,689	22,929	56,032
2020 Vacant Housing Units	666	3,639	9,416
2025 Total Housing Units	6,075	46,427	116,343
2025 Owner Occupied Housing Units	1,679	19,596	50,154
2025 Renter Occupied Housing Units	3,710	23,074	56,355
2025 Vacant Housing Units	686	3,757	9,834

Currently, 27.0% of the 5,969 housing units in the area are owner occupied; 61.8%, renter occupied; and 11.2% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 5,856 housing units in the area - 29.9% owner occupied, 57.7% renter occupied, and 12.4% vacant. The annual rate of change in housing units since 2010 is 0.85%. Median home value in the area is \$175,952, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 3.79% annually to \$211,968.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

MIG - Demographic and Income Profile

1001 W 7th St, San Bernardino, California, 92411
Ring: 1 mile radius

Prepared by John Man Group

Latitude: 34.11174
Longitude: -117.30574

Summary	Census 2010		2020		2025	
Population	20,014		20,755		21,121	
Households	5,132		5,303		5,389	
Families	3,788		3,900		3,960	
Average Household Size	3.75		3.77		3.78	
Owner Occupied Housing Units	1,752		1,614		1,679	
Renter Occupied Housing Units	3,380		3,689		3,710	
Median Age	27.0		28.0		29.4	
Trends: 2020 - 2025 Annual Rate	Area		State		National	
Population	0.35%		0.55%		0.84%	
Households	0.32%		0.50%		0.79%	
Families	0.31%		0.50%		0.72%	
Owner HHs	0.79%		0.65%		0.73%	
Median Household Income	1.06%		1.81%		1.89%	
Households by Income			2020		2025	
	Number		Percent		Number	
<\$15,000	1,293		24.4%		1,245	
\$15,000 - \$24,999	947		17.9%		933	
\$25,000 - \$34,999	754		14.2%		743	
\$35,000 - \$49,999	711		13.4%		724	
\$50,000 - \$74,999	902		17.0%		974	
\$75,000 - \$99,999	299		5.6%		338	
\$100,000 - \$149,999	259		4.9%		293	
\$150,000 - \$199,999	71		1.3%		78	
\$200,000+	66		1.2%		61	
Median Household Income	\$29,679				\$31,283	
Average Household Income	\$43,208				\$46,280	
Per Capita Income	\$11,402				\$12,167	
Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,071	10.3%	2,057	9.9%	2,068	9.8%
5 - 9	1,878	9.4%	1,939	9.3%	1,887	8.9%
10 - 14	1,908	9.5%	1,790	8.6%	1,840	8.7%
15 - 19	1,933	9.7%	1,641	7.9%	1,653	7.8%
20 - 24	1,646	8.2%	1,816	8.8%	1,610	7.6%
25 - 34	2,691	13.4%	3,441	16.6%	3,366	15.9%
35 - 44	2,486	12.4%	2,260	10.9%	2,602	12.3%
45 - 54	2,272	11.4%	2,151	10.4%	2,085	9.9%
55 - 64	1,409	7.0%	1,706	8.2%	1,767	8.4%
65 - 74	924	4.6%	1,211	5.8%	1,397	6.6%
75 - 84	590	2.9%	538	2.6%	652	3.1%
85+	204	1.0%	204	1.0%	196	0.9%
Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	9,062	45.3%	9,296	44.8%	9,604	45.5%
Black Alone	2,181	10.9%	1,971	9.5%	1,863	8.8%
American Indian Alone	271	1.4%	261	1.3%	256	1.2%
Asian Alone	374	1.9%	408	2.0%	431	2.0%
Pacific Islander Alone	73	0.4%	72	0.3%	70	0.3%
Some Other Race Alone	7,226	36.1%	7,881	38.0%	8,028	38.0%
Two or More Races	828	4.1%	865	4.2%	869	4.1%
Hispanic Origin (Any Race)	16,041	80.1%	17,321	83.5%	17,939	84.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

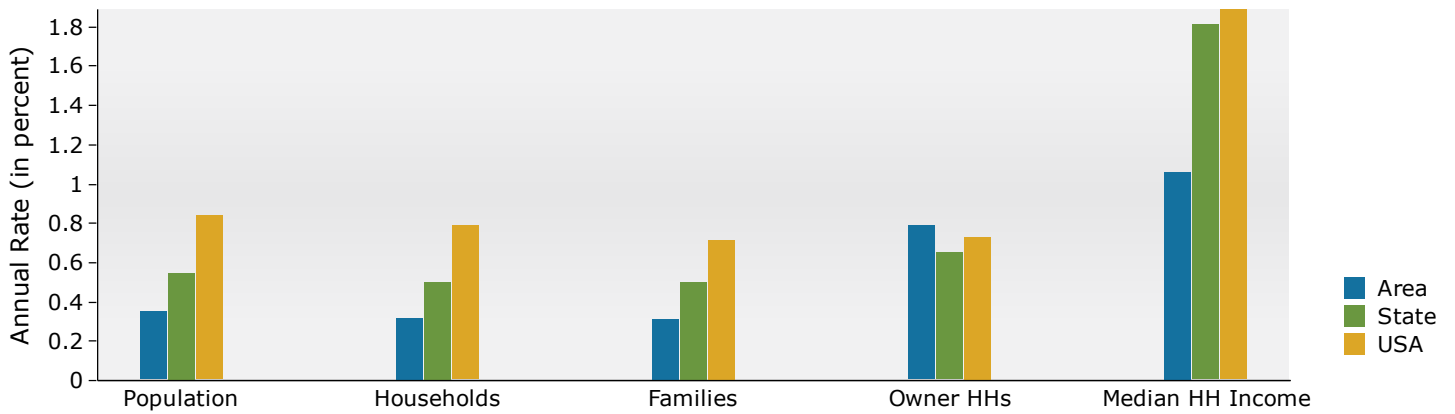
MIG - Demographic and Income Profile

1001 W 7th St, San Bernardino, California, 92411
Ring: 1 mile radius

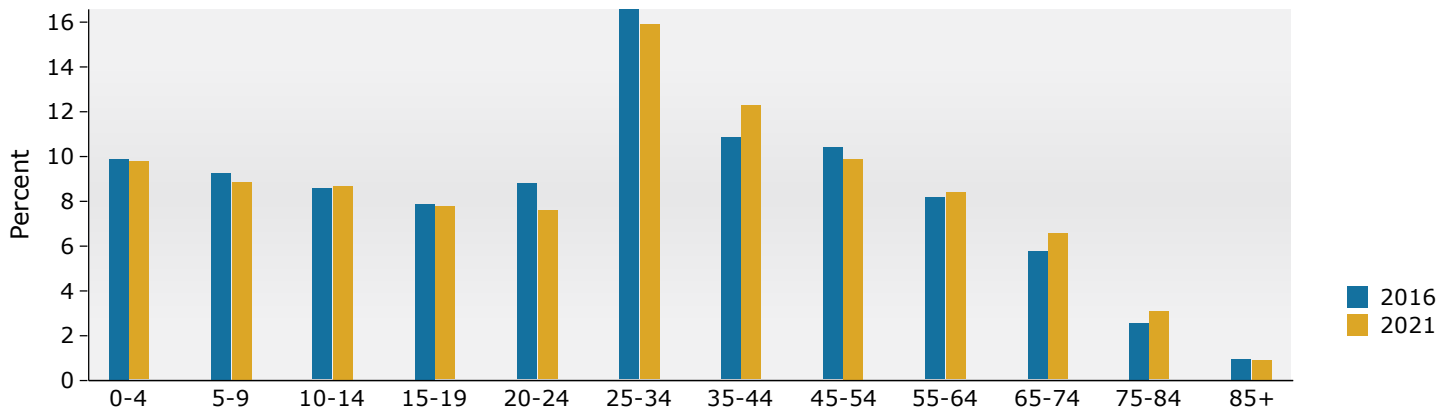
Prepared by John Man Group

Latitude: 34.11174
Longitude: -117.30574

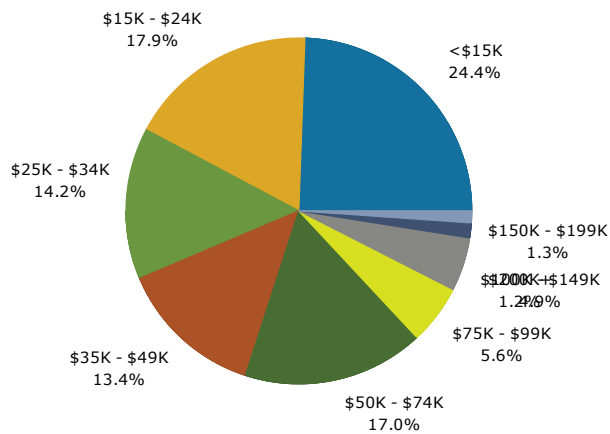
Trends 2016-2021



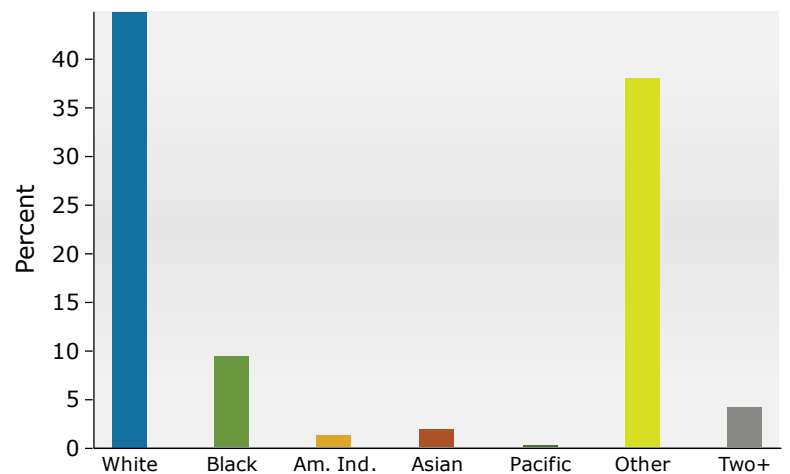
Population by Age



2016 Household Income



2016 Population by Race



2020 Percent Hispanic Origin: 83.5%

MIG - Demographic and Income Profile

1001 W 7th St, San Bernardino, California, 92411
Ring: 3 mile radius

Prepared by John Man Group

Latitude: 34.11174

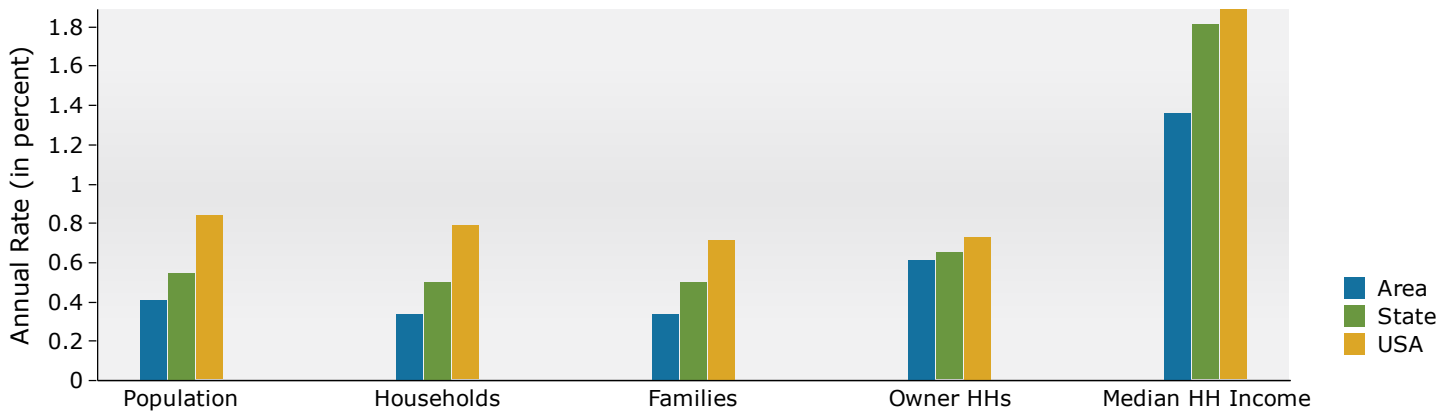
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Summary	Census 2010		2020		2025	
Population	154,532		162,082		165,472	
Households	40,502		41,942		42,670	
Families	31,574		32,638		33,203	
Average Household Size	3.71		3.77		3.78	
Owner Occupied Housing Units	19,859		19,013		19,596	
Renter Occupied Housing Units	20,643		22,929		23,074	
Median Age	27.5		28.7		30.1	
Trends: 2020 - 2025 Annual Rate	Area		State		National	
Population	0.41%		0.55%		0.84%	
Households	0.34%		0.50%		0.79%	
Families	0.34%		0.50%		0.72%	
Owner HHs	0.61%		0.65%		0.73%	
Median Household Income	1.36%		1.81%		1.89%	
Households by Income			2020		2025	
			Number	Percent	Number	Percent
<\$15,000			7,317	17.4%	6,920	16.2%
\$15,000 - \$24,999			5,907	14.1%	5,633	13.2%
\$25,000 - \$34,999			5,519	13.2%	5,332	12.5%
\$35,000 - \$49,999			6,359	15.2%	6,372	14.9%
\$50,000 - \$74,999			7,603	18.1%	8,005	18.8%
\$75,000 - \$99,999			4,130	9.8%	4,530	10.6%
\$100,000 - \$149,999			3,544	8.4%	4,070	9.5%
\$150,000 - \$199,999			1,069	2.5%	1,282	3.0%
\$200,000+			494	1.2%	526	1.2%
Median Household Income			\$39,164		\$41,898	
Average Household Income			\$52,826		\$57,649	
Per Capita Income			\$13,686		\$14,874	
Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	15,111	9.8%	15,147	9.3%	15,442	9.3%
5 - 9	14,294	9.2%	14,571	9.0%	14,340	8.7%
10 - 14	14,227	9.2%	13,645	8.4%	14,180	8.6%
15 - 19	15,206	9.8%	12,870	7.9%	12,935	7.8%
20 - 24	12,824	8.3%	13,533	8.3%	12,278	7.4%
25 - 34	21,302	13.8%	27,950	17.2%	27,219	16.4%
35 - 44	19,902	12.9%	18,637	11.5%	21,823	13.2%
45 - 54	18,280	11.8%	16,773	10.3%	16,310	9.9%
55 - 64	11,613	7.5%	14,660	9.0%	14,492	8.8%
65 - 74	6,328	4.1%	8,879	5.5%	10,204	6.2%
75 - 84	3,878	2.5%	3,844	2.4%	4,735	2.9%
85+	1,566	1.0%	1,574	1.0%	1,514	0.9%
Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	67,042	43.4%	68,190	42.1%	70,025	42.3%
Black Alone	19,348	12.5%	18,022	11.1%	17,262	10.4%
American Indian Alone	2,263	1.5%	2,242	1.4%	2,215	1.3%
Asian Alone	3,619	2.3%	3,968	2.4%	4,184	2.5%
Pacific Islander Alone	630	0.4%	644	0.4%	641	0.4%
Some Other Race Alone	54,530	35.3%	61,358	37.9%	63,370	38.3%
Two or More Races	7,100	4.6%	7,657	4.7%	7,775	4.7%
Hispanic Origin (Any Race)	112,617	72.9%	125,562	77.5%	131,658	79.6%

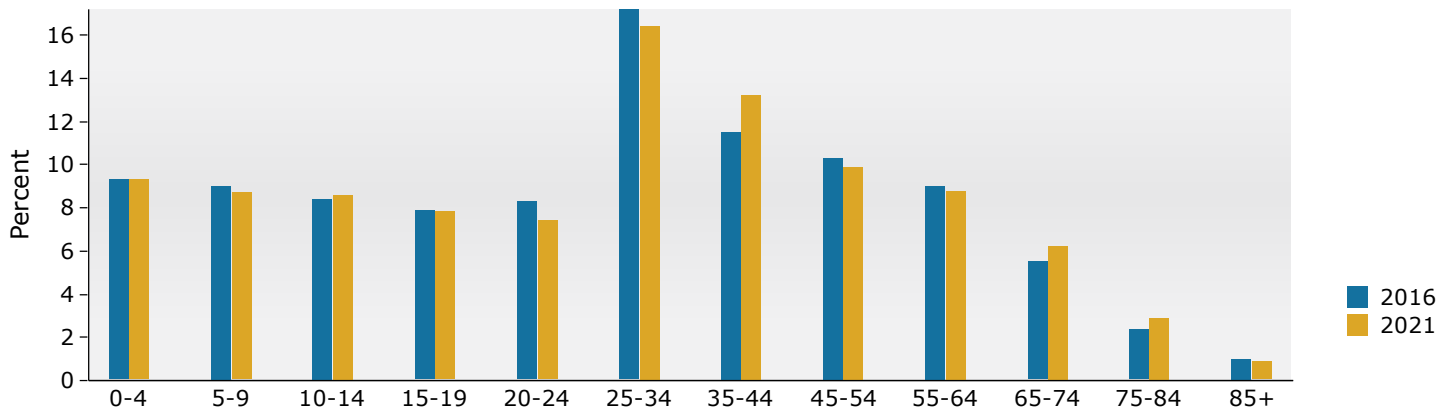
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

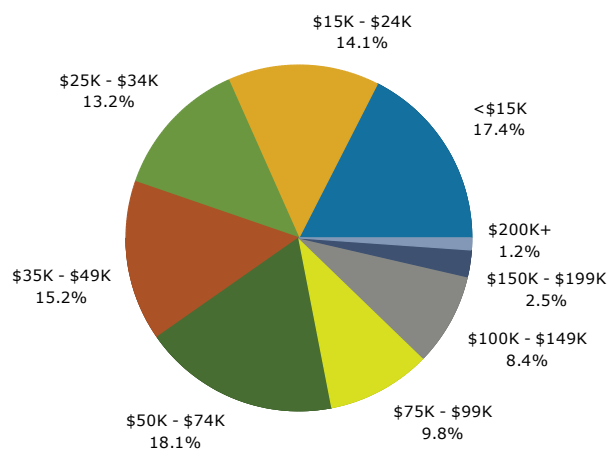
Trends 2016-2021



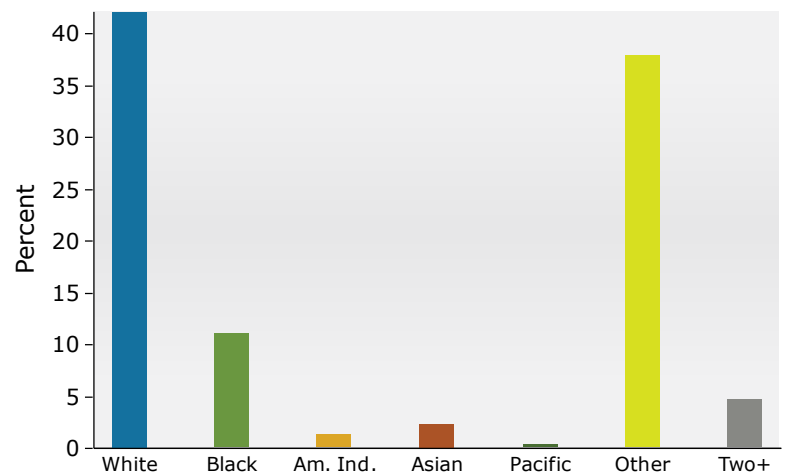
Population by Age



2016 Household Income



2016 Population by Race



2020 Percent Hispanic Origin: 77.5%

MIG - Demographic and Income Profile

1001 W 7th St, San Bernardino, California, 92411
Ring: 5 mile radius

Prepared by John Man Group

Latitude: 34.11174
Longitude: -117.30574

Summary	Census 2010		2020		2025	
Population	367,660		384,725		392,614	
Households	101,379		104,737		106,509	
Families	78,139		80,575		81,927	
Average Household Size	3.56		3.62		3.63	
Owner Occupied Housing Units	50,597		48,705		50,154	
Renter Occupied Housing Units	50,782		56,032		56,355	
Median Age	27.9		29.2		30.7	
Trends: 2020 - 2025 Annual Rate	Area		State		National	
Population	0.41%		0.55%		0.84%	
Households	0.34%		0.50%		0.79%	
Families	0.33%		0.50%		0.72%	
Owner HHs	0.59%		0.65%		0.73%	
Median Household Income	1.69%		1.81%		1.89%	
Households by Income			2020		2025	
			Number	Percent	Number	Percent
<\$15,000			14,923	14.2%	14,030	13.2%
\$15,000 - \$24,999			12,841	12.3%	12,081	11.3%
\$25,000 - \$34,999			12,366	11.8%	11,797	11.1%
\$35,000 - \$49,999			15,381	14.7%	15,165	14.2%
\$50,000 - \$74,999			20,046	19.1%	20,784	19.5%
\$75,000 - \$99,999			12,539	12.0%	13,534	12.7%
\$100,000 - \$149,999			10,996	10.5%	12,474	11.7%
\$150,000 - \$199,999			3,589	3.4%	4,310	4.0%
\$200,000+			2,057	2.0%	2,335	2.2%
Median Household Income			\$46,102		\$50,141	
Average Household Income			\$60,484		\$66,313	
Per Capita Income			\$16,493		\$18,012	
Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	34,807	9.5%	34,581	9.0%	35,308	9.0%
5 - 9	32,491	8.8%	33,191	8.6%	32,719	8.3%
10 - 14	32,688	8.9%	30,908	8.0%	32,253	8.2%
15 - 19	35,141	9.6%	29,150	7.6%	29,497	7.5%
20 - 24	32,409	8.8%	32,614	8.5%	29,440	7.5%
25 - 34	52,885	14.4%	68,843	17.9%	66,279	16.9%
35 - 44	46,786	12.7%	44,905	11.7%	53,436	13.6%
45 - 54	43,877	11.9%	39,733	10.3%	38,370	9.8%
55 - 64	28,902	7.9%	35,658	9.3%	34,796	8.9%
65 - 74	15,334	4.2%	22,001	5.7%	25,176	6.4%
75 - 84	8,973	2.4%	9,506	2.5%	11,714	3.0%
85+	3,367	0.9%	3,635	0.9%	3,625	0.9%
Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	161,092	43.8%	160,927	41.8%	163,616	41.7%
Black Alone	51,077	13.9%	48,309	12.6%	46,637	11.9%
American Indian Alone	4,749	1.3%	4,752	1.2%	4,724	1.2%
Asian Alone	14,440	3.9%	16,275	4.2%	17,404	4.4%
Pacific Islander Alone	1,439	0.4%	1,485	0.4%	1,490	0.4%
Some Other Race Alone	116,583	31.7%	132,977	34.6%	138,307	35.2%
Two or More Races	18,280	5.0%	19,999	5.2%	20,436	5.2%
Hispanic Origin (Any Race)	239,253	65.1%	270,569	70.3%	285,718	72.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

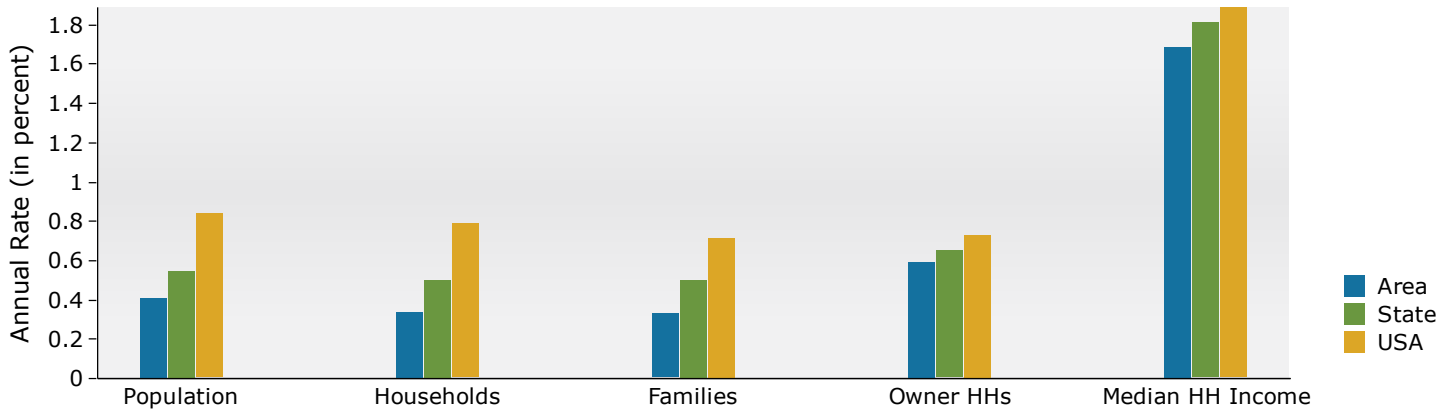
MIG - Demographic and Income Profile

1001 W 7th St, San Bernardino, California, 92411
Ring: 5 mile radius

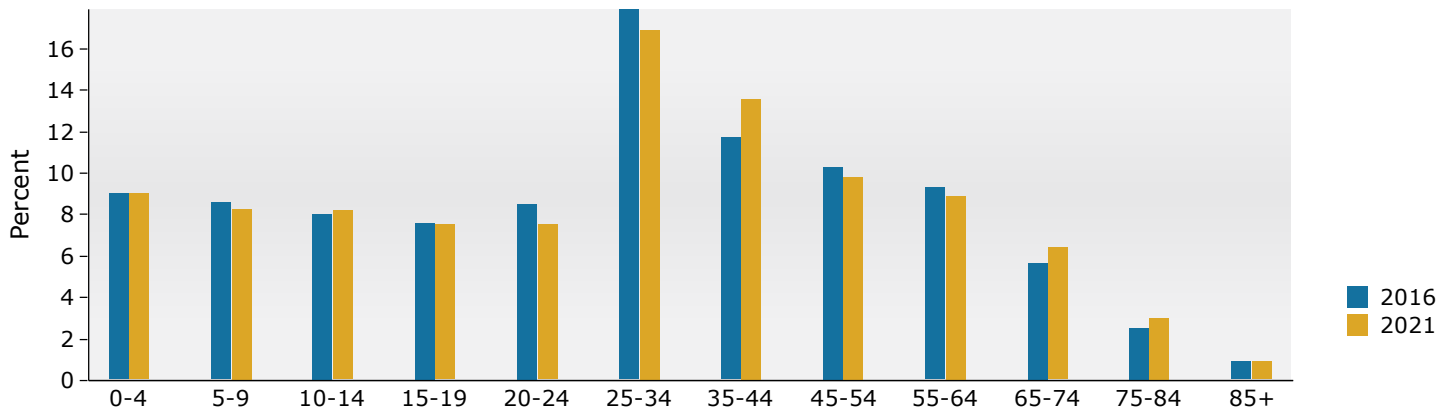
Prepared by John Man Group

Latitude: 34.11174
Longitude: -117.30574

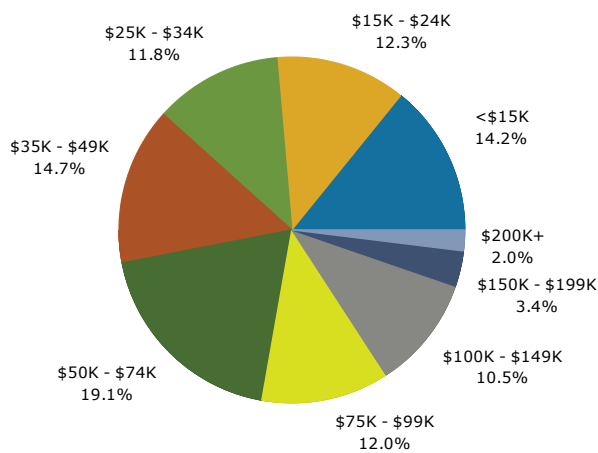
Trends 2016-2021



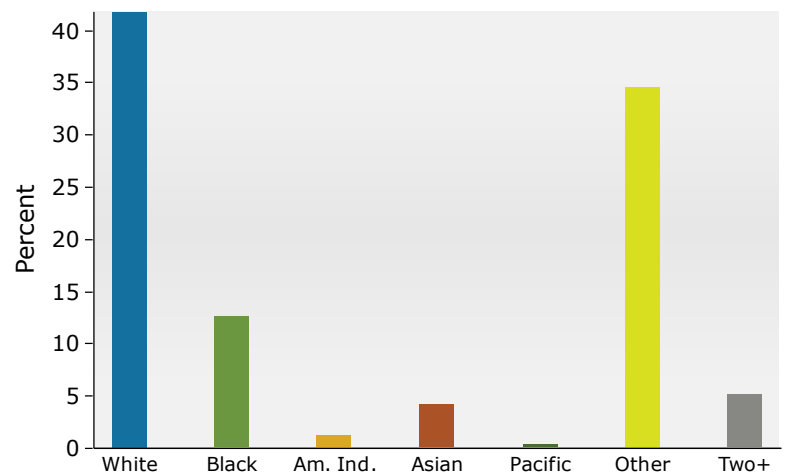
Population by Age



2016 Household Income



2016 Population by Race



2020 Percent Hispanic Origin: 70.3%

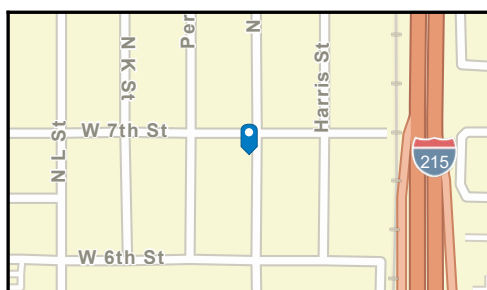
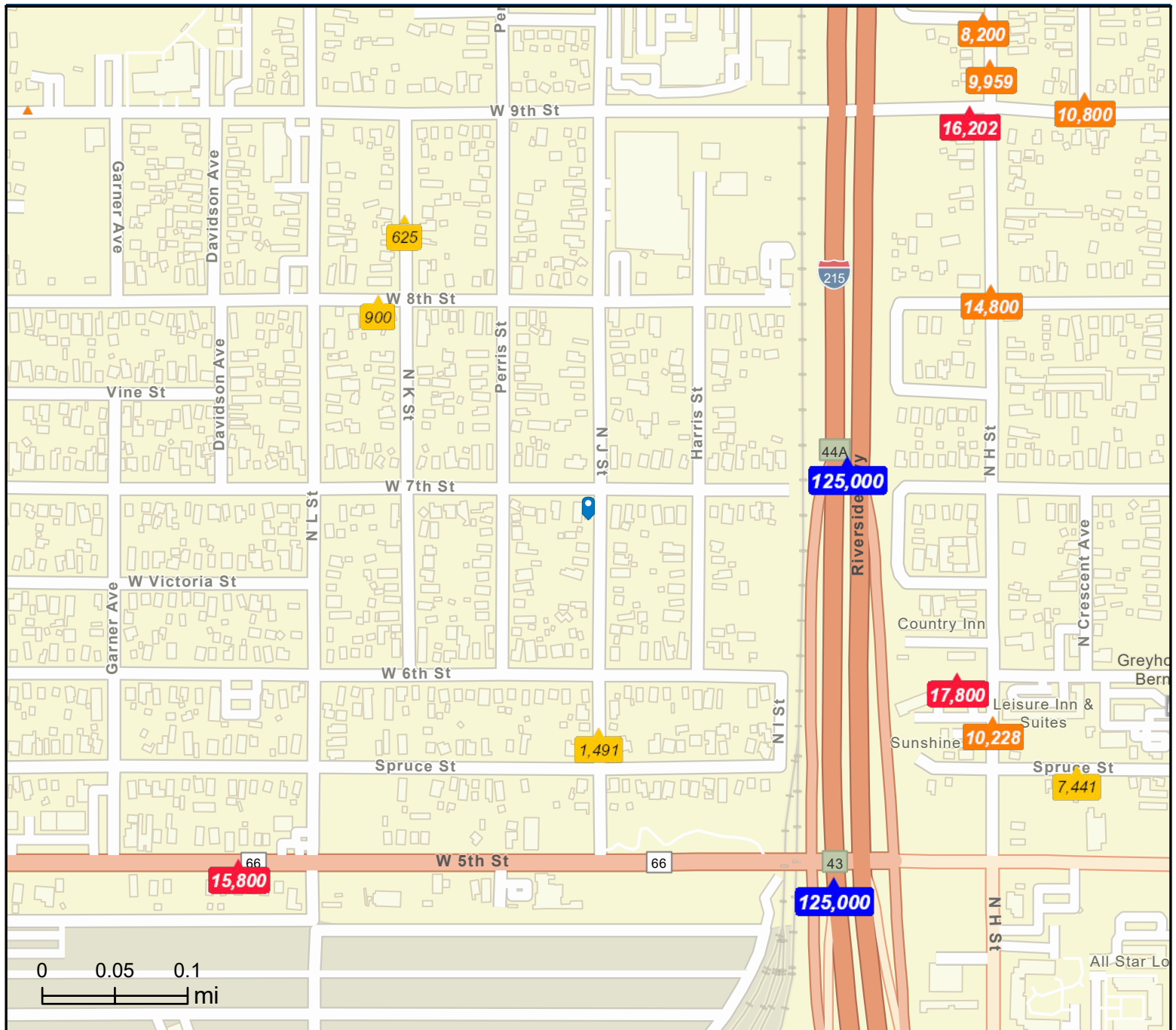
Traffic Count Map - Close Up

1001 W 7th St, San Bernardino, California, 92411
Rings: 1, 3, 5 mile radii

Prepared by John Man Group

Latitude: 34.11174

Longitude: -117.30574



Source: ©2020 Kalibrate Technologies (Q2 2020).

September 28, 2020

Traffic Count Profile

1001 W 7th St, San Bernardino, California, 92411
Rings: 1, 3, 5 mile radii

Prepared by John Man Group

Latitude: 34.11174
Longitude: -117.30574

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.15	N J St	W Spruce St (0.02 miles S)	2003	1,491
0.18	I- 215	W 7th St (0.02 miles S)	2012	125,000
0.21	W 8 Th St	N K St (0.02 miles E)	1999	900
0.24	N K St	W 8 Th St (0.06 miles S)	1993	625
0.27	W 6th St	N H St (0.02 miles E)	2010	17,800
0.30	San Bernardino Freeway	W 5th St (0.01 miles N)	2017	125,000
0.31	N H St	W 6th St (0.03 miles N)	2003	10,228
0.32	N H St	W 8 Th St (0.01 miles S)	1995	14,800
0.34	W 5th St	N L St (0.05 miles E)	2012	15,800
0.38	W Spruce St	N H St (0.06 miles W)	2003	7,441
0.38	W 9th St	N H St (0.01 miles E)	2004	16,202
0.42	N H St	W 9th St (0.03 miles S)	2004	9,959
0.44	W Temple St	N H St (0.01 miles E)	1995	8,200
0.44	N I St	W 3rd St (0.08 miles S)	2002	6,485
0.45	N Crescent Ave	W 9th St (0.01 miles S)	1997	10,800
0.47	I- 215	Riverside Fwy (0.07 miles S)	2012	125,000
0.47	N Mount Vernon Ave	W Vine St (0.01 miles S)	1997	14,012
0.48	W 9th St	Garner Ave (0.06 miles E)	2004	11,814
0.49	W 6th St	N F St (0.05 miles E)	1998	13,506
0.50	W 4th St	N H St (0.06 miles W)	2010	17,800
0.52	W 10th St	N Crescent Ave (0.02 miles E)	2004	2,446
0.52	Mount Vernon Avenue	W 5th St (0.0 miles S)	2017	15,800
0.53	N H St	W Olive St (0.06 miles E)	2019	420
0.54	W 7th St	N Pico Ave (0.07 miles W)	2002	3,104
0.54	N Mount Vernon Ave	W Kingman St (0.02 miles S)	2004	16,558
0.55	W 5th St	N Mount Vernon Ave (0.04 miles E)	2012	17,800
0.56	W Broadway St	N I St (0.01 miles E)	1997	4,400
0.56	W 3rd St	N K St (0.03 miles NE)	2002	3,274
0.59	W 4th St	G St (0.06 miles W)	1990	11,559
0.60	N F St	W Kingman St (0.03 miles S)	1996	5,863

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 1963 to 2019. Over 60% of the counts were taken between 2010 and 2019 and over 87% of the counts were taken between 2000 and 2019. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2020 Kalibrate Technologies (Q2 2020).

September 28, 2020