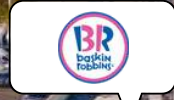


20111 - 20149 SATICOY ST, WINNETKA, CA 91306



FOR LEASE

IKON
PROPERTIES



2,500 SQFT



1,200 SQFT



Saticoy St

Winnetka Ave

PROPERTY HIGHLIGHTS

- ✓ Prime location ensures high visibility, accessibility & steady flow of traffic
- ✓ Diverse Tenant mix boasts a range of National tenants
- ✓ 100% occupancy demonstrates the retail centers strong appeal to tenants
- ✓ Ample parking facilitates both customers & employees, enhancing the overall experience



TENANT ROSTER

20111 - 20149 SATICOY ST • WINNETKA, CA 91306

Tenant	Suite#	Tenant	Suite#
Food 4 Less	20155	AVAILABLE (2,500 SF Approx.)	20149
Carl's Jr	20105	Boba	20141
Popeyes	7635	Nails	20139
7-Eleven	20103	Spa Castle	20137
Baskin-Robbins	20165	Johnny Pacific	20133
MetroPCS	20143	QA Accounting Solutions	20127
ACE Cash Express	20115	Teriyaki Masudaya	20123
West Oaks Urgent Care Center	20181	Drinking Water Depot	20119
Annex Pharmacy & Med Supply Inc	20177	G & D Barbershop	20111
EZ Smiles Dental	20173	Coin Laundry	20042
Kalesa Grill Catering	20171	Number One Delicious Donut	20103-3
Hopia Like It, Winnetka	20169	AVAILABLE (1,200 SF Approx.)	20103-2
Jesse's Grind Coffee bar	20169-2	OK Beauty Supply & Salon	20103-1

DEMOGRAPHICS & TRAFFIC COUNT

20111 - 20149 SATICOY ST • WINNETKA, CA 91306

Population

	1 Mile	3 Mile	5 Mile
2028 Projection	37,063	258,208	478,893
2023 Estimate	37,909	260,498	486,913
2010 Census	38,358	245,111	477,695
Growth 2023 - 2010	-2.23%	-0.88%	-1.65%
2028 Growth 2010 - 2023	-1.17%	6.28%	1.93%

2023 Population

	1 Mile	3 Mile	5 Mile
White	25,793 68.04%	188,380 72.32%	355,239 72.96%
Black	1,944 5.13%	13,724 5.27%	24,530 5.04%
Am. Indian & Alaskan	513 1.35%	3,360 1.29%	5,130 1.05%
Asian	8,119 21.42%	43,896 16.85%	79,688 16.37%
Hawaiian & Pacific Island Other	106 0.28%	628 0.24%	1,092 0.22%
U.S. Armed Forces	17	112	178

Households

	1 Mile	3 Mile	5 Mile
2028 Projection	11,095	86,168	166,673
2023 Estimate	11,389	86,839	169,743
2010 Census	11,667	80,783	167,061
Growth 2023 - 2028	-2.58%	-0.77%	-1.81%
Growth 2010 - 2023	-2.38%	7.50%	1.61%
Owner Occupied	6,423	38,748	92,397
Renter Occupied	56.40%	44.62%	54.43%
	4,966	48,091	77,345
	43.60%	55.38%	45.57%

Traffic Count

	Count Year	Traffic Volume	Volume Miles from Type Subject Prop
Winnetka Ave	2022	27,107	MPSI .07
Winnetka Ave	2018	28,692	MPSI .07
Saticoy St	2022	27,450	MPSI .09
Winnetka Ave	2022	23,128	MPSI .17
Saticoy St	2022	25,673	MPSI .18
Mason Ave	2022	18,539	MPSI .46
Mason Ave	2022	19,334	MPSI .47
Saticoy St	2022	23,162	MPSI .47
Mason Ave	2022	17,608	MPSI .48
Saticoy St	2022	30,733	MPSI .49

EXCLUSIVELY REPRESENTED BY



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