

FOR LEASE

OAK PARK SHOPPING CENTER

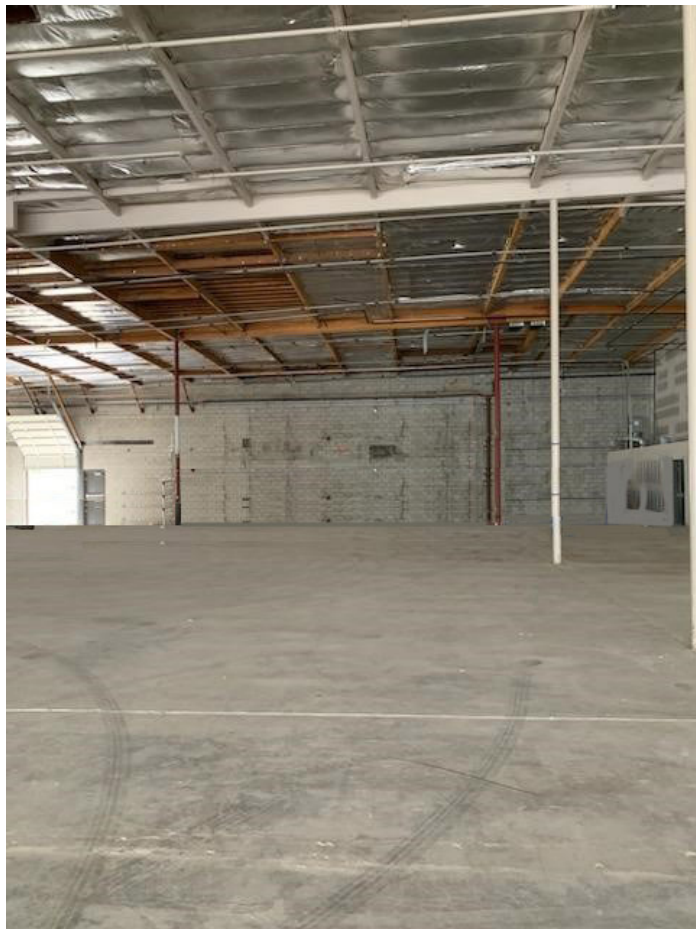


632 Lindero Canyon Road, Oak Park, CA 91377

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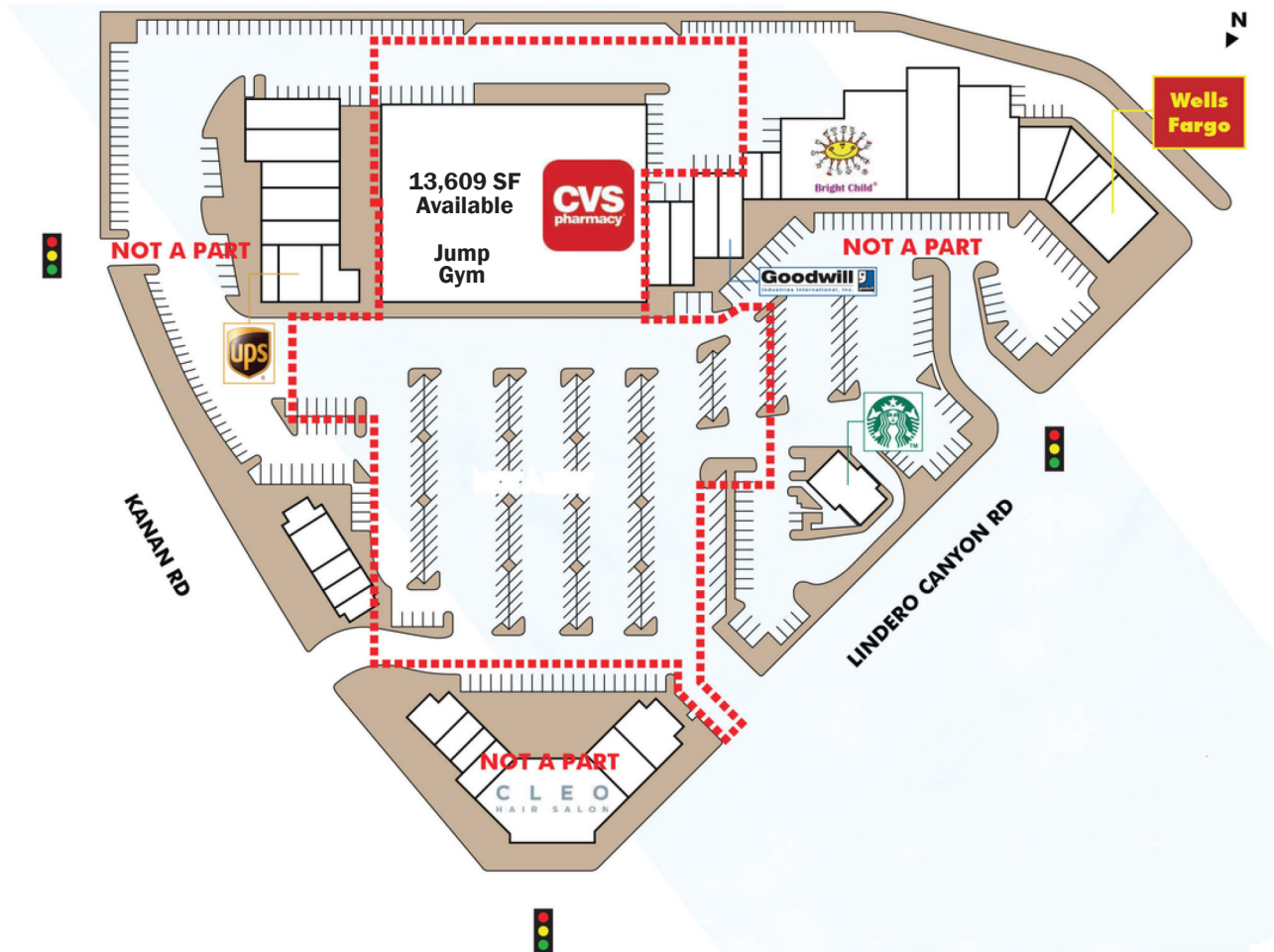
DRE# 0701236

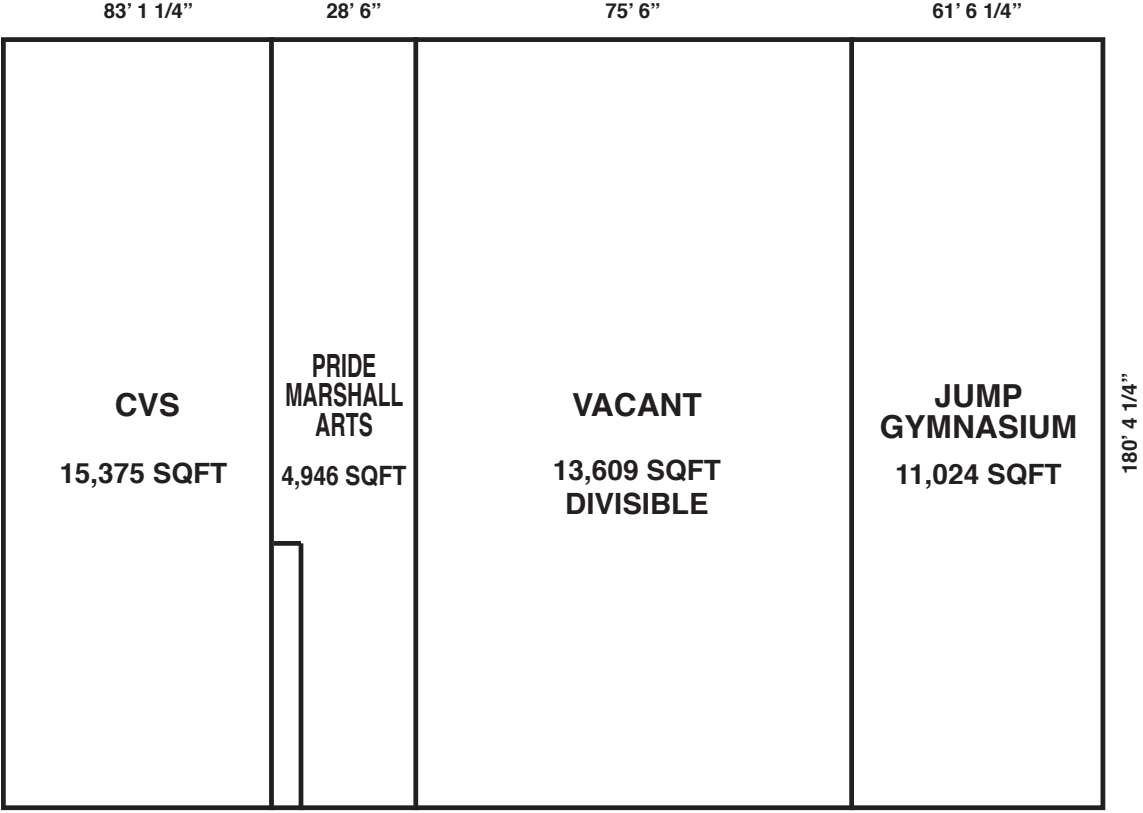




PROPERTY FEATURES

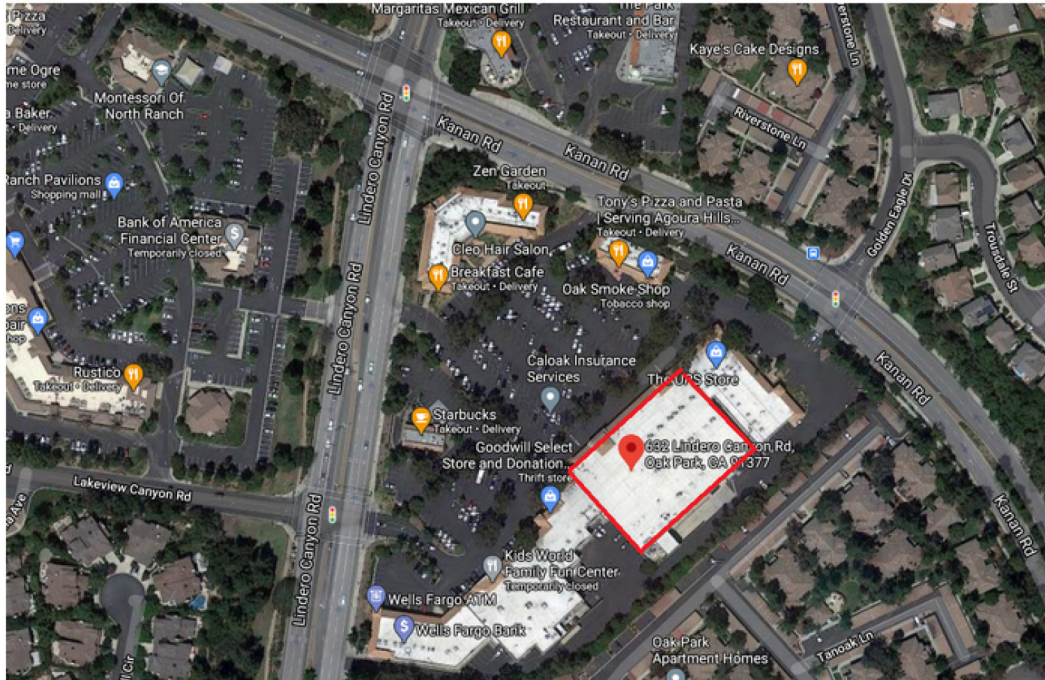
- Approx. 13,609 SF Available for Lease
- Divisible - 7174 SF
6435 SF
- Available for Retail, Medical, Entertainment, Service Use
- Former Ralph's Market - Highly Visible (Corner of Kanan and Lindero)
- Located in a Strong Population Growth Area
- Adjacent to CVS Pharmacy
- \$1.75 - \$2.00 PSF, NNN
- 18' Ceiling
- Extensive Frontage
- Available Immediately
- Parking: 5.2 cars/1000 SF. Oak Park Center provides a total of 517 common parking spaces





83' 1 1/4"		28' 6"	75' 6"		61' 6 1/4"
CVS 15,375 SQFT	PRIDE MARSHALL ARTS 4,946 SQFT		VACANT 7174 SQFT	VACANT 6435 SQFT	JUMP GYMNASIUM 11,024 SQFT

180' 4 1/4"



Surrounding Tenants

Wells Fargo

Starbucks

UPS Store

Goodwill

Cleo Hair Salon

Kids World Family Fun Center

DEMOGRAPHICS

1 Mile Radius - Population

2010 Census 7,793

2021 Estimate 8,221

Population Growth: 2010 to 2026: 5.49%

1 Mile Radius - 2021 Households by Household Income

Average Household Income 181,075.00

Median Household Income 132,717.43

5 Mile Radius - Population

2010 Census 112,136

2021 Estimate 115,978

Population Growth: 2010 to 2026: 1.05%

5 Mile Radius - 2021 Households by Household Income

Average Household Income 173,494.00

Median Household Income 124,272.25

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