



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property



RETAIL AUTOMOTIVE WINNETKA (SIGNALIZED CORNER)

8840 Mason Ave., Winnetka, CA 91306



GREG OFFSAY, CCIM
(818) 697-9387 | greg@illicre.com
DRE#01837719

ASHER PERGAMENT
(818) 626-5770 | asher@illicre.com
DRE#01922775



5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

RETAIL / AUTOMOTIVE
NORTHRIDGE, CA

EXCLUSIVELY LISTED BY

GREG OFFSAY, CCIM

EXECUTIVE VICE PRESIDENT

(818) 697-9387 | greg@illicre.com

DRE#01837719

ASHER PERGAMENT

SENIOR ASSOCIATE

(818) 626-5770 | asher@illicre.com

DRE#01922775



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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PROPERTY FEATURES

8840 Mason Ave., Winnetka, CA 91306







APPROX. 1,800 SF

RETAIL AUTOMOTIVE AVAILABLE

- ✓ 3 Bay automotive space on high volume street
- ✓ Great visibility
- ✓ Neighbors with existing mechanic shop
- ✓ Clean, rectangular space
- ✓ 8 dedicated spaces + common area parking spaces
- ✓ Space will accommodate 3 lifts and has a small office
- ✓ Pylon signage available

AREA AMENITIES

- ✓ Located at busy signalized intersection
- ✓ High traffic count 20k+ daily
- ✓ Easy driveway access from both Mason Ave. and Nordhoff St.
- ✓ Backs up to restaurants and busy surrounding businesses with

— DEMOGRAPHICS		1 MILE	3 MILE	5 MILE
	Population	22,238	220,335	458,182
	Avg. HH Income	\$99,628	\$104,854	\$115,294
	Daytime Pop	18,637	185,986	389,061
	Traffic Count	± 43,134 CPD ON NORDHOFF ST & MASON AVE		

SITE PLAN

8840 Mason Ave., Winnetka, CA 91306

NORDHOFF

MASON



Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AVAILABLE



AERIAL MAP



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