

7614 Mason Ave

Winnetka, CA 91306



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PROPERTY SUMMARY

7614 MASON AVE | WINNETKA



BUILDING SIZE
3,980 SQFT



LOT SIZE
0.14 ACRES



NUMBER OF UNITS
4

7614 MASON AVE | WINNETKA

This stunning quadruplex offers a diverse living arrangement, with Unit 1 featuring 3 bedrooms and 2 bathrooms, Unit 2 with 2 bedrooms and 2 bathrooms, and Units 3 and 4 each providing 1 bedroom and 1 bathroom. This setup is ideal for rental income or multi-generational living, allowing for privacy and flexibility. The interiors feature hardwood floors, inviting kitchens with ample counter space, and natural light throughout. Spacious rooms are designed for both comfort and practicality, and the on-site laundry facility adds to the convenience. This property is an excellent investment opportunity, blending charm, functionality, and potential for various living arrangements. Located in the heart of Winnetka, the property is situated on a bustling street near local shops, restaurants, and public transportation, making it a highly desirable location.

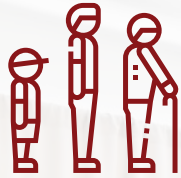




DEMOGRAPHICS

OVERVIEW

Winnetka, CA, is a vibrant and diverse community with a mix of family-oriented households and young professionals. The area offers a suburban feel with a strong sense of community, complemented by a variety of local amenities and parks. Its demographics reflect a dynamic blend of cultural backgrounds, making it a welcoming and lively neighborhood.



37

MEDIAN AGE



~52k

POPULATION



55%

RATE OF HOMEOWNERSHIP



\$96k

AVERAGE HOUSEHOLD INCOME



92%

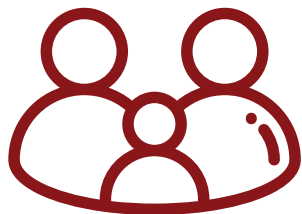
EMPLOYED



85%

U.S. CITIZENS

DEMOGRAPHICS



**MAJORITY
FAMILY-OCCUPIED**



**MAJORITY
ATTENDED COLLEGE**

	5 MILE 2024 PER CAPITA	5 MILE 2024 AVG HOUSEHOLDS
EDUCATION & DAYCARE	\$970	\$2,754
HEALTH CARE	\$616	\$1,748
TRANSPORTATION & MAINTENANCE	\$3,278	\$9,306
HOUSEHOLD	\$709	\$2,013
FOOD & ALCOHOL	\$3,509	\$9,963
ENTERTAINMENT, HOBBIES & PETS	\$1,873	\$5,318
APPAREL	\$668	\$1,896

UNITS

EACH UNIT HAS OWN ELECTRIC AND GAS METERS. HAS SINGLE WATER METER FOR THE WHOLE UNIT.

UNIT#	BED/BATH/GARAGE	ACTUAL RENT	RENT TOTAL
1	3 / 2 / 2	\$2,328	\$2,328
2	2 / 2 / 1	\$2,035	\$2,035
3	1 / 1 / 1	\$1,238	\$1,238
4	1 / 1 / 1	\$1,606	\$1,606

FINANCIALS

NEW TAXES	LICENSES	GARDENER
\$17,312	\$400	\$1,200
INSURANCE	WATER/SEWER	
\$2,200	\$3,900	
TOTAL OPERATING EXPENSES		\$25,813

NEIGHBORHOOD OVERVIEW

Winnetka, CA, is home to a variety of thriving local businesses that cater to the needs of its diverse community. From family-owned restaurants and coffee shops to service-oriented stores and retail shops, the neighborhood offers a mix of establishments that create a friendly, small-town feel. The local businesses contribute to the area's charm and provide residents with convenient options while supporting the community's economy.



SHOPS

NORTHRIDGE SHOPPING CENTER

WESTFIELD TOPANGA

GROCERIES

FOOD 4 LESS

VALLARTA SUPERMARKETS

BANKS

WELLS FARGO BANK

BANK OF AMERICA



RESTAURANTS

THAI BLVD BISTRO

MARISCOS LOS ARCOS

BARs

LANE 33 BAR & GRILL

SKY RESTAURANT AND LOUNGE

EVENT SPACE

ETAGE EVENT VENUE

ALEX BANQUET HALL



PARKS

QUIMBY PARK

RUNNYMEDE PARK

FITNESS

WING WARRIORS FITNESS

HARDCORE FITNESS

SPAS

LAVENDER ORGANIC SPA

MAGICAL TOUCH DAY SPA



AREA LAYOUT

Winnetka, CA, offer great convenience to residents, with a variety of shops, restaurants, and services just a short distance away. Whether it's grabbing a quick bite, running errands, or finding unique goods, everything is easily accessible. This proximity to essential services enhances the neighborhood's charm and makes everyday tasks hassle-free for those living in the area.



TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM PROPERTY
SATICOY ST	MASON AVE E	23,162	0.06 MI
MASON AVE	COHASSET ST S	18,539	0.09 MI
MCNULTY AVE	LULL ST S	1,565	0.15 MI
MASON AVE	COHASSET ST N	17,608	0.16 MI
COZYCROFT AVE	COVELLO ST S	893	0.16 MI
MASON AVE	STAGG ST S	19,334	0.19 MI
SATICOY ST	COZYCROFT AVE E	27,927	0.20 MI
MASON AVE	ARMINTA ST S	17,868	0.36 MI
SATICOY ST	WINNETKA AVE E	27,450	0.37 MI
STRATHERN ST	SUNNYBRAE AVE W	1,143	0.47 MI

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