

±2,950 SF AVAILABLE FOR LEASE / NEIGHBORHOOD CENTER

20832 - 20843 Vanowen St., Winnetka, CA 91306



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RETAIL SHELL SPACE WINNETKA, CA

PROPERTY FEATURES

COMMERCIAL REAL ESTATE the sign of a profitable property

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APPROX. 2,950 SF

AVAILABLE FOR LEASE / NEIGHBORHOOD CENTER

- ✓ Neighborhood center anchored by 7-11
- ✓ Next to busy laundromat
- ✓ Prime monument signage on Vanowen St available
- ✓ Potential for medical/dental clinic
- ✓ Ample parking over 41 spaces
- ✓ Ideal for specialty grocery store/coffee shop/juice bar

AREA AMENITIES

✓ National tenants in close proximity include: Jack in the Box, Yum Yum Donuts, Wing Stop, Subway

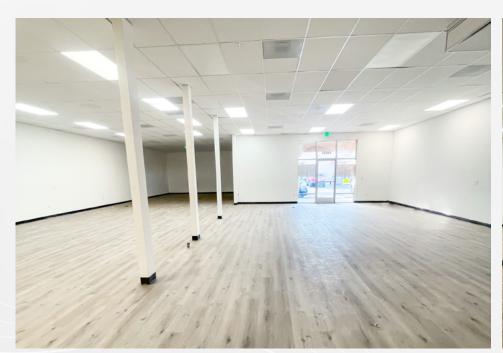
DEMOGRAPHICS Population	1 MILE 40,105	3 MILE 238,201	5 MILE 459,444
Avg. HH Income	\$89,183	\$110,680	\$116,656
QQ Daytime Pop	41,667	236,904	454,455
Traffic Count	± 28,948 CPD ON VANOWEN ST		

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INTERIOR PHOTOS



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DE SOTO AVE

SITE PLAN



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VANOWEN ST



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.





































TRADER JOE'S

