



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



**AVAILABLE** 



**VANOWEN ST**  
**DESOTO AVE**

**±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

20832 - 20843 Vanowen St., Winnetka, CA 91306







## 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	1 MILE	3 MILE	5 MILE
 Population	40,105	238,201	459,444
 Avg. HH Income	\$89,183	\$110,680	\$116,656
 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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# SITE PLAN

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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.





Westfield  
TORRANCE  
amc THEATRES | Apple | H&M | Target | macy's  
bloomingdale's | MICHAEL KORS | EXPRESS | HOLLISTER

**LA** UPCOMING  
LA RAMS  
TRAINING FACILITY

**AVAILABLE**

**PIERCE  
COLLEGE**

**KAISER  
PERMANENTE**

**COURTYARD  
BY MARRIOTT**

**WHOLE  
FOODS  
MARKET**

**SPROUTS  
FARMERS MARKET**

**Ralphs**

**TRADER JOE'S**

**BLUE BOTTLE  
COFFEE**

**Starbucks**

**target**

**WOODLAND HILLS  
HOLERS & MORE**

**CVS  
pharmacy**

**PORSCHE**

**US  
101**

**US  
101**

VENTURA BLVD

DE SOTO AVE

DE SOTO AVE

VENTURA BLVD

Google

**Sleep**

**CHIPOTLE**

**THE HOME  
DEPOT**

**SUBWAY**

**Chick-fil-A**

**ups**

**Ralphs**

**IN-N-OUT  
BURGER**

**Starbucks**

**citi**

**petco**

**EL TORITO**

**PANDA EXPRESS**

**SPROUTS  
FARMERS MARKET**

**AT&T**

**KAISER  
PERMANENTE**

**CVS  
pharmacy**

**target**

**99c  
only  
STORES**

**BLUE BOTTLE  
COFFEE**

**VONS**

**Polo  
Lacoste**

**McDonald's**

**WHOLE  
FOODS  
MARKET**

**TRADER JOE'S**

**AERIAL MAP**





**COMMERCIAL**  
REAL ESTATE

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