

FORMER 7-ELEVEN STORE

Retail Space for Sublease

KENNEDY WILSON

BROKERAGE

11348 Sunburst St., Lake View Terrace, CA 91342



Jaimie Marchand · JMarchand@kennedywilson.com · DRE #01904001

Donna Clark · DClark@kennedywilson.com · DRE #01134266

For more information: 833-262-3190

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AVAILABLE

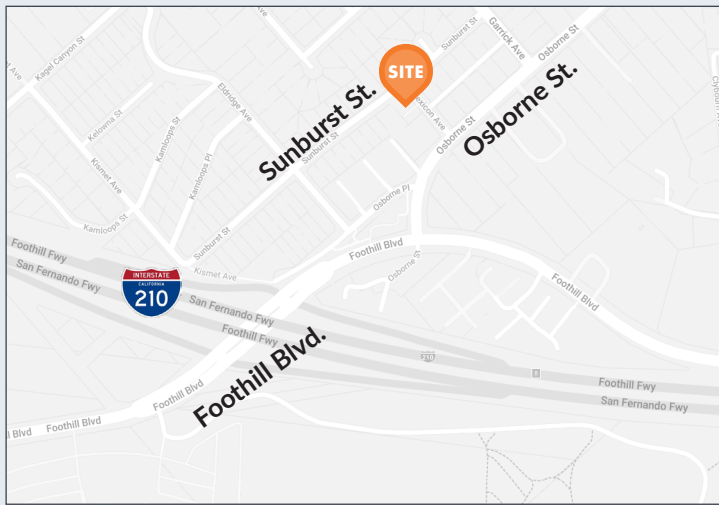
Size: ±2,400 SF
Rent: \$2.00 PSF/Mo., NNN
Sublease Expiration: July 31, 2028

PROPERTY HIGHLIGHTS

- Former 7-Eleven store
- Conveniently located off I-210 freeway at Foothill Blvd
- Surrounded by dense residential population with exceptional demographics

Prospective tenants are hereby advised that all uses are subject to City approval.

LOCATION



TRADE AREA



JAIMIE MARCHAND
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Kennedy Wilson Brokerage | 1860 Howe Ave., Suite 240, Sacramento, CA 98525 | 833-262-3190

Kennedy-Wilson Properties, Ltd. (Responsible Broker Identity, DRE #00659610) makes no warranty or representation as to the accuracy of the information contained herein. Terms of sale or lease and availability of the property are subject to change or withdrawal without notice.

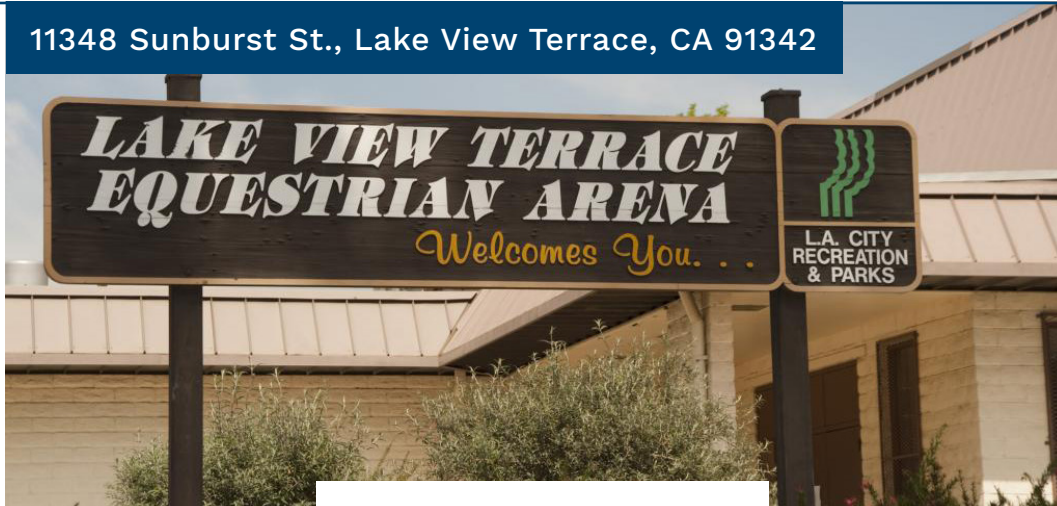
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AREA DEMOGRAPHICS



POPULATION

	1 Mile	3 Mile	5 Miles
2022 Estimated Population	9,541	84,506	
2027 Projected Population	9,487	82,764	326,576
2010 Census Population	9,054	86,844	339,123
Projected Annual Growth 2010 to 2022	0.4%	-0.2%	-0.2%
Historical Annual Growth 2022 to 2027	-0.1%	-0.4%	-0.4%
2022 Median Age	37.4	34.6	35.9

HOUSEHOLDS

2022 Estimated Households	2,456	19,544	82,723
2027 Projected Households	2,438	19,098	80,954
2010 Census Households	2,349	20,294	85,206
Projected Annual Growth 2010 to 2022	0.7%	0.6%	0.5%
Historical Annual Growth 2022 to 2027	-0.1%	-0.5%	-0.4%

RACE & ETHNICITY

2022 Estimated White	7,072	71,740	
2022 Estimated Black or African American	1,297	5,546	12,453
2022 Estimated Asian or Pacific Islander	780	3,945	26,314
2022 Estimated American Indian or Native Alaskan	137	1,437	6,064
2022 Estimated Other Races	254	1,835	7,924
2022 Estimated Hispanic	5,766	66,500	

INCOME

2022 Estimated Average Household Income	\$89,622	
2022 Estimated Median Household Income	\$80,506	\$67,278

EDUCATION

2022 Estimated High School Graduate	-	25%	-
2022 Estimated Some College	-	20%	-
2022 Estimated Associates Degree Only	-	5%	-
2022 Estimated Bachelors Degree Only	-	11%	-
2022 Estimated Graduate Degree	-	4%	-

BUSINESS

2022 Estimated Total Businesses	143	2,664	9,019
2022 Estimated Total Employees	1,318	32,411	83,267
2022 Estimated Employee Population per Business	9	12	9

JAIMIE MARCHAND

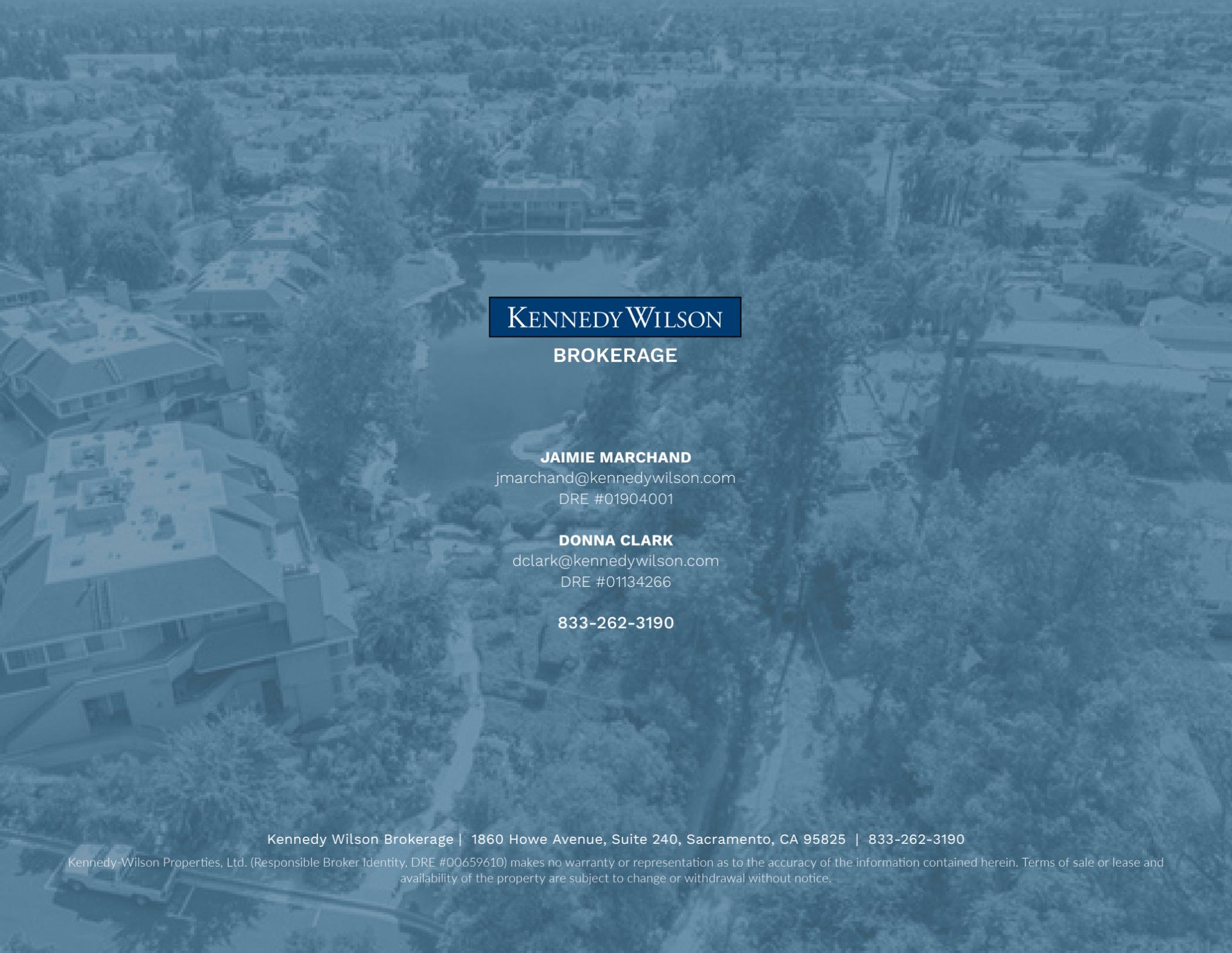
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An aerial photograph of a residential neighborhood, likely in Sacramento, California, featuring a river, a bridge, and numerous houses surrounded by trees. The image is overlaid with a semi-transparent blue filter.

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