# FOR LEASE

# HIGH VISIBILITY RETAIL SPACE ON 405 FREEWAY



AVAILABLE: 25,033 SF Retail Space





MARYL BINNEY Lic. 01357931

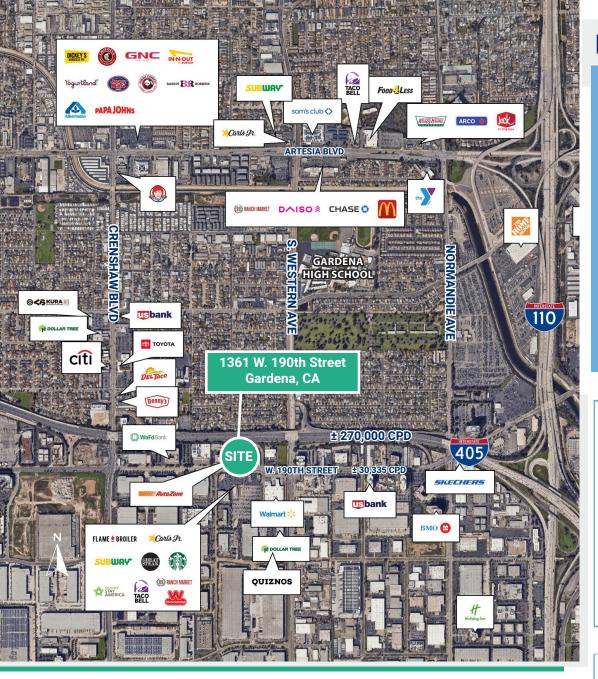
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W. 190TH STREET

± 30,335 CPD





### **PROPERTY HIGHLIGHTS**

- Available: June 1, 2025 (Current 3 Day Suit Broker Space)
- 25,033 square feet of highly versatile space with exceptional visibility and prominent signage along the 405 Freeway.
- Space can cater to a variety of uses including retail, showroom or industrial.
- Surrounded by major retailers, including AutoZone, 4
  Wheel Parts, Walmart, 99 Ranch Market, Dollar Tree and Sky Zone.
- Strategically positioned near major freeway on- and off-ramps, offering convenient access for patrons.

# **DEMOGRAPHICS (2024 EST.)**

#### **POPULATION**



1 Mile 9,620 3 Miles 202,299 5 Miles 617.919

## **AVG HH INCOME**



1 Mile \$134,055 3 Miles \$127,791 5 Miles \$136,271

#### **DAYTIME POP**



1 Mile 28,740 3 Miles 183,809 5 Miles 482,751

#### **HOUSEHOLDS**



1 Mile 3,550 3 Miles 70,401 5 Miles 212,570

Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography

### **TRAFFIC COUNTS**



W. 190TH STREET: 405 FREEWAY:

±30,335 CPD ±270,000 CPD

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