

LAST REMAINING UNIT!

LAKESHORE I & II PLAZA / LAKESHORE AND VALLEY VIEW
9203-9215 VALLEY VIEW ST | CYPRESS, CA 90630



GEOFFREY GROSSMAN

CALDRE #1265002
310.299.4224
GEOFF@CBM1.COM

DANIEL BARRIGA

CALDRE #02031360
949.608.4886
DANIEL@CBM1.COM

[CBM1.COM](https://www.cbm1.com)

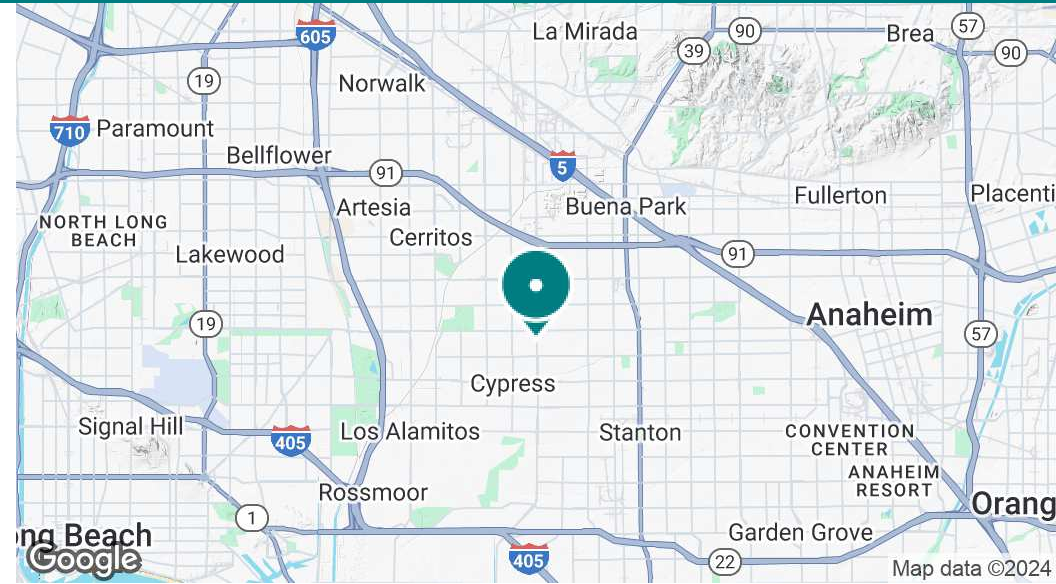
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LEASING
BROKERAGE
INVESTMENTS

PROPERTY SUMMARY

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PROPERTY DESCRIPTION

±1,000 SF end-cap in busy Cypress shopping located at the intersection of Valley View and Lakeshore.

Property is situated directly across the street from Cypress College and Cypress Swap Meet. Freeway close, the site is just five-minute drive from the 91 Freeway.

Property features high street visibility, monument signage, and ample parking in large onsite lot.

OFFERING SUMMARY

Lease Rate:	\$2.25 SF/month (NNN \$0.75)
Available SF:	1,000 SF
Building Size:	4,795 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	9,313	71,510	176,521
Total Population	29,294	230,308	579,487
Average HH Income	\$81,674	\$84,120	\$82,245

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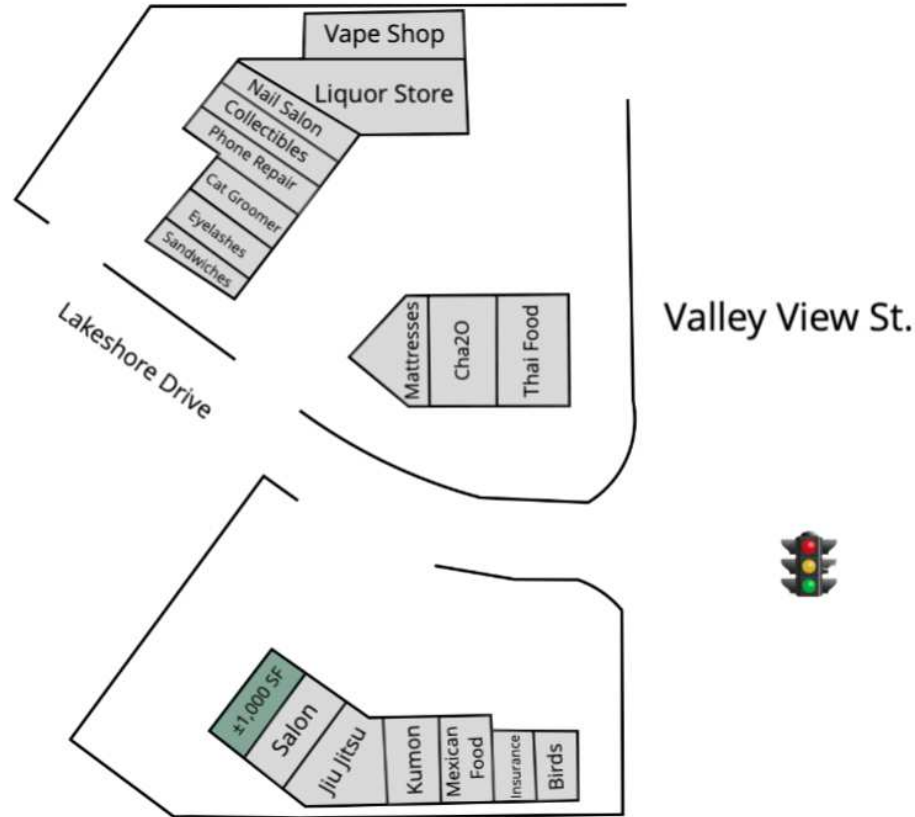
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LEASE SPACES

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION	VIDEO
Suite 9203	Available	1,000 SF	NNN \$0.75	\$2.25 SF/month	Retail/Office/Fitness	View Here

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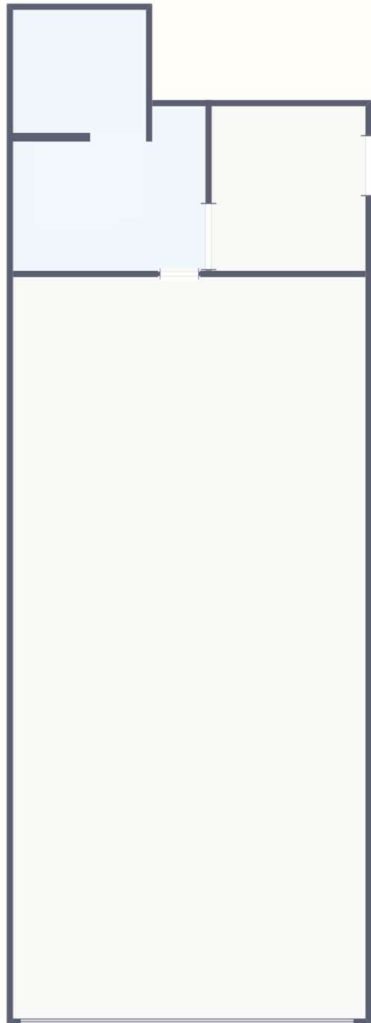
SUITE 9203 ADDITIONAL PHOTOS

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9203 Valley View St, Cypress
Lakeshore Plaza

Not To Scale: Floor plan is provided as a courtesy only, all measurements are estimates and should be independently verified by Tenant and/or Landlord



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LAKE SHORE I ADDITIONAL PHOTOS

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End Cap Available Now



±1,000 SF suitable for Retail/Office

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Monument Signage Available

RETAILER MAP

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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	29,294	230,308	579,487
Average age	37.1	36.9	36.5
Average age (Male)	35.7	35.7	35.3
Average age (Female)	37.6	37.8	37.4

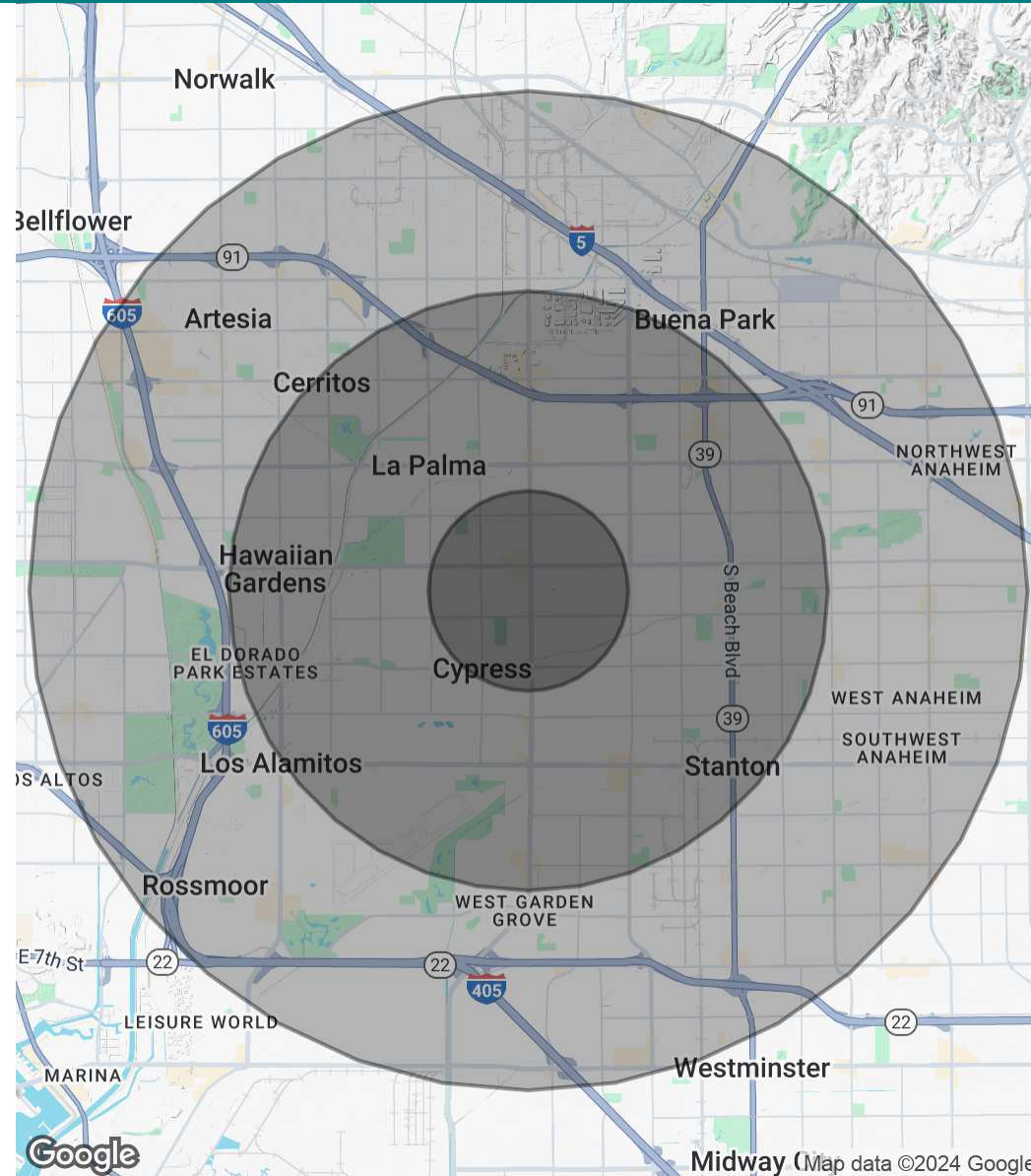
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	9,313	71,510	176,521
# of persons per HH	3.1	3.2	3.3
Average HH income	\$81,674	\$84,120	\$82,245
Average house value	\$493,489	\$512,115	\$530,524

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	23.8%	28.5%	33.0%

RACE	1 MILE	3 MILES	5 MILES
% White	51.2%	49.6%	48.0%
% Black	3.5%	3.8%	3.8%
% Asian	30.1%	29.0%	28.0%
% Hawaiian	2.1%	0.6%	0.5%
% Other	8.8%	13.0%	15.9%

TRAFFIC COUNTS	
Valley View & Lakeshore Dr	39,671/day

* Demographic data derived from 2020 ACS - US Census



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MEET THE TEAM

LAKESHORE I & II PLAZA / LAKESHORE AND VALLEY VIEW | 9203-9215 VALLEY VIEW ST, CYPRESS, CA 90630

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GEOFFREY GROSSMAN

Managing Principal

D: 310.299.4224 | **C:** 323.868.8224

Geoff@cbm1.com

CalDRE #1265002



DANIEL BARRIGA

Vice President

D: 949.608.4886 | **C:** 714.394.5052

daniel@cbm1.com

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