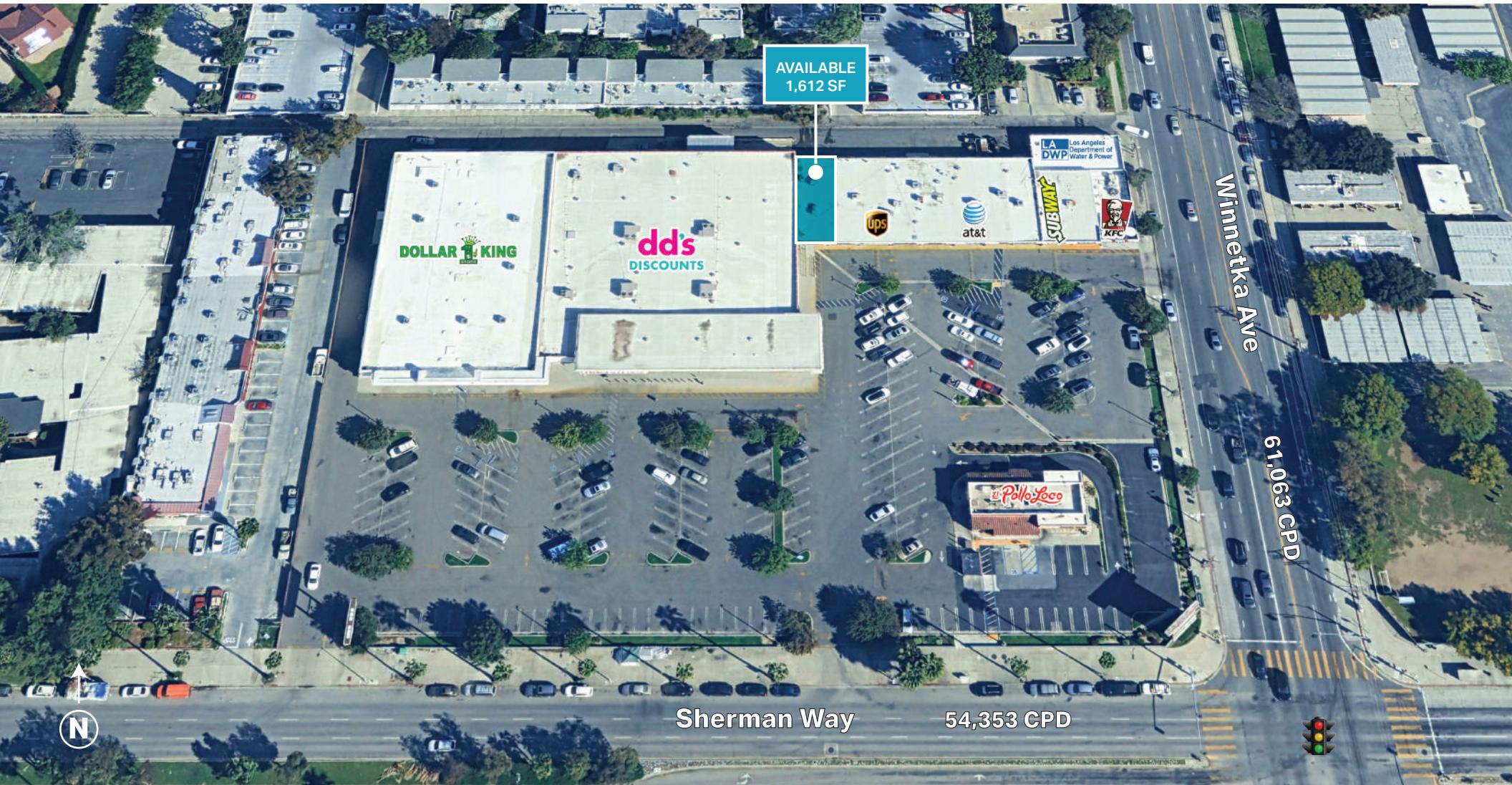


# FOR LEASE | 1,612 SF RESTAURANT / RETAIL AVAILABLE

20121 Sherman Way, Winnetka, CA 91306



## Please Contact

**VIC MONTALBO**

310.451.8171 X230

[VMONTALBO@EPSTEEN.COM](mailto:VMONTALBO@EPSTEEN.COM)

**JACK FARLO**

310.451.8171 X220

[JFARLO@EPSTEEN.COM](mailto:JFARLO@EPSTEEN.COM)

BRE LIC: 02067149

This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.



FOUNDING MEMBER | **CHAINLINKS**  
RETAIL ADVISORS



## PROPERTY HIGHLIGHTS

- Signalized, high traffic corner at Winnetka Ave & Sherman Way (60,000+ CPD)
- Mature established demographic surrounding
- Large Surface parking field with easy street access
- Existing prominent signage available



## DEMOGRAPHICS:



### Population

**1 MILE** 37,187

**2 MILE** 130,395

**3 MILE** 266,319



### Avg. Household Income

**1 MILE** \$114,188

**2 MILE** \$116,775

**3 MILE** \$122,725



### Daytime Population

**1 MILE** 5,269

**2 MILE** 40,874

**3 MILE** 141,769



### Avg. Median Income

**1 MILE** \$89,835

**2 MILE** \$88,830

**3 MILE** \$92,115



78

### TRAFFIC COUNTS

**Sherman Way:** 54,353 CPD

**Winnetka Ave:** 61,063 CPD



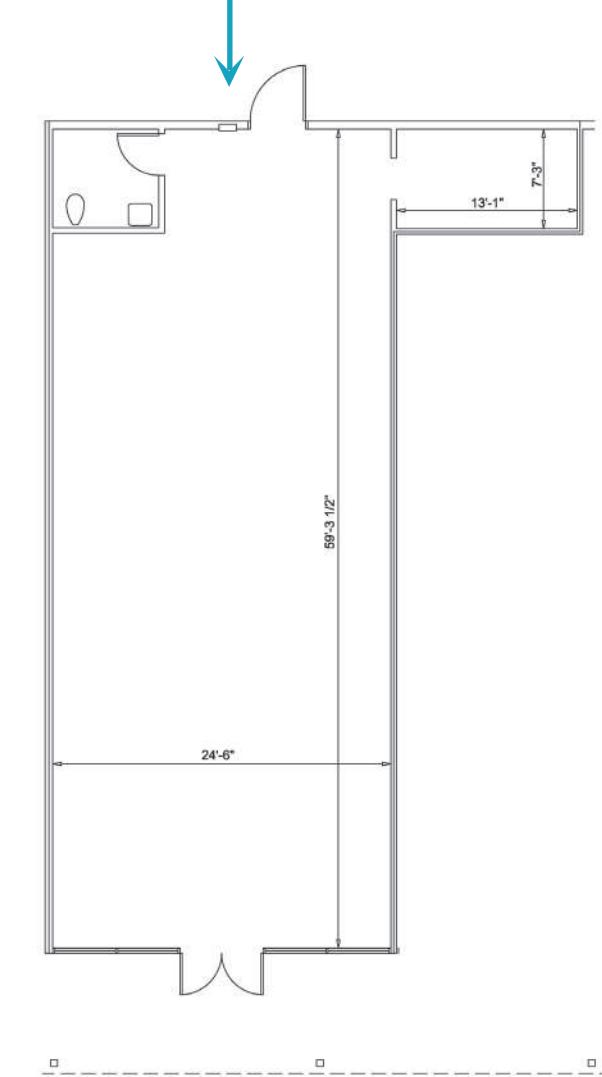
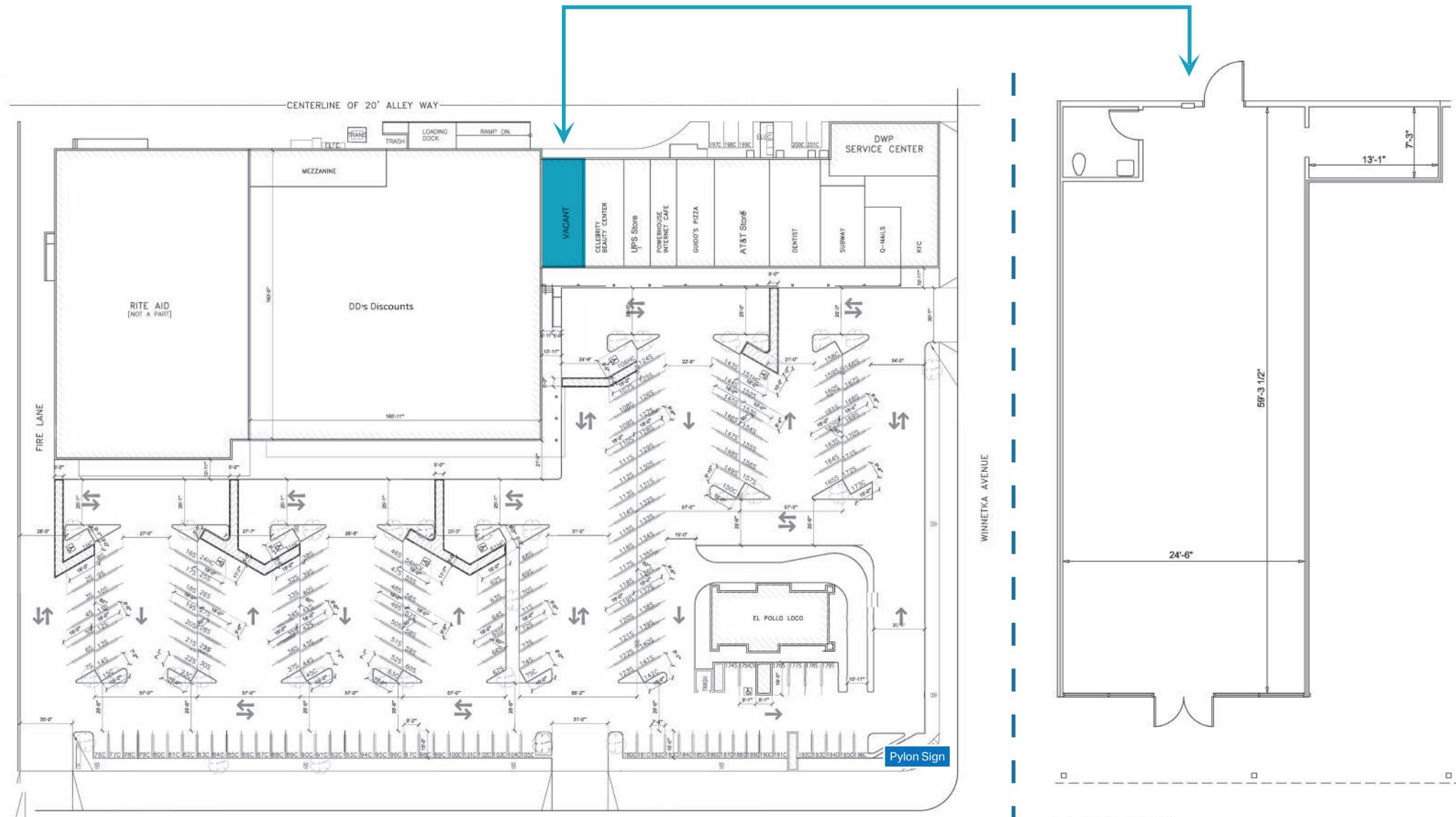
1965  
2025  
Epsteens Associates



**Epsteens & Associates**

FOUNDING MEMBER | CHAIN LINKS RETAIL ADVISORS

# SITE PLAN



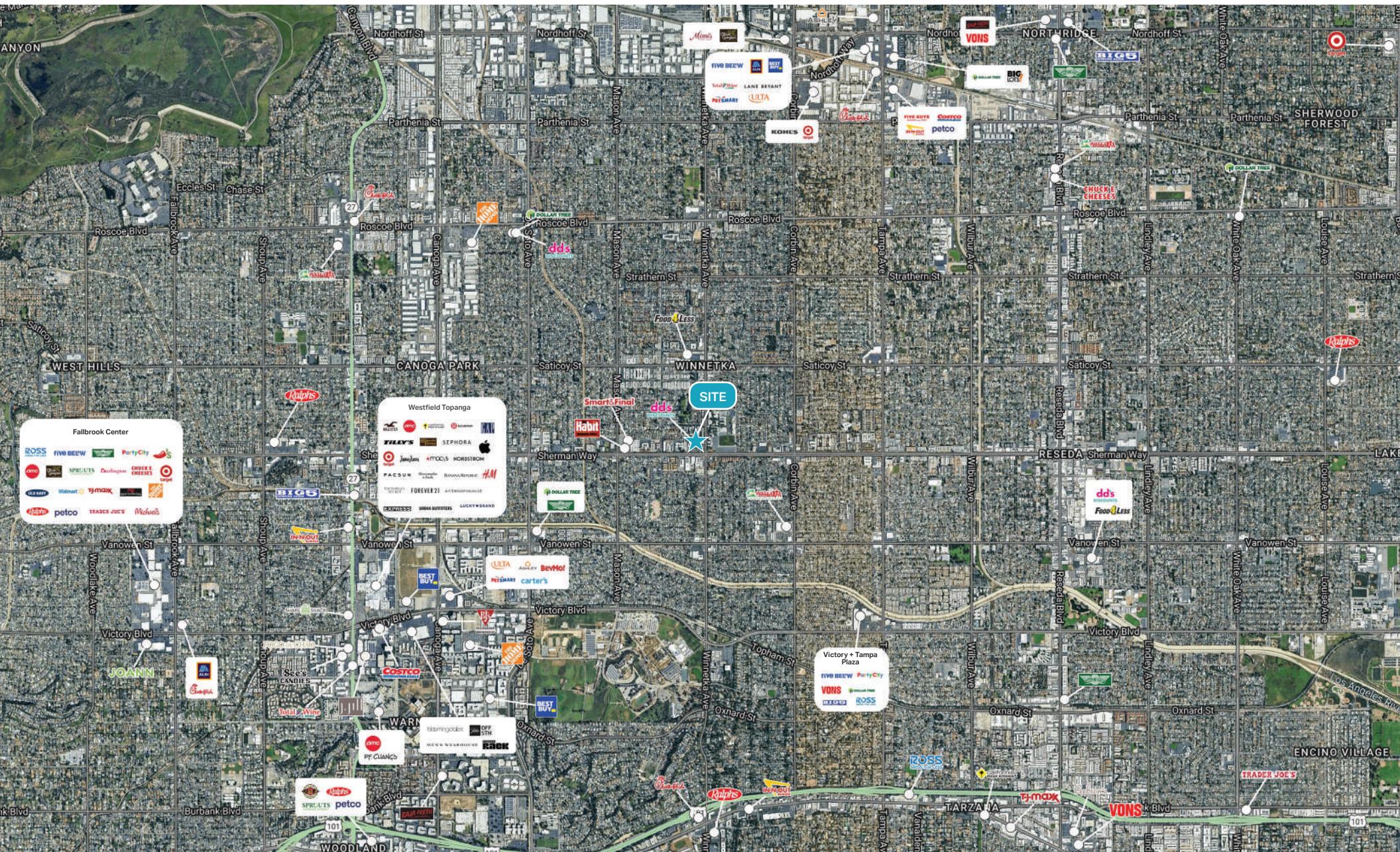
This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.

1965  
2025  
epsteen & associates

epsteen & associates

FOUNDING MEMBER | CHAIN LINKS  
RETAIL ADVISORS

# RETAIL AERIAL



1965-  
2025  
EIT Knowledge Alliance

 epsteen & associates

FOUNDING MEMBER | CHAINLINKS RETAIL ADVISORS