

**"Prime Signalized Corner" Property for  
"Ground Lease"**  
**8659 CORBIN AVENUE**



<b>LOCATION:</b>	8659 Corbin Avenue, Winnetka, Ca 91306
<b>BUILDING:</b>	Former Gas Station Structure
<b>LOT:</b>	18,226 +/- square foot lot
<b>RENTAL RATE:</b>	\$12,950.00 per month, NNN
<b>AVAILABLE:</b>	Current Lessee on a short term lease
<b>TERM:</b>	Negotiable
<b>COMMENTS:</b>	<ul style="list-style-type: none"><li>* Located on the SWC of Corbin Avenue &amp; Parthenia Street</li><li>* Excellent signage available</li><li>* Many major tenants in the area</li><li>* Easy access to all Freeways</li><li>* Heavy traffic area with excellent Demographics</li></ul>

**FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:**

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2782 21

SCALE 1" = 60'

1-800-345-7334

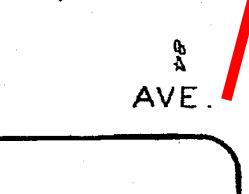
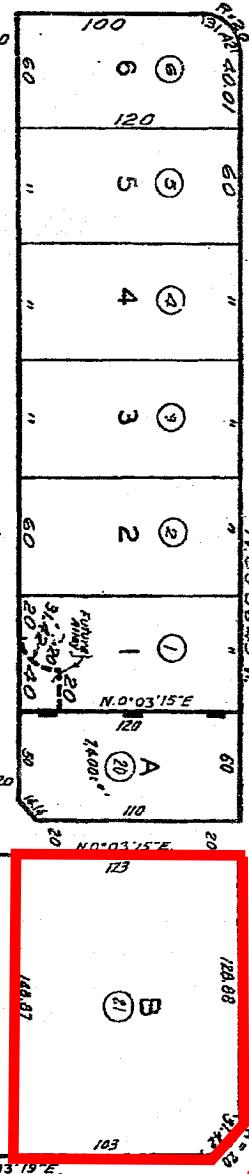
1996

SCALE 1/10 OF AN INCH

2-22-65  
6-6-104  
6-6-57  
11-26-57  
C-744  
6-7020  
6-7024  
351200041002004-03

21  
ICAL

84  
PARTHENIA  
ST.  
87  
SITE



CORBIN

AVE.

60  
ST.

QUARTZ  
AVE.  
60

60

CODE  
16

PARCEL MAP TRACT NO. 18919  
RM. 3-100  
M.B. 592-2-4

FOR PREV. ASSESS. SEE: 2782-21

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

DEC 22 1995

8659 Corbin Avenue, Winnetka, Ca 91306

## PROPERTY DETAIL

Information for the property located at 8659 Corbin Ave Winnetka, CA includes data gathered from Los Angeles County tax records, public records data providers and LoopNet historical data records.

Address	8659 Corbin Ave	CBSA	Los Angeles-Long Beach-Glendale, CA
Subdivision Name	Pm500	APN/Parcel ID	2782-021-021
Legal Description	P M 3-100 LOT B	Land Use	Servicestation
County	Los Angeles	Zoning	X
State	California	Flood Zone	06037C1280F
Lot #	b	Tax Year	2022
Lot Size	0.418	Assessed Year	2023
Submarket	Western SFV	Census	1134012007
Market	Los Angeles	TOTAL SQ FT	1,653

## DEMOGRAPHICS near 8659 CORBIN AVE

	1 MILE	3 MILE	5 MILE
2023 Total Population	24,801	242,207	499,401
2028 Population	24,714	237,997	491,595
Pop Growth 2023-2028	(0.35%)	(1.74%)	(1.56%)
Average Age	40	39	41
2023 Total Households	7,307	75,862	172,176
HH Growth 2023-2028	(0.57%)	(2.11%)	(1.71%)
Median Household Inc	\$74,495	\$75,740	\$84,068
Avg Household Size	3.30	3.10	2.80
2023 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$713,954	\$683,294	\$720,209
Median Year Built	1967	1969	1970