

**“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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DRE: 00966353

**Benjamin L. Paley**

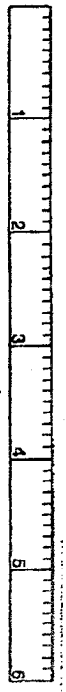
[ben@paleycommercial.com](mailto:ben@paleycommercial.com)

DRE: 02074047

2782 21  
SCALE 1" = 60'

1-800-345-7334

1996



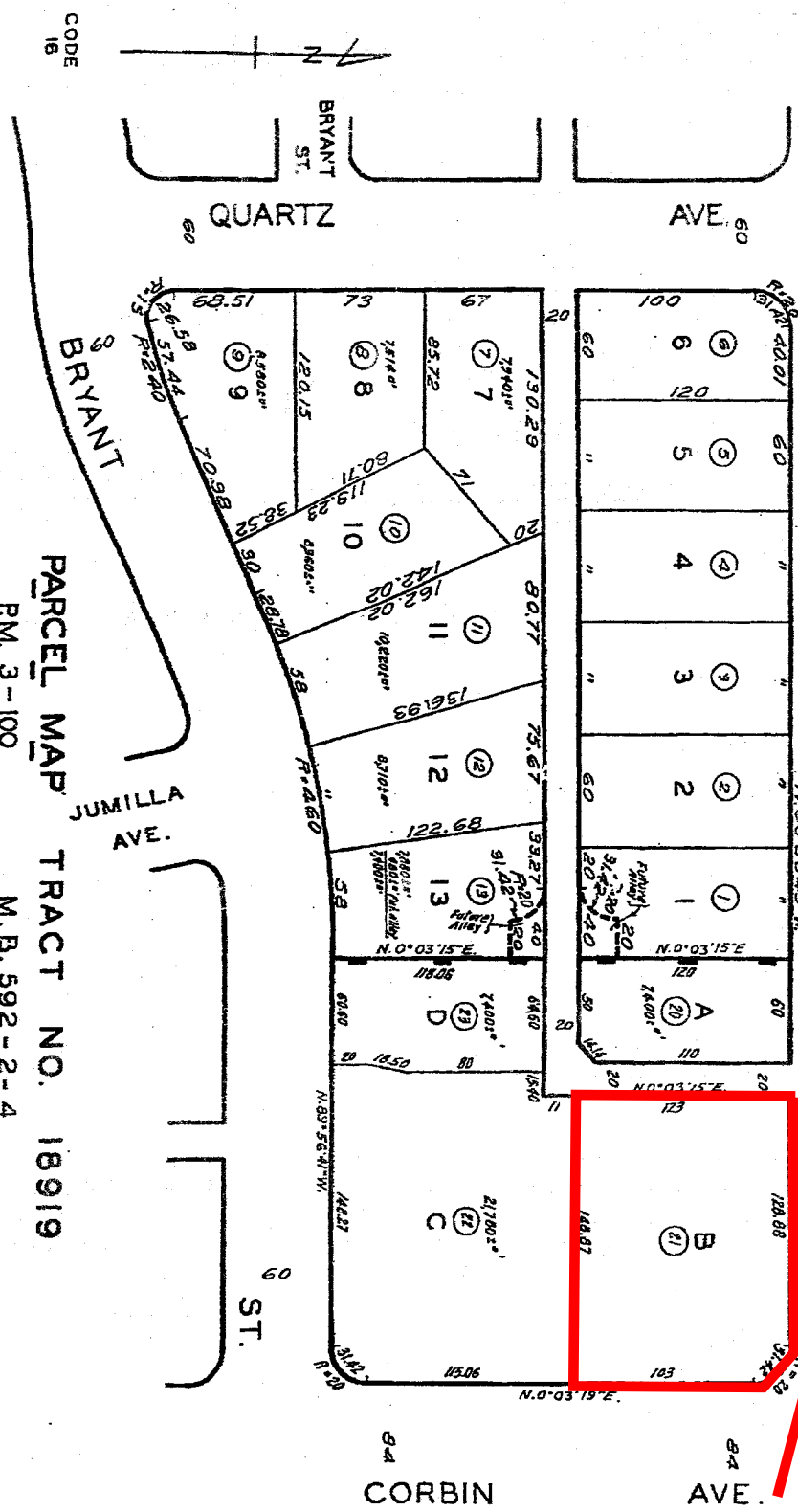
SCALE IN 1/10 OF AN INCH

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PARTHENIA

ST.

SITE



8659 Corbin Avenue, Winnetka, Ca 91306

CODE 18  
FOR PREV. ASSMNT. SEE: 2782-21

DEC 22 1995  
ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

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