

# RESTAURANT AND ENDCAP FOR LEASE

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



**GEOFFREY GROSSMAN**

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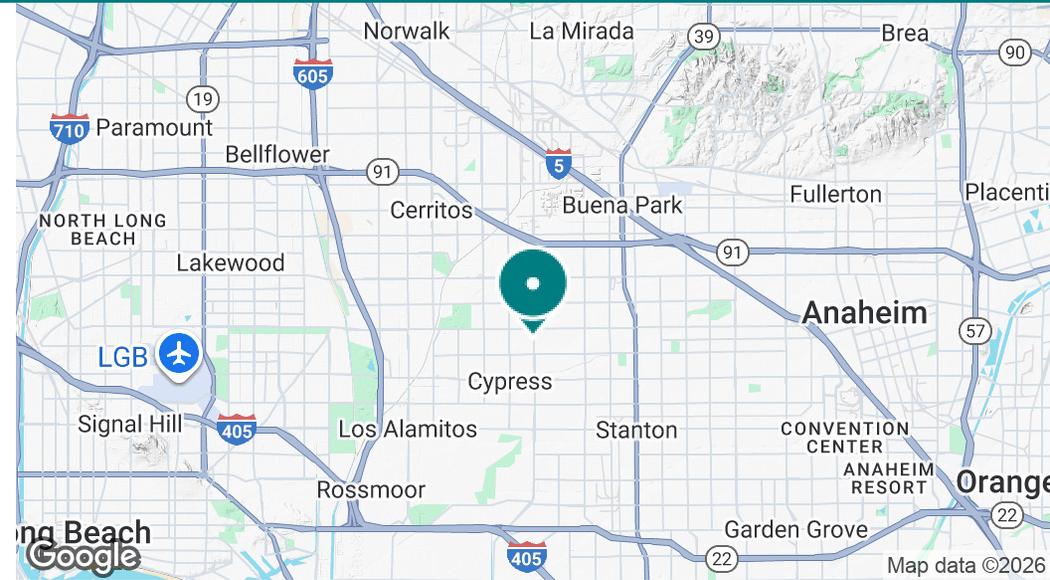
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LEASING  
BROKERAGE  
INVESTMENTS

## PROPERTY SUMMARY

LAKESHORE I & II PLAZA / LAKESHORE AND VALLEY VIEW | 9203-9215 VALLEY VIEW ST, CYPRESS, CA 90630 BROCHURE | PAGE 2



### PROPERTY DESCRIPTION

- ±1,000 SF QSR (Formerly Coffee x Smoothies)
- ±1,340 End cap (Formerly Vape Shop)

Busy Cypress shopping located at the signalized 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:	\$2-3/sf/mo
Available SF:	±1,000 - 1,340
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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## LEASE SPACES

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### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION	VIDEO
9171 Valley View	Available	1,340 SF	NNN ±\$0.40/sf/mo	\$2.25 SF/month	Retail Endcap	-
9193	Available	1,000 SF	NNN ±\$0.40/sf/mo	\$3.00 SF/month	Kitchen infrastructure in place	<a href="#">View Here</a>

#### GEOFFREY GROSSMAN

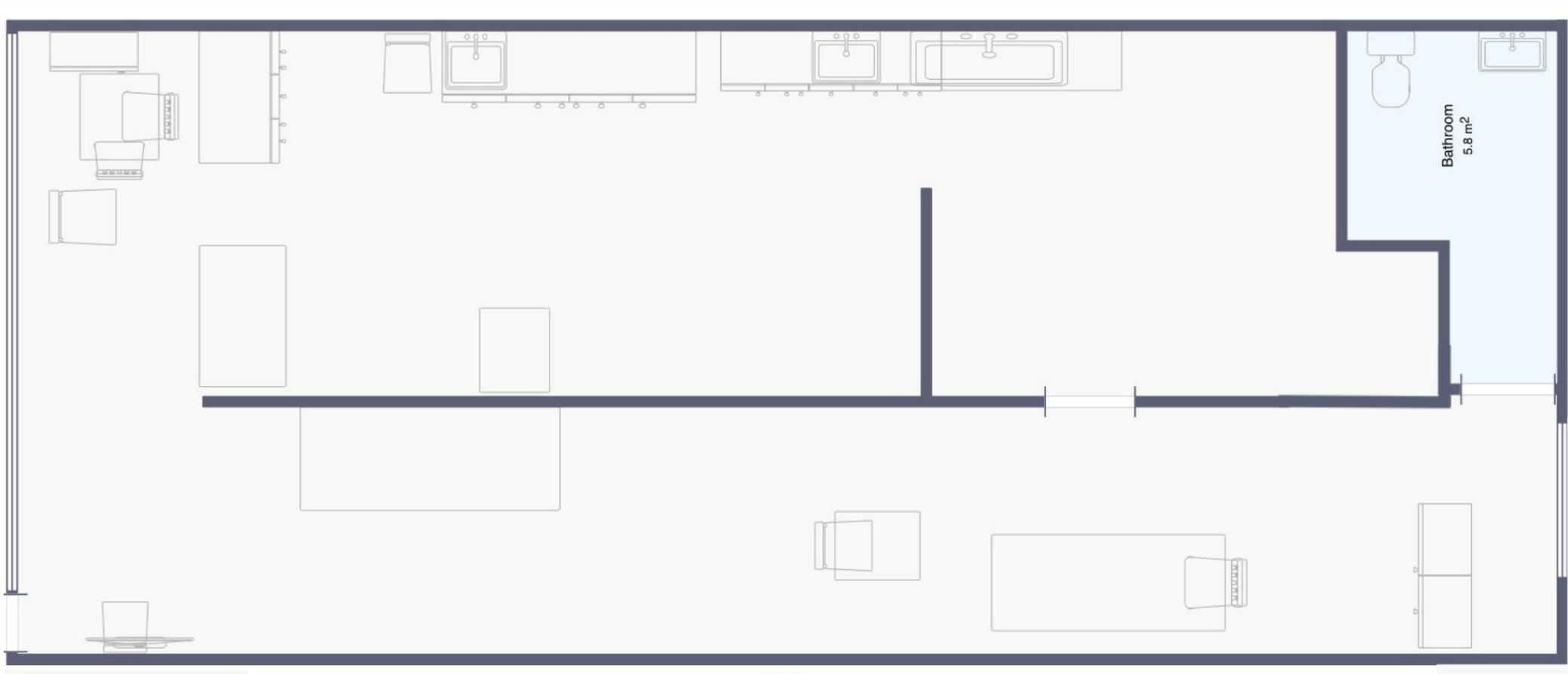
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## 9193 FLOOR PLAN (RESTAURANT)

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

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## 9171 FLOOR PLAN (FORMER VAPE SHOP)

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## RETAILER MAP

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## DEMOGRAPHICS MAP & REPORT

LAKESHORE I & II PLAZA / LAKESHORE AND VALLEY VIEW | 9203-9215 VALLEY VIEW ST, CYPRESS, CA 90630 BROCHURE | PAGE 7

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

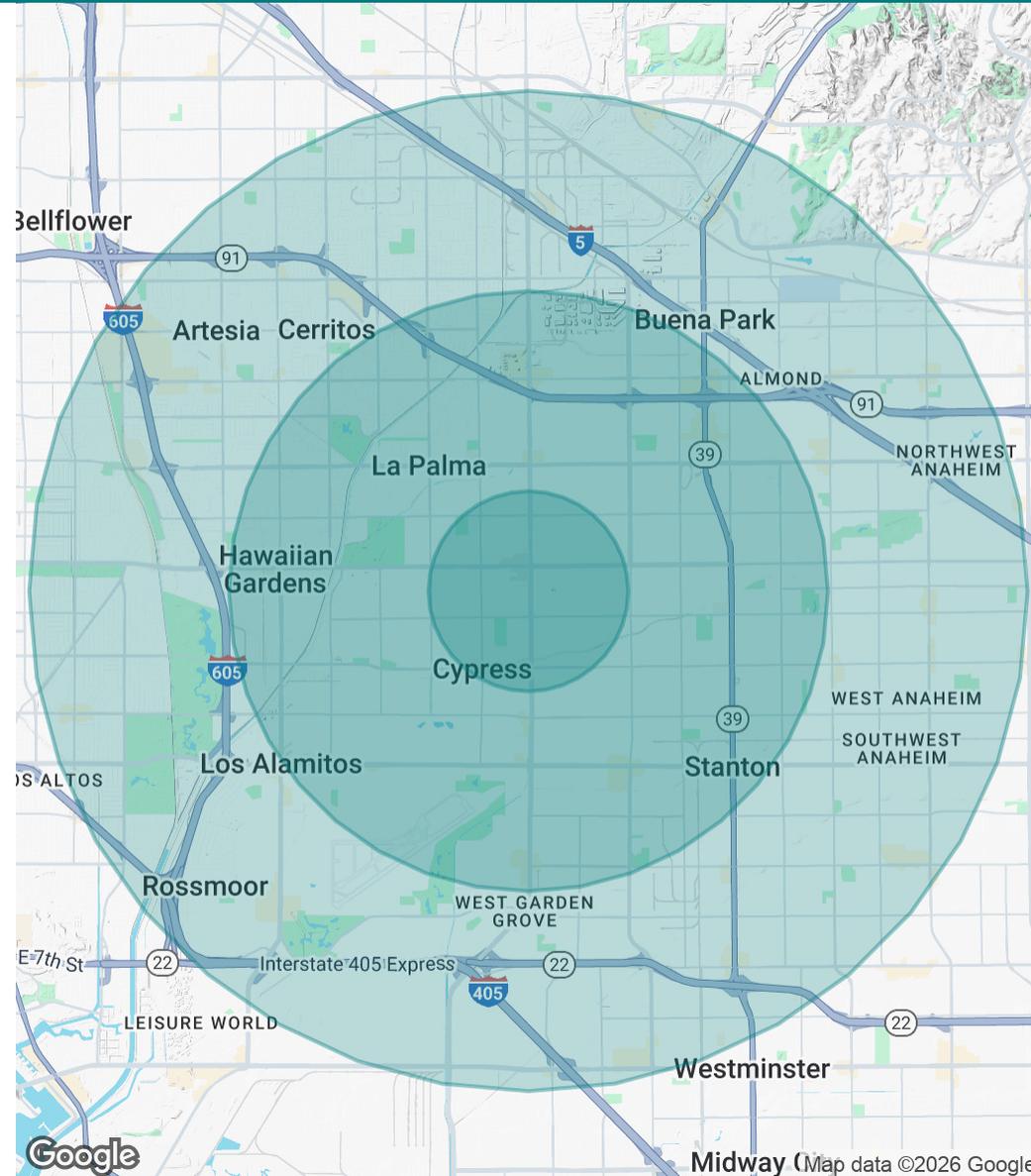
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	9,313	71,510	176,521
# of persons per HH	3.1	3.2	3.3
Average HH income	\$81,674	\$84,120	\$82,245
Average house value	\$493,489	\$512,115	\$530,524

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 BROCHURE | PAGE 8



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