

# ENDCAP FOR LEASE

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

Lakeshore Dr



**GEOFFREY GROSSMAN**

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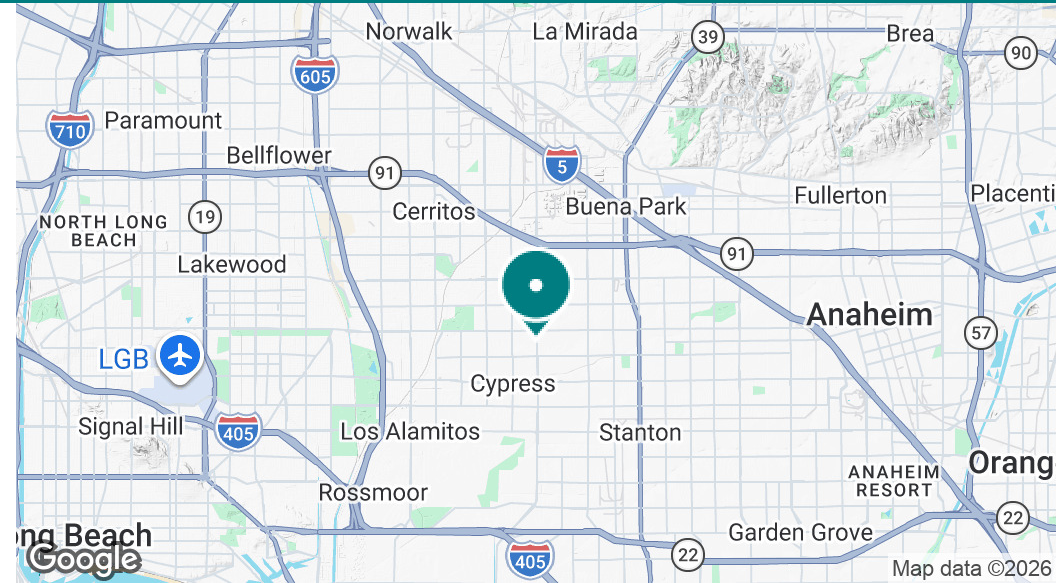
LEASING

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

±1,340 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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## PLANS

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### LEASE INFORMATION

Lease Type:	NNN ±\$0.57/sf/mo	Lease Term:	Negotiable
Total Space:	1,340 SF	Lease Rate:	\$2.25 SF/month

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## 9171 FLOOR PLAN (FORMER VAPE SHOP)

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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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## 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

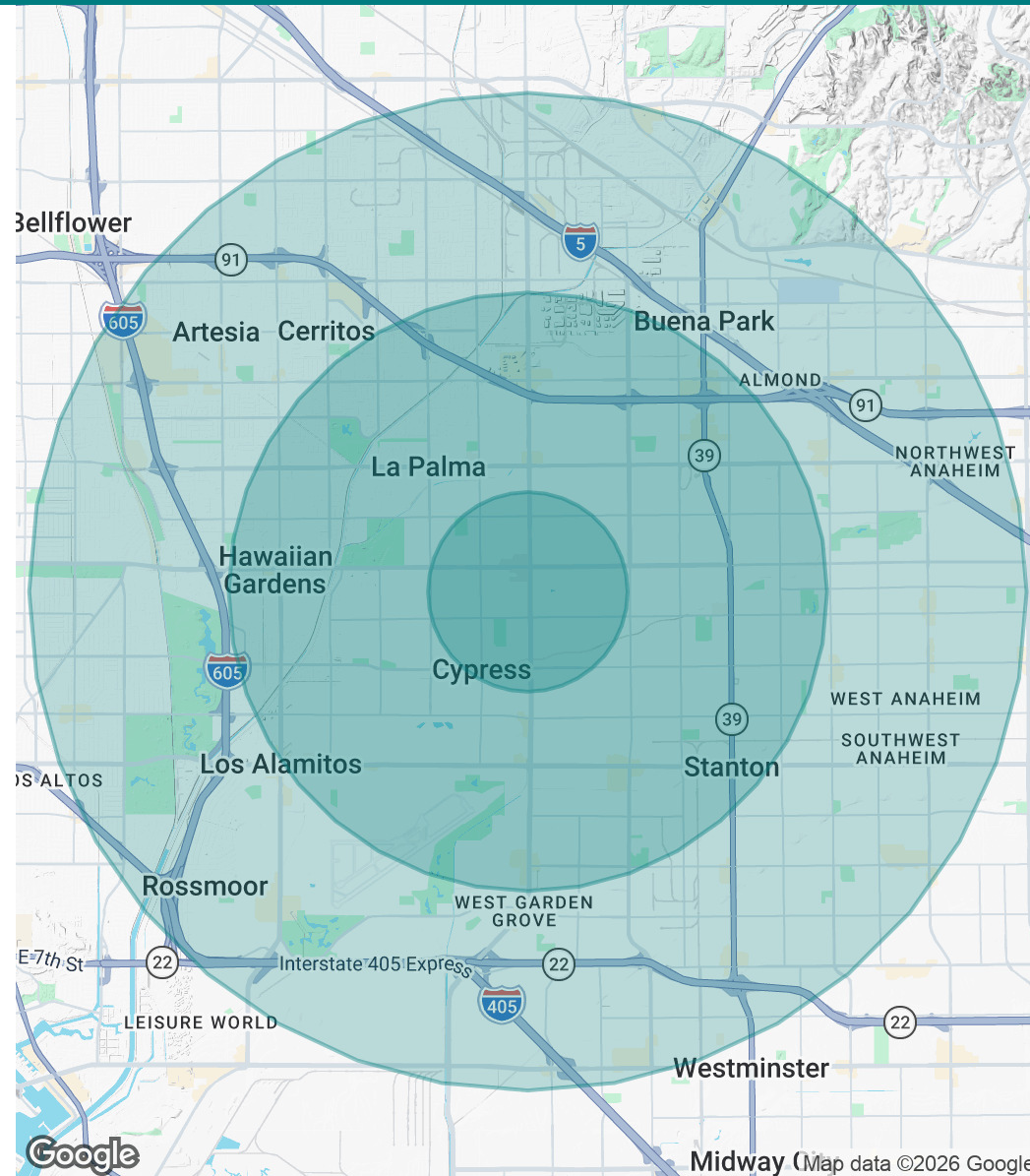
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	9,313	71,510	176,521
# of persons per HH	3.1	3.2	3.3
Average HH income	\$81,674	\$84,120	\$82,245
Average house value	\$493,489	\$512,115	\$530,524

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

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