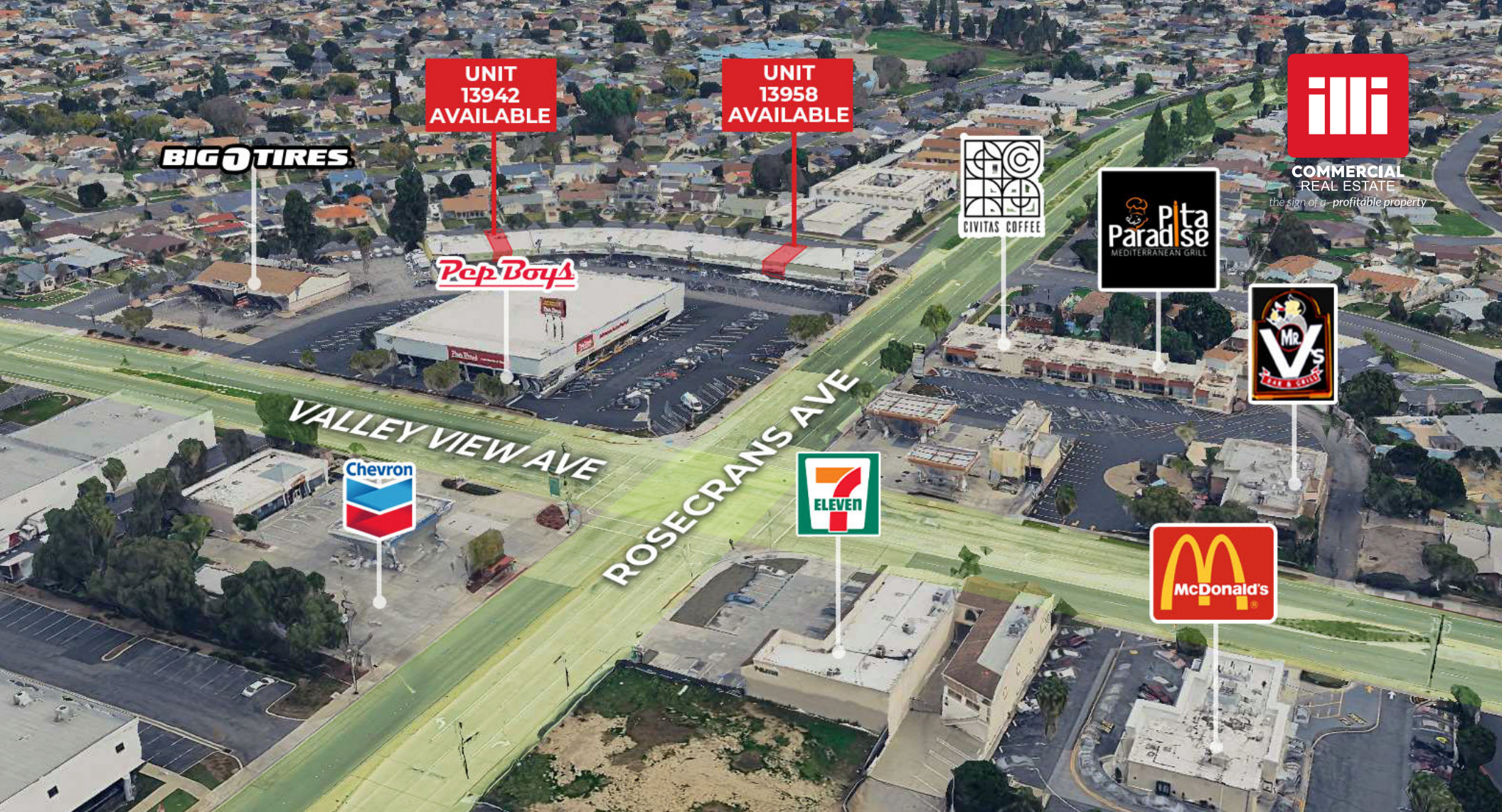




UNIT
13942
AVAILABLE

UNIT
13958
AVAILABLE

BIG O TIRES

Pep Boys



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property

LA MIRADA RETAIL SHOPPING CENTER

13940 Valley View Ave, La Mirada, CA 90638



JASON BRIGGS
(818) 697-9365 | jason@illicre.com
DRE#02204046

TODD NATHANSON
(818) 514-2204 | todd@illicre.com
DRE#00923779



PROPERTY FEATURES

13940 Valley View Ave, La Mirada, CA 90638



APPROX. 1,800 - 2,950 SF

RETAIL SPACES AVAILABLE FOR LEASE

- ✓ NEC of major signalized intersection of Rosecrans & Valley View
- ✓ Credit tenants surround the location
- ✓ Just minutes from Biola University
- ✓ Part of a Pep Boys and Big-O Tires anchored center with prominent pylon signage, and ample parking with access from both cross streets

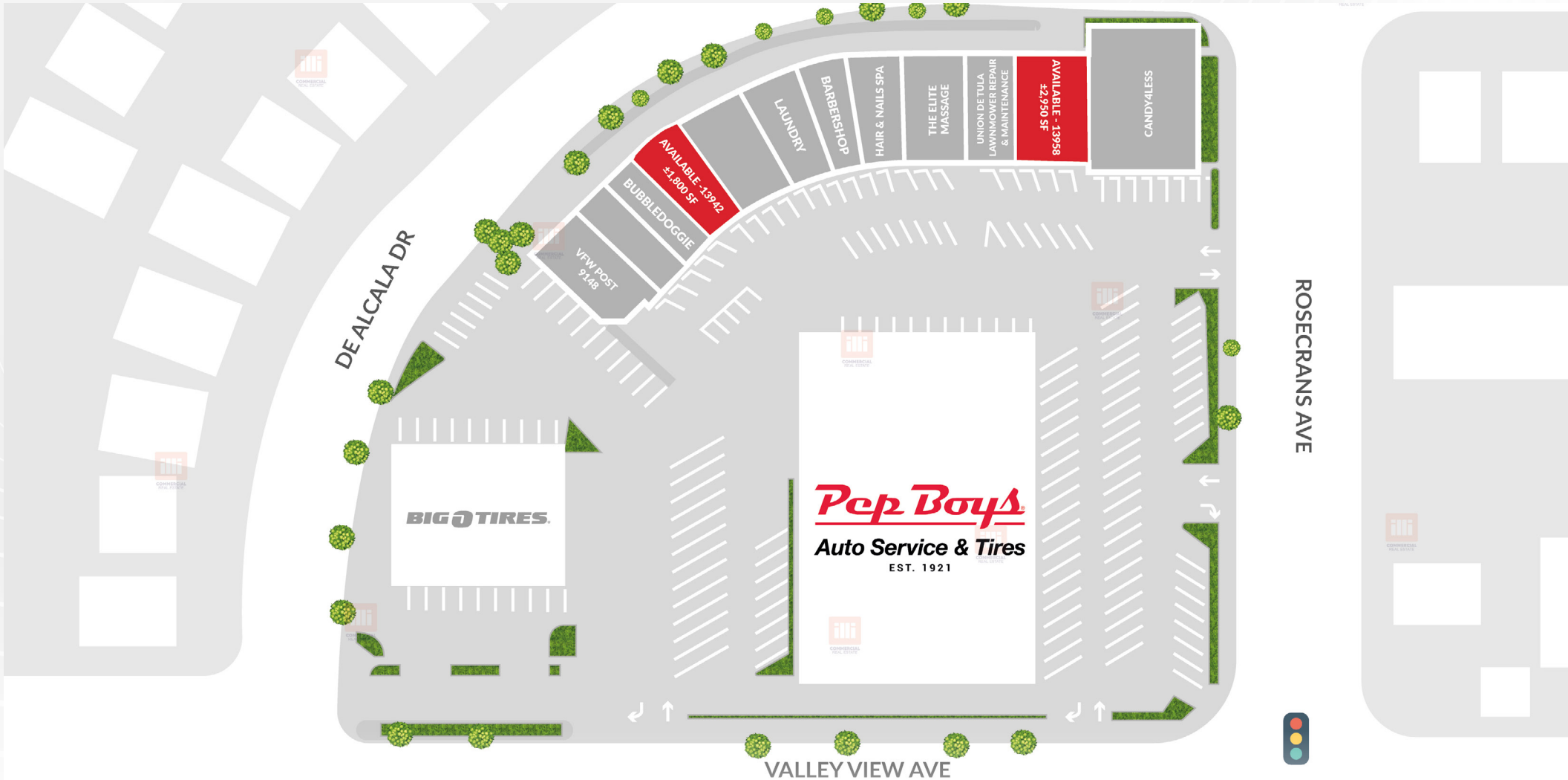
AREA AMENITIES

- ✓ Centrally located with excellent visibility and access from Valley View Ave
- ✓ Dining Options Nearby – Starbucks, In-N-Out Burger, Chick-fil-A, Subway, Wendy's, and more
- ✓ Close to Albertsons, H-Mart, Trader Joe's, Kohl's, Ross, Walgreens, and Harbor Freight Tools

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	17,135	177,878	529,490
 Avg. HH Income	\$114,211	\$112,920	\$114,118
 Daytime Pop	14,242	145,794	433,005
 Traffic Count	± 49,990 CPD ON ROSECRANS AVE & VALLEY VIEW AVE		

SITE PLAN

13940 Valley View Ave, La Mirada, CA 90638



Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



TRADER JOE'S

SUBWAY

COLD STONE



Ralphs



citi



ihop



KOHL'S

SPROUTS FARMERS MARKET



AutoZone

CVS pharmacy



Walgreens

VONS



Walmart

AERIAL MAP



COMMERCIAL
REAL ESTATE

JASON BRIGGS
ASSOCIATE

(818) 697-9365 | jason@illicre.com
DRE#02204046

TODD NATHANSON
PRESIDENT

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.