



20200 SATICOY ST, WINNETKA, CA 91306

RETAIL SPACE AVAILABLE



OFFERING MEMORANDUM

● SITE DESCRIPTION



IKON Properties is proud to present 20200 Saticoy St. This highly functional space features a flexible floor-plan ready to be tailored to your business needs. With prominent signage, consistent vehicle traffic, and excellent frontage along Saticoy Street, your brand is sure to get noticed. Ample on-site parking ensures convenience for both customers and staff. Whether you're in retail or professional services, this location offers the visibility and versatility to elevate your operations.

LEASE FOR



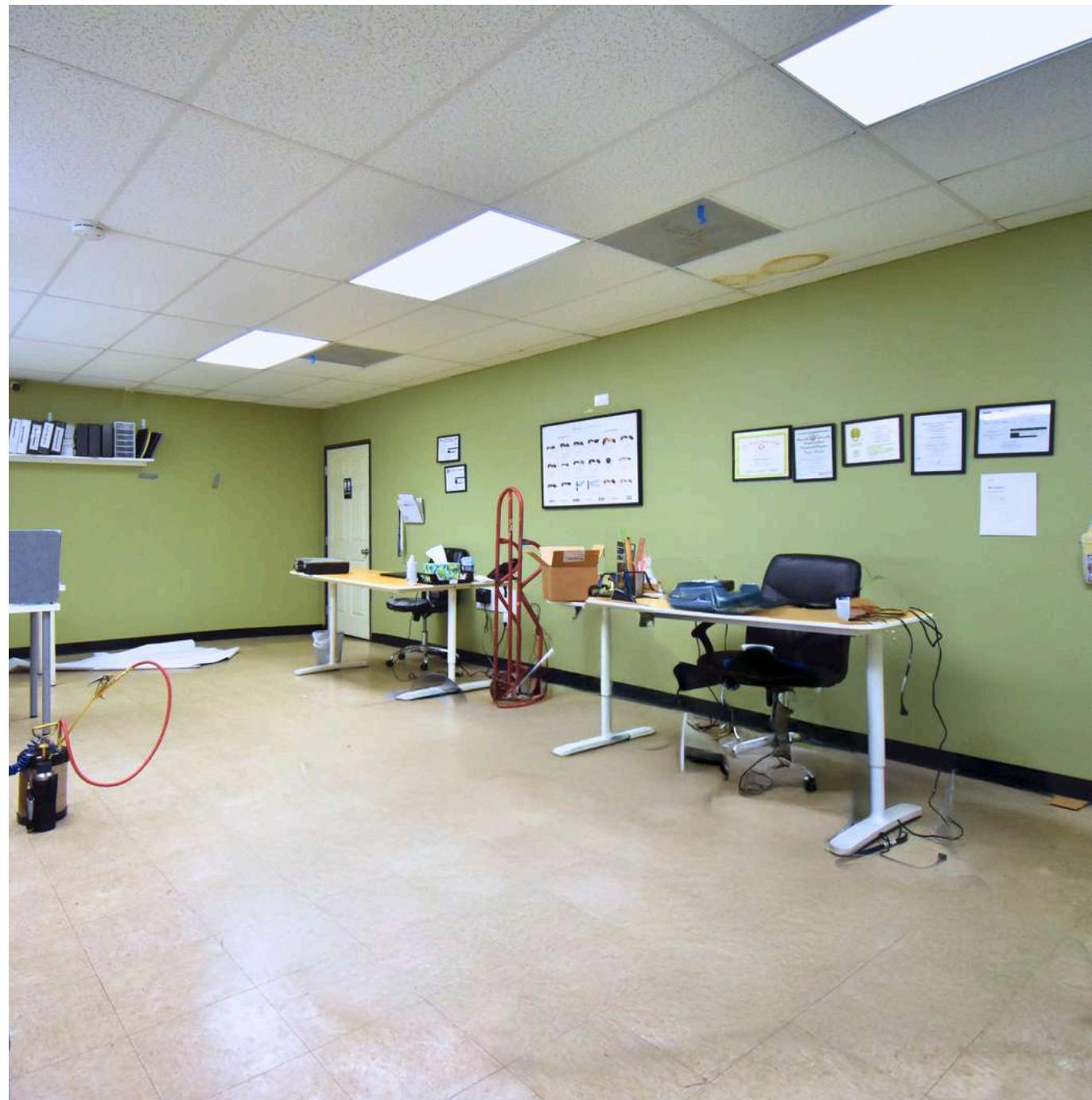
PROPERTY TYPE
Retail

AVAILABLE SPACES
1,000 SF

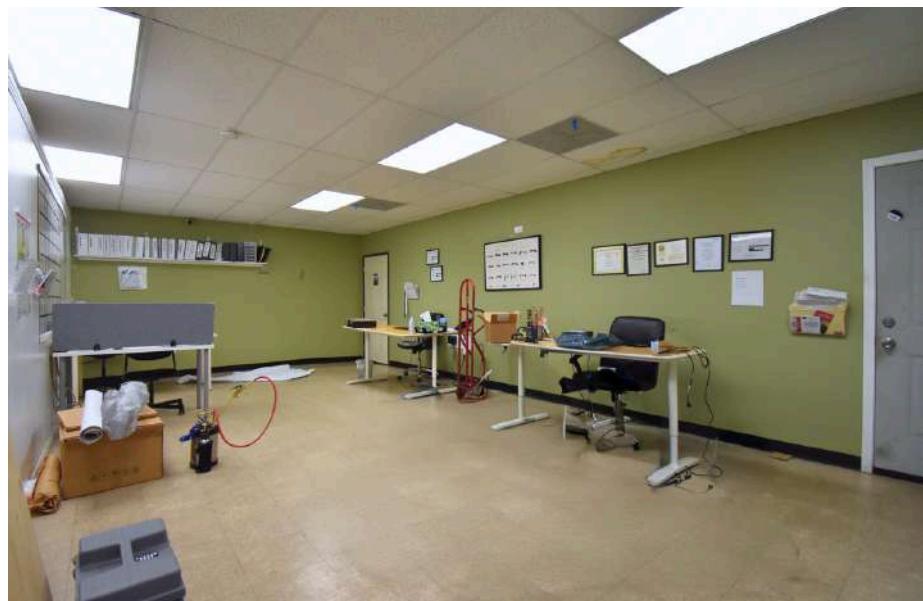
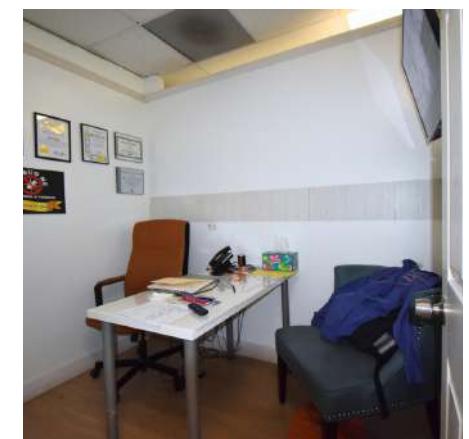
ZONING
LAC2

PROPERTY HIGHLIGHTS

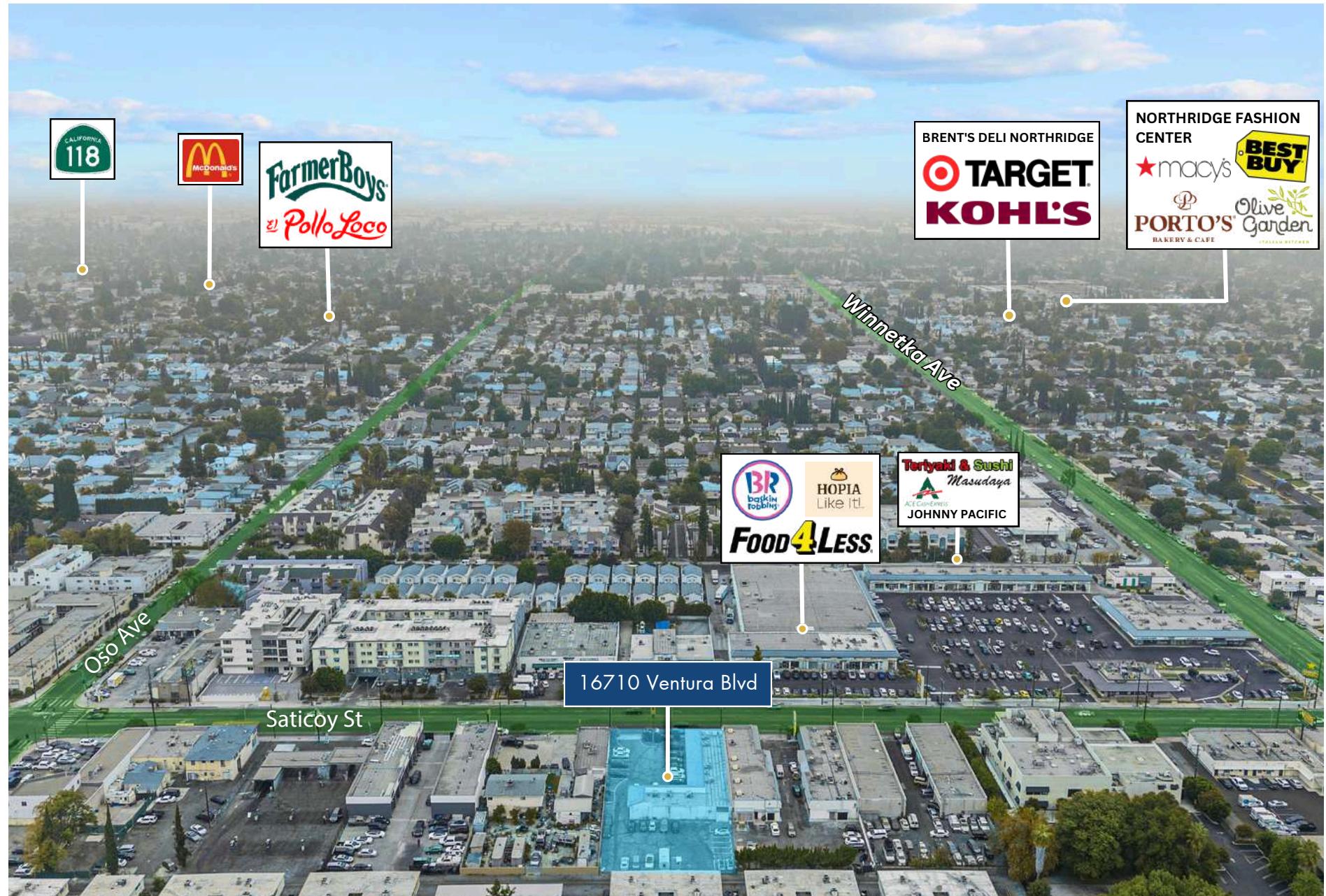
- Prime location ensures high visibility, accessibility & steady flow of traffic
- Strong demographics
- Dense population
- Ample parking space for guests, ensuring convenience and ease of access
- Flexible floor plan allows for customization



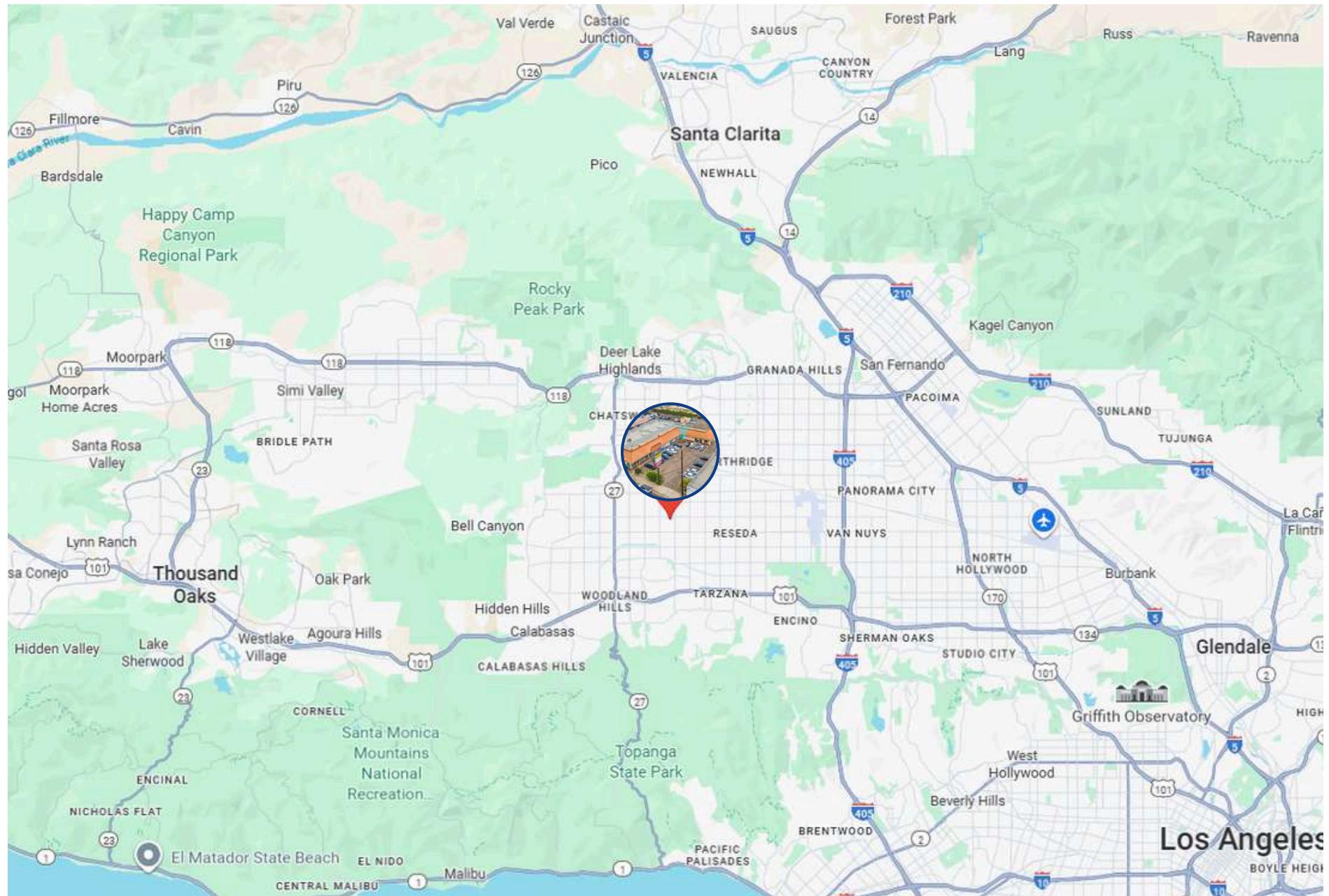
PROPERTY PHOTOS



ICON RETAIL MAP



LOCATION MAP



DEMOGRAPHICS



Category	1 Mile	3 Mile	5 Mile
2024 Total Population	39,317	264,090	501,854
2029 Population	38,263	258,049	489,131
Pop Growth 2024-2029	-2.68%	-2.29%	-2.54%
Average Age	39.50	39.50	40.90
2024 Total Households	12,036	89,918	176,505
HH Growth 2024-2029	-2.93%	-2.33%	-2.67%
Median Household Income	\$76,933	\$76,964	\$88,282
Avg Household Size	3.20	2.80	2.70
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$717,011	\$722,195	\$787,536
Median Year Built	1969	1972	1970



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