



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



RETAIL AUTOMOTIVE WINNETKA (SIGNALIZED CORNER)

8840 Mason Ave., Winnetka, CA 91306



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RETAIL / AUTOMOTIVE
NORTHRIDGE, CA

EXCLUSIVELY LISTED BY

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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.

5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

PROPERTY FEATURES

8840 Mason Ave., Winnetka, CA 91306



APPROX. 1,800 SF

RETAIL AUTOMOTIVE AVAILABLE

- ✓ 3 Bay automotive space on high volume street
- ✓ Great visibility
- ✓ Neighbors with existing mechanic shop
- ✓ Clean, rectangular space
- ✓ 8 dedicated spaces + common area parking spaces
- ✓ Space will accommodate 3 lifts and has a small office
- ✓ Pylon signage available

AREA AMENITIES

- ✓ Located at busy signalized intersection
- ✓ High traffic count 20k+ daily
- ✓ Easy driveway access from both Mason Ave. and Nordhoff St.
- ✓ Backs up to restaurants and busy surrounding businesses with

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	22,238	220,335	458,182
 Avg. HH Income	\$99,628	\$104,854	\$115,294
 Daytime Pop	18,637	185,986	389,061
 Traffic Count	± 43,134 CPD ON NORDHOFF ST & MASON AVE		

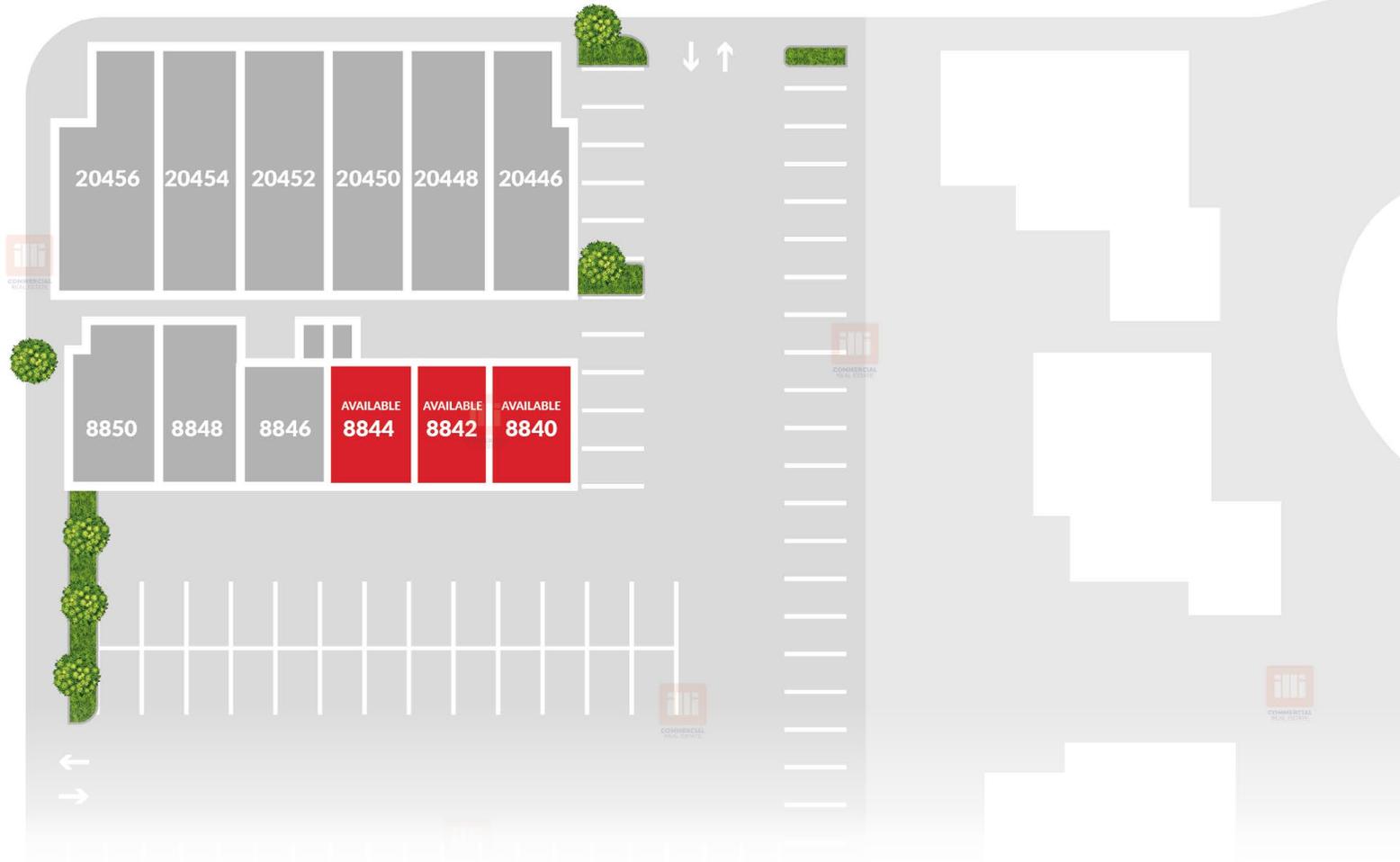
SITE PLAN

8840 Mason Ave., Winnetka, CA 91306



NORDHOFF

MASON



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.



AVAILABLE

- Sleep
- Chipotle Mexican Grill
- Subway
- Best Buy
- Staples
- Ralphs
- In-N-Out Burger
- Starbucks
- Dunkin'
- Citi
- Vallarta Supermarkets
- Vons
- Door-Haus
- Northridge Fashion Center
- Chick-fil-A
- Taco Bell
- Office Depot
- CVS Pharmacy
- Target
- 99c Only Stores
- UPS
- Costco Wholesale
- Pollo Loco
- McDonald's
- CSUN
- Dave's Hot Chicken
- Ross Dress for Less

AERIAL MAP



State of California
LICENSED
SMOG
CHECK
INSPECTION & REPAIR STATION

MY CAR AUTO CENTER
자동차 종합정비 (818) 993-7750



YOUR SIGN HERE
8840

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