

Prime Retail Space for Lease Oak Park Shopping Center

604 – 664 LINDERO CANYON ROAD

Food Use Available!!!



LOCATION:

604 - 664 Lindero Canyon Road, Oak Park, Ca 91377

SIZE/ RENTAL RATE:

1,000 – 5,775 +/- sf @ \$2.50 psf, NNN (\$0.88)
15,000/ 19,300 +/- sf sf @ \$1.85 psf, NNN (\$0.88)

OCCUPANCY:

Immediate – Thirty (30) days

PARKING:

Excellent

COMMENTS:

- * Join CVS, Starbucks & Wells Fargo Bank
- * SEC Kanan Road & Lindero Canyon Road
- * Flexible lease terms
- * Patio @ food use
- * Former Hair Salon ready to go!

FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

Richard L. Paley

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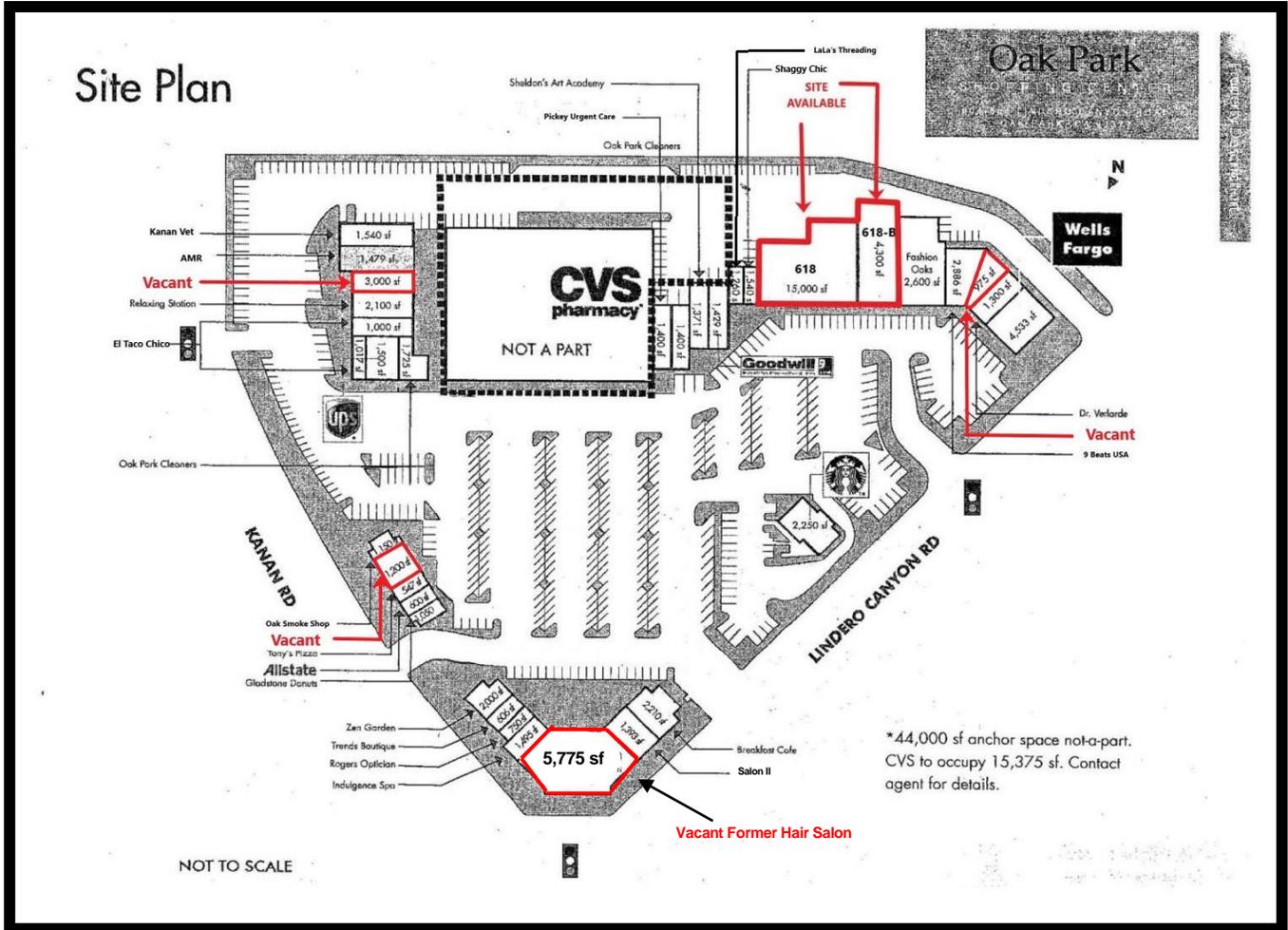
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PROPERTY FEATURES:

- * High end income levels
- * Captive trade area
- * Join neighboring retailers Pavilions, CVS Pharmacy, Starbucks & Wells Fargo Bank

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Demographics

	1 Mile	2 Miles	3 Miles
Residential Population	7,516	24,723	45,482
Avg Household Income	\$179,036	\$180,718	\$169,420
Daytime Population	6,355	9,737	45,090

Traffic Counts

Lindero Canyon Road	16,300 ADT (2002)
Kanan Road	9,700 ADT (2004)



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