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REAL ESTATE  
*the sign of a profitable property*



## FREESTANDING RETAIL END-CAP WITH POSSIBLE DRIVE-THRU

20501-20505 Roscoe Blvd., Winnetka, CA 91306



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END-CAP RETAIL SPACE  
WINNETKA

## ***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.

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# PROPERTY FEATURES

20501-20505 Roscoe Blvd., Winnetka, CA 91306







## APPROX. 1,500 SF

END-CAP RETAIL SPACE

- ✓ ±1,500 SF end cap with possible drive-thru available
- ✓ Recent construction on signalized intersection
- ✓ Excellent building and monument signage
- ✓ Possible restaurant conversion

## AREA AMENITIES

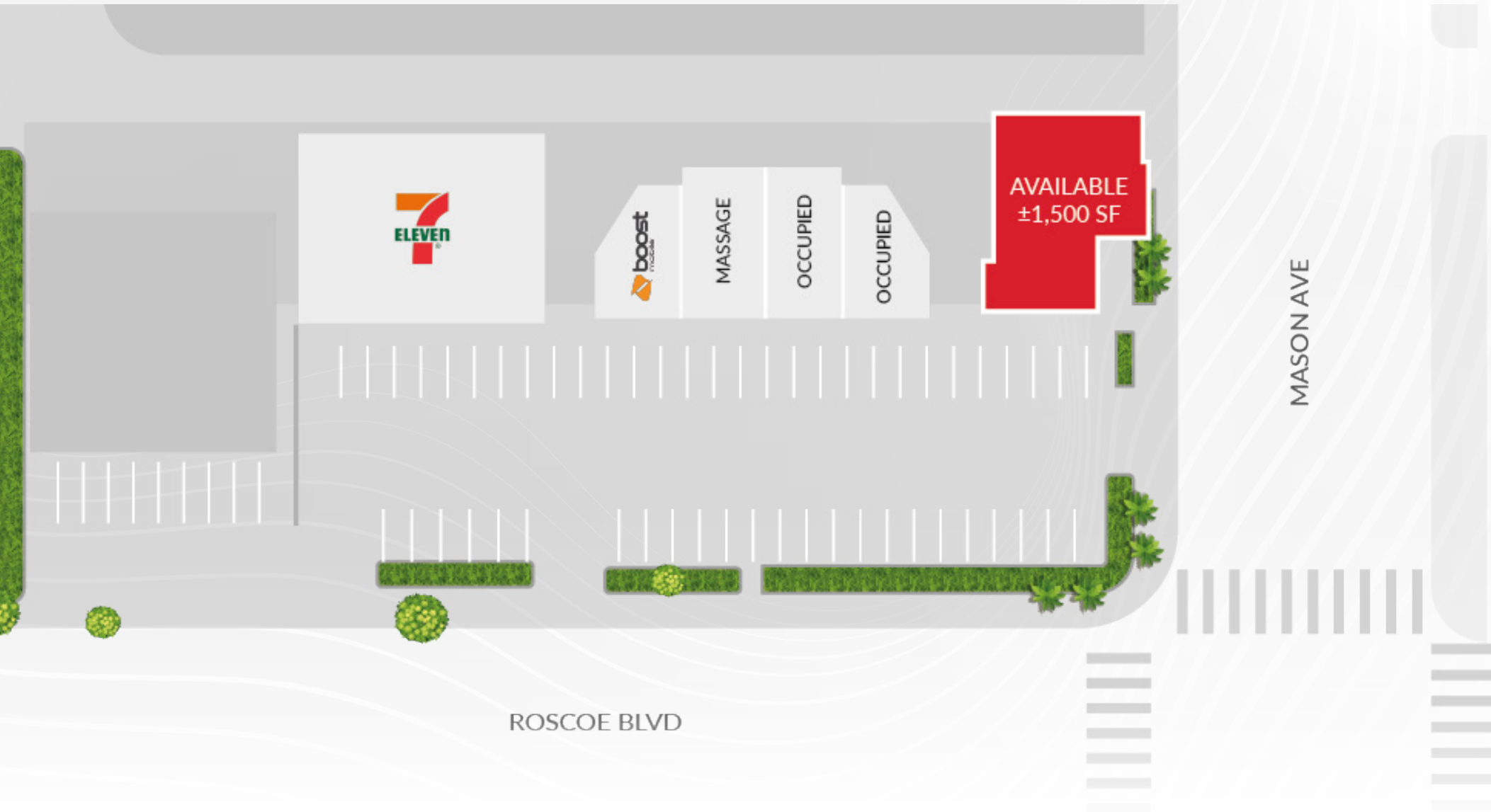
- ✓ Strong neighborhood demographics
- ✓ Situated on a heavily trafficked North San Fernando Valley thoroughfare
- ✓ Local retailers include 7-Eleven, Sprint, CVS Pharmacy, Jon's Market, and many more
- ✓ Over 50k Cars Per Day!

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	40,208	255,887	287,298
 Avg. HH Income	\$81,075	\$88,684	\$105,075
 Daytime Pop	6,958	113,555	210,296
 Traffic Count	± 50,049 CPD ON STREET		

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# SITE PLAN

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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**



**AERIAL MAP**





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