

# FOR SALE

## RETAIL/OFFICE/RESIDENTIAL PROPERTY



**20246 SATICOY STREET, WINNETKA CA 91306**  
**(West of Winnetka Avenue)**

- PRICE:** \$2,150,000.00
- BUILDING SIZE:** 8,100 square feet
- LAND SIZE:** 22,420 square feet
- ZONING:** LAC2 (Commercial, Office, Residential)
- PARKING:** In rear of premises.
- COMMENTS:** Located on busy Saticoy Street near the Intersection of Winnetka. Seller has applied for an application to construct 9 additional apartments in rear.

**FOR MORE INFORMATION CONTACT:**

**Jon Paley 818-225-1300**

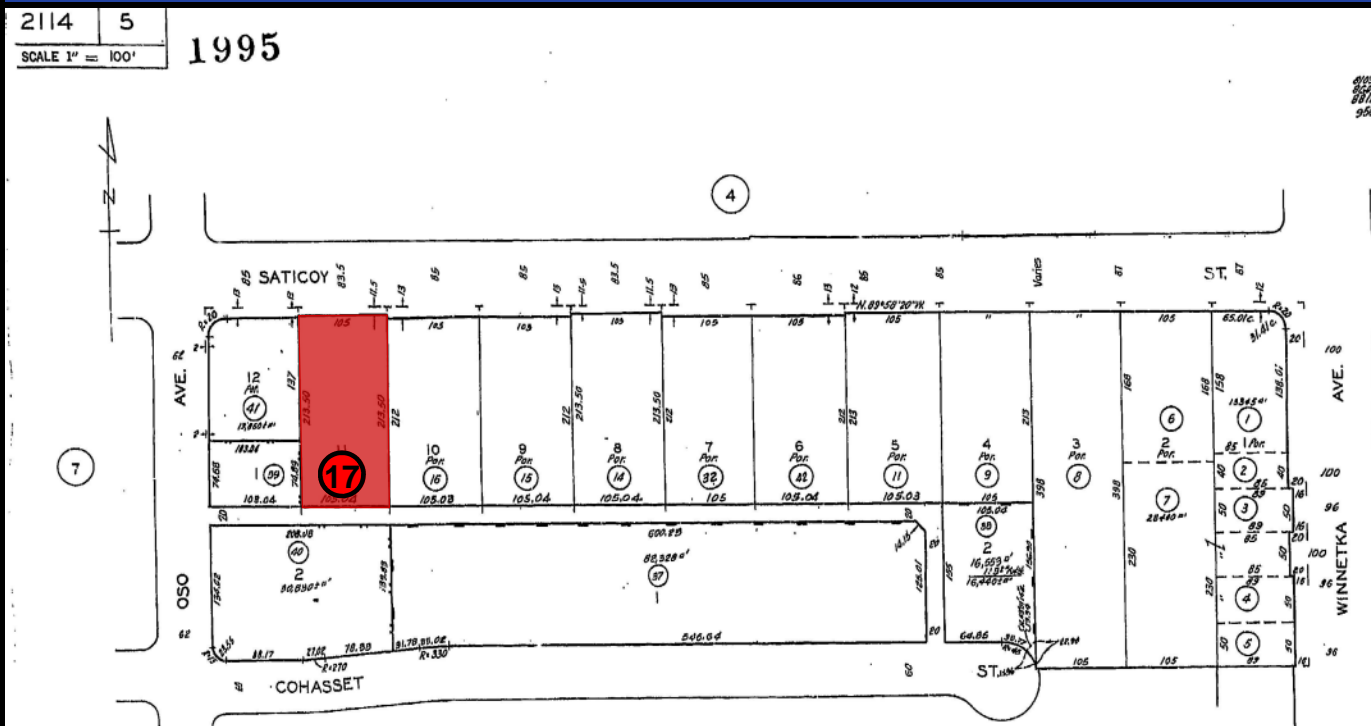


20246-20254 Saticoy Street  
 Winnetka, CA 91306  
 APN: 2114-005-017

## RENT ROLL

UNIT	TENANT	SQ FT	RENT	PSF	INCREASE	EXPIRES	OPTION
20246	Check Cashing	1,400'	\$1,500	\$1.07	\$50.00 mo	05/31/11	3 (5 year)
20248	Church	1,400'	\$1,500	\$1.07	————	03/31/10	1 (1 year)
20250	Beauty	700'	\$ 775	\$1.11	————	05/31/07	1 (5 year)
20252	99 Cent Store	1,200'	\$1,300	\$1.08	\$50.00 mo	05/31/10	1 (5 year)
20254	Indian Grocery	700'	\$ 775	\$1.11	\$25.00 mo	05/31/11	1 (5 year)
#202	General Office	800'	\$ 900	\$1.10	\$25.00 mo	08/31/10	1 (2 year)
#204	Studio Apt	————	\$ 490	————	————	Mo-Mo	————
#205	Studio Apt	————	\$ 700	————	————	01/31/08	————
#206	1 Bedroom Apt	————	\$ 775	————	————	11/14/07	————

## PLAT MAP



**Paley**  
 COMMERCIAL REAL ESTATE

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## PARKING LOT PICTURES



Facing North



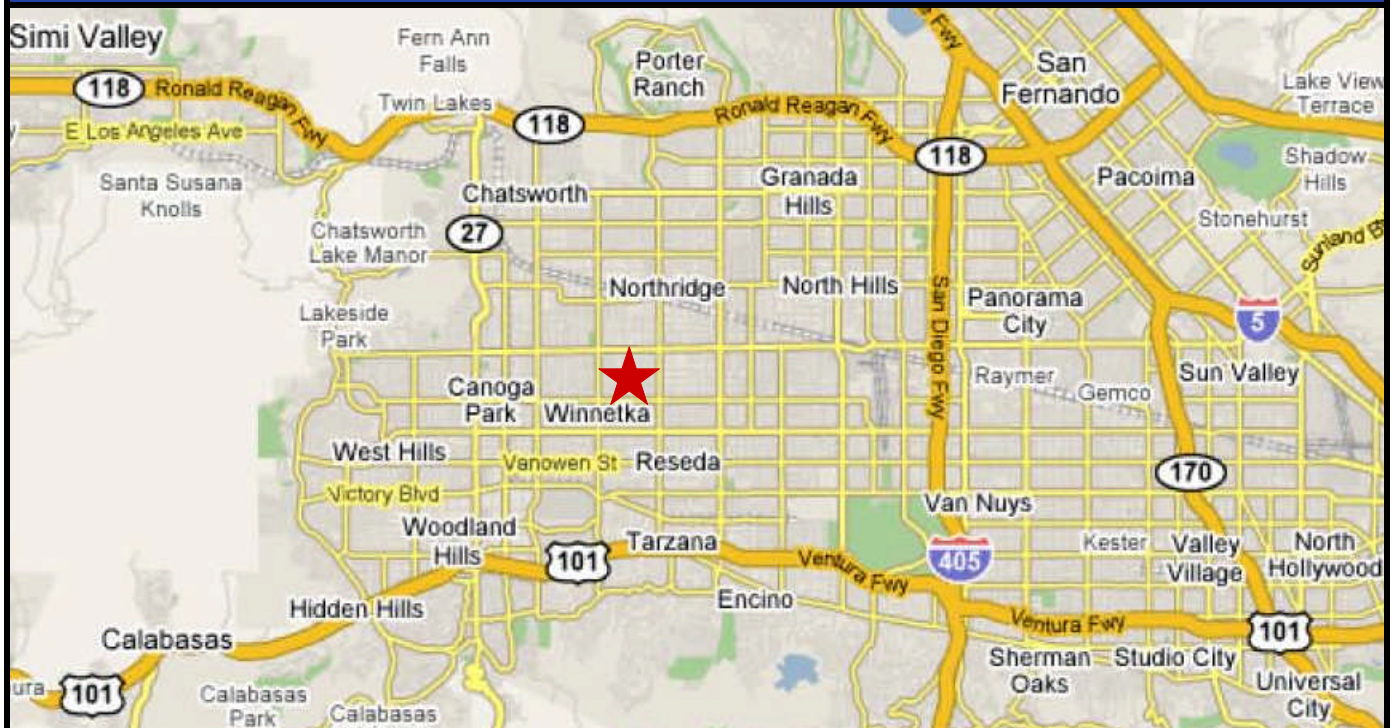
Facing South

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## AERIAL VIEW



## AREA MAP



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## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2013 Projection	44,279	255,758	486,089
2008 Estimate	41,702	242,614	466,869
2000 Census	38,208	225,492	444,360
Growth 2008-2013	6.18%	5.42%	4.12%
Growth 2000-2008	9.15%	7.59%	5.07%
<b>2008 Population By Hispanic Origin:</b>	20,390	106,112	147,794
<b>2008 Population by Race:</b>			
White	19,060	131,287	287,208
Black or African American	2,182	12,357	21,727
American Indian and Alaska Native	296	1,679	2,543
Asian	7,087	31,046	58,794
Native Hawaiian and Pacific Islanders	74	467	734
Other Race	10,503	50,554	68,844
Two or More Races	2,501	15,224	27,020
<b>2008 Households:</b>			
2013 Projection	13,237	83,739	171,094
2008 Estimate	12,659	80,580	165,954
2000 Census	11,867	76,538	160,222
Growth 2008-2013	4.56%	3.92%	3.10%
Growth 2000-2008	6.67%	5.28%	3.58%
Owner Occupied	6,840	38,632	94,334
Renter Occupied	5,819	41,948	71,620
<b>2008 Avg Household Income</b>	<b>\$69,896</b>	<b>\$70,187</b>	<b>\$84,899</b>
<b>2008 Med Household Income</b>	<b>\$56,080</b>	<b>\$53,101</b>	<b>\$62,303</b>
<b>2008 Per Capita Income</b>	<b>\$21,414</b>	<b>\$23,625</b>	<b>\$30,524</b>
<b>2008 Households by Household Inc:</b>			
Income Less than \$15,000	1,255	8,961	15,600
Income \$15,000 - \$24,999	1,193	8,357	14,477
Income \$25,000 - \$34,999	1,328	8,714	14,989
Income \$35,000 - \$49,999	1,897	12,221	22,572
Income \$50,000 - \$74,999	2,441	15,433	31,169
Income \$75,000 - \$99,999	1,829	10,119	21,352
Income \$100,000 - \$149,999	1,928	10,775	25,499
Income \$150,000 - \$249,999	620	4,509	14,068
Income \$250,000 - \$499,999	120	1,033	4,157
Income \$500,000 or more	50	458	2,070