

±2,000 SF FOR LEASE

LAKESHORE I & II PLAZA / LAKESHORE AND VALLEY VIEW
9203-9215 VALLEY VIEW ST | CYPRESS, CA 90630



GEOFFREY GROSSMAN

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DANIEL BARRIGA

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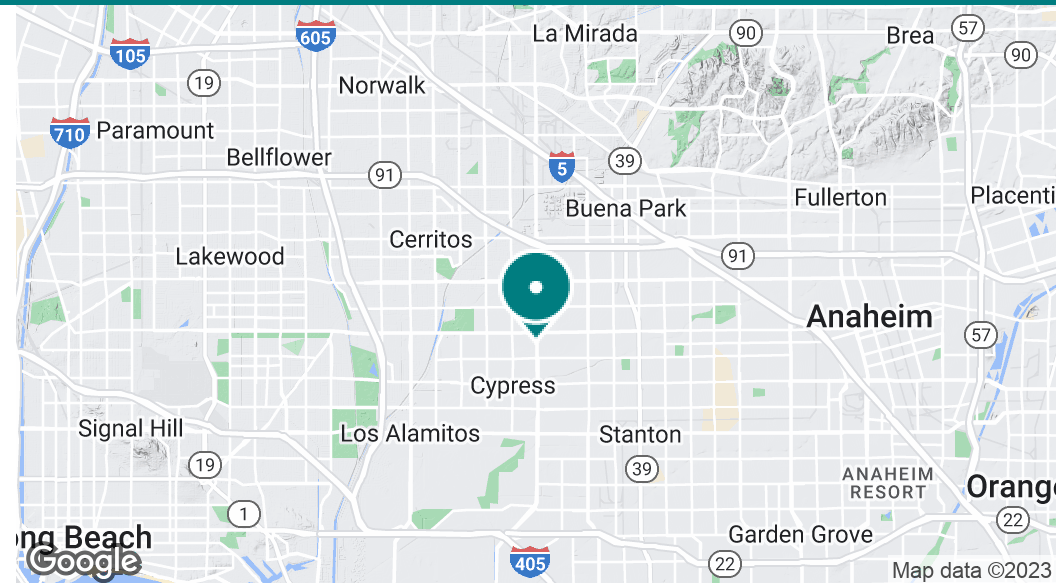
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LEASING
BROKERAGE
INVESTMENTS

PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Prime Cypress location at the intersection of Valley View and Lakeshore. Property is situated directly across the street from Cypress College and Cypress Swap Meet. Freeway close, the site is just five-minute drive from the 91 Freeway. Property features high street visibility, monument signage, and ample parking in large onsite lot.

A highly visible 2,000 SF Retail office and one 525sf retail/office spaces available now.

Ideal Space For: Optometrist, Day Care, Pet Grooming, Pet Daycare, Pet Training, Dental Lab, Physical Therapy, Mailing Service, Martial Arts, Law Office, Real Estate Office, Tax Office and more!

OFFERING SUMMARY

Lease Rate:	\$1.30 - 2.50 SF/month (\$0.40/sf)
Available SF:	525 - 2,000 SF
Building Size:	4,795 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	9,313	71,510	176,521
Total Population	29,294	230,308	579,487
Average HH Income	\$81,674	\$84,120	\$82,245

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LAKE SHORE I ADDITIONAL PHOTOS

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525 SF for retail or office use



Excellent Parking



Monument Signage Available

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ADDITIONAL PHOTOS

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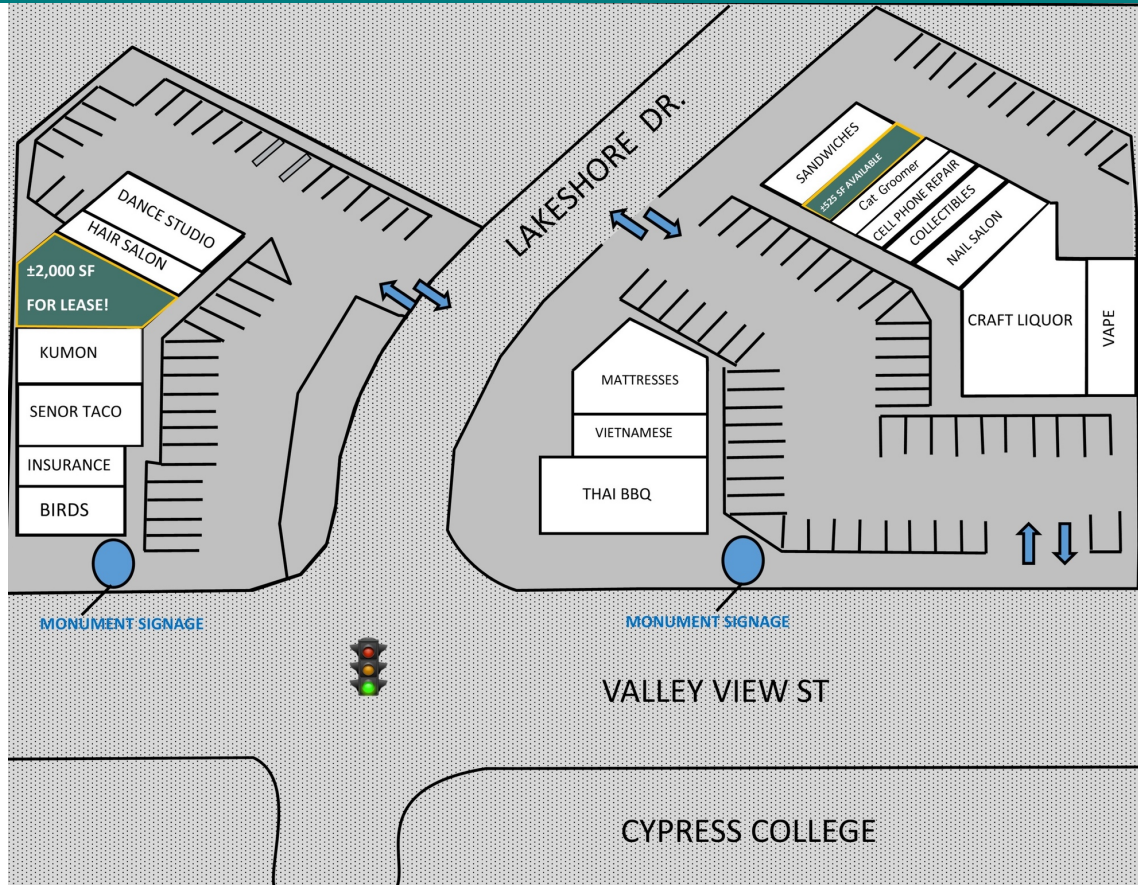
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LEASE SPACES

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION	VIDEO
Suite 9209	Available	2,000 SF	\$0.40/sf	\$1.30 SF/month	Retail/Office	View Here
Suite 9185	Available	525 SF	\$0.40/sf	\$2.50 SF/month	Retail/Office	View Here

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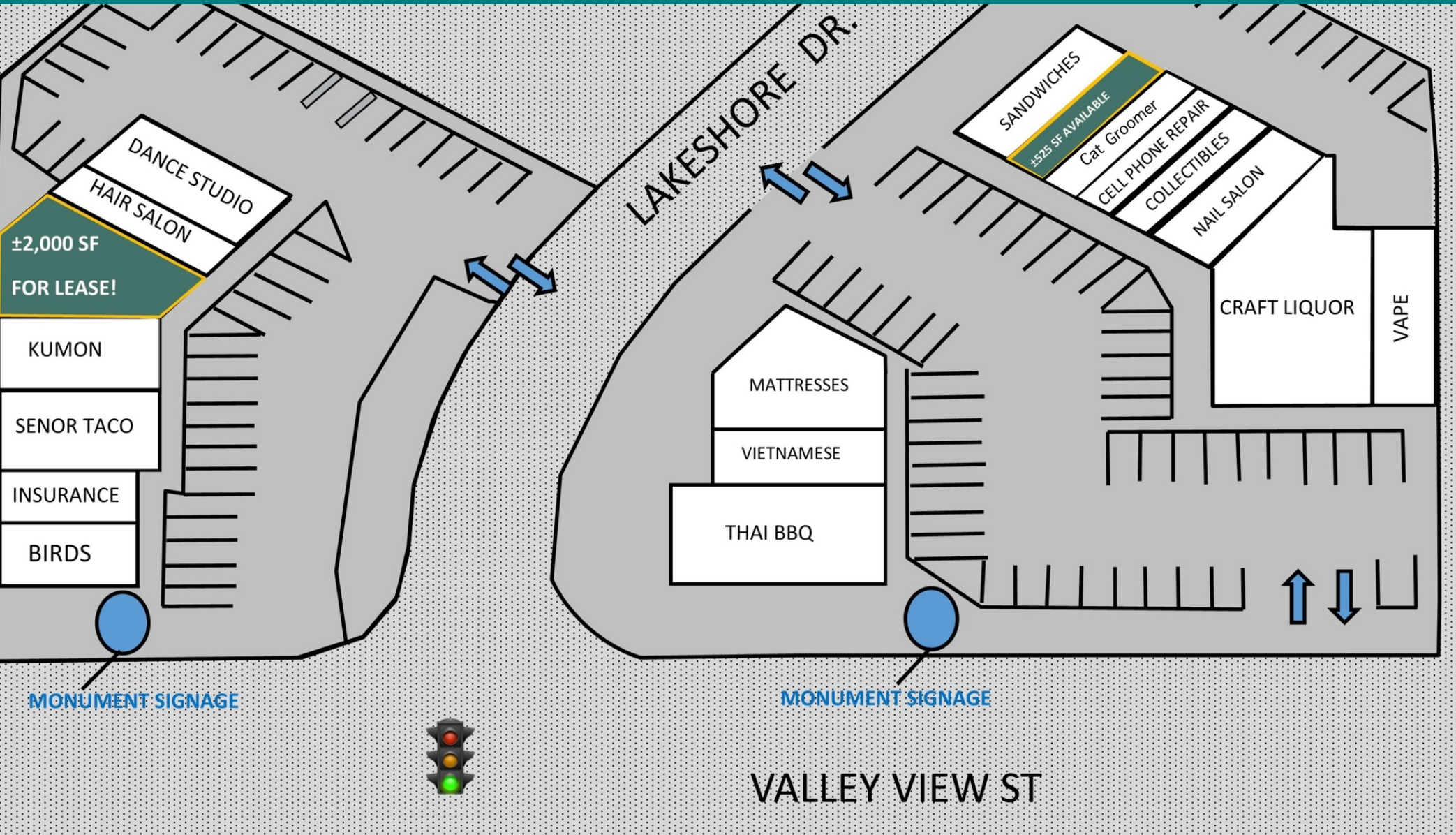
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SITE PLAN

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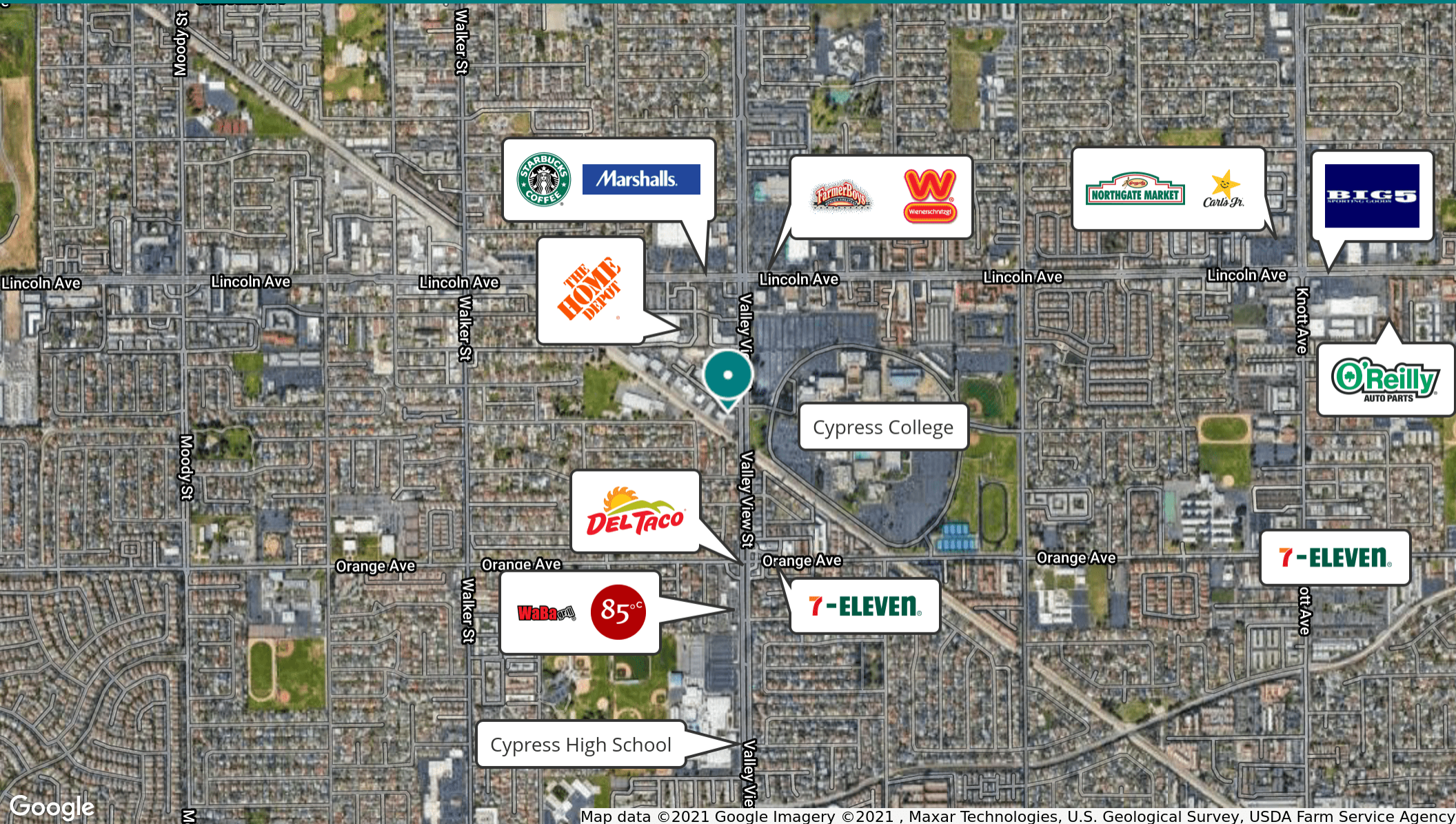
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RETAILER MAP

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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	29,294	230,308	579,487
Average age	37.1	36.9	36.5
Average age (Male)	35.7	35.7	35.3
Average age (Female)	37.6	37.8	37.4

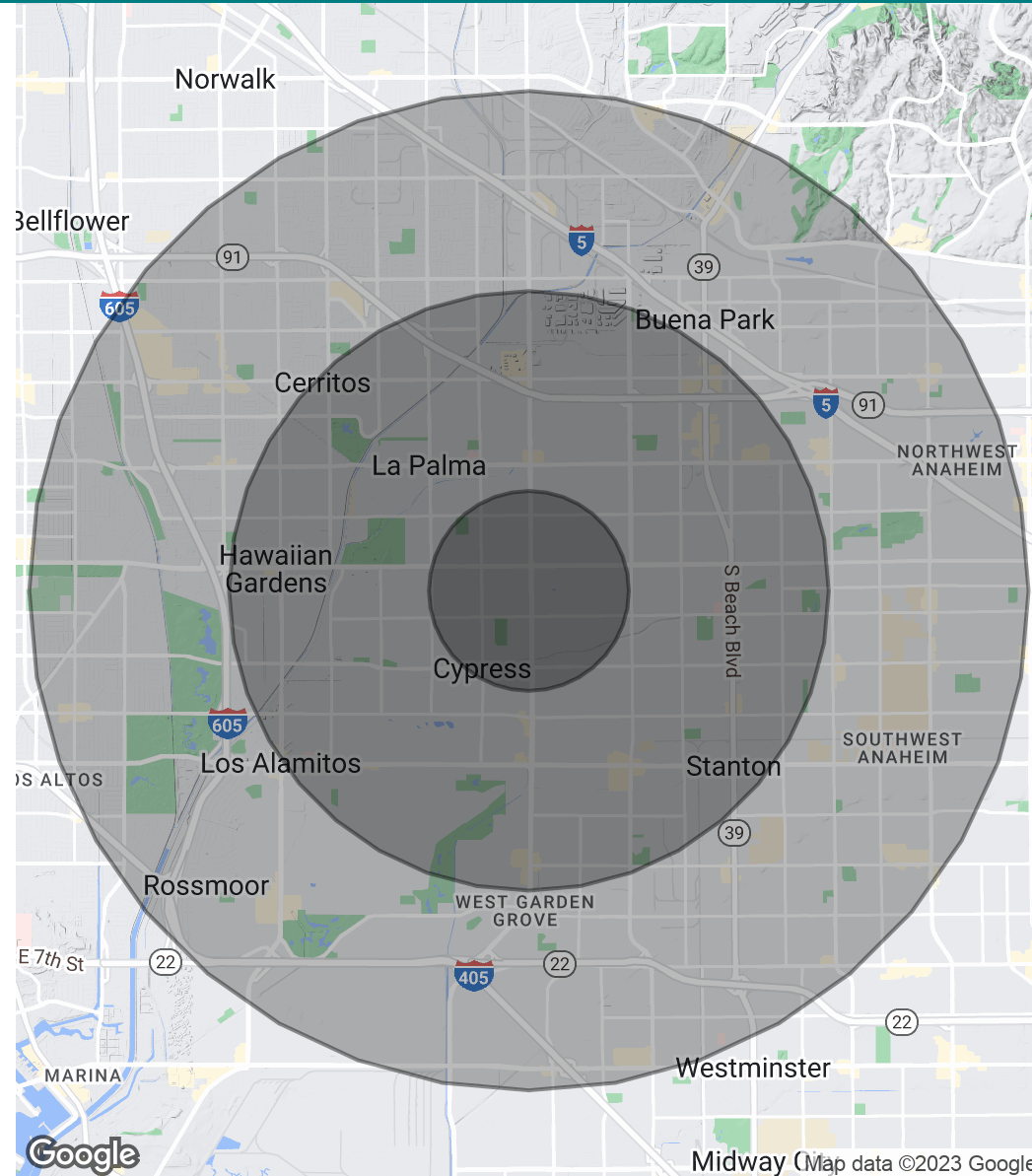
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	9,313	71,510	176,521
# of persons per HH	3.1	3.2	3.3
Average HH income	\$81,674	\$84,120	\$82,245
Average house value	\$493,489	\$512,115	\$530,524

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	23.8%	28.5%	33.0%

RACE	1 MILE	3 MILES	5 MILES
% White	51.2%	49.6%	48.0%
% Black	3.5%	3.8%	3.8%
% Asian	30.1%	29.0%	28.0%
% Hawaiian	2.1%	0.6%	0.5%
% Other	8.8%	13.0%	15.9%

TRAFFIC COUNTS	
Lakeshore Dr	39,671/day

* Demographic data derived from 2020 ACS - US Census



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MEET THE TEAM

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