



**For Lease**

NEC Sycamore Dr & Cochran St | 1,823 SF Available







## Property Highlights

- Approximately 1,823 SF Available
- Adjacent to 118 Freeway off-ramps & located at the best intersection in the trade area
- Ample surface parking
- Traffic Counts:
  - 28,223 CPD on Sycamore at Cochran
  - 23,305 CPD on Cochran at Sycamore

## Co-Tenants



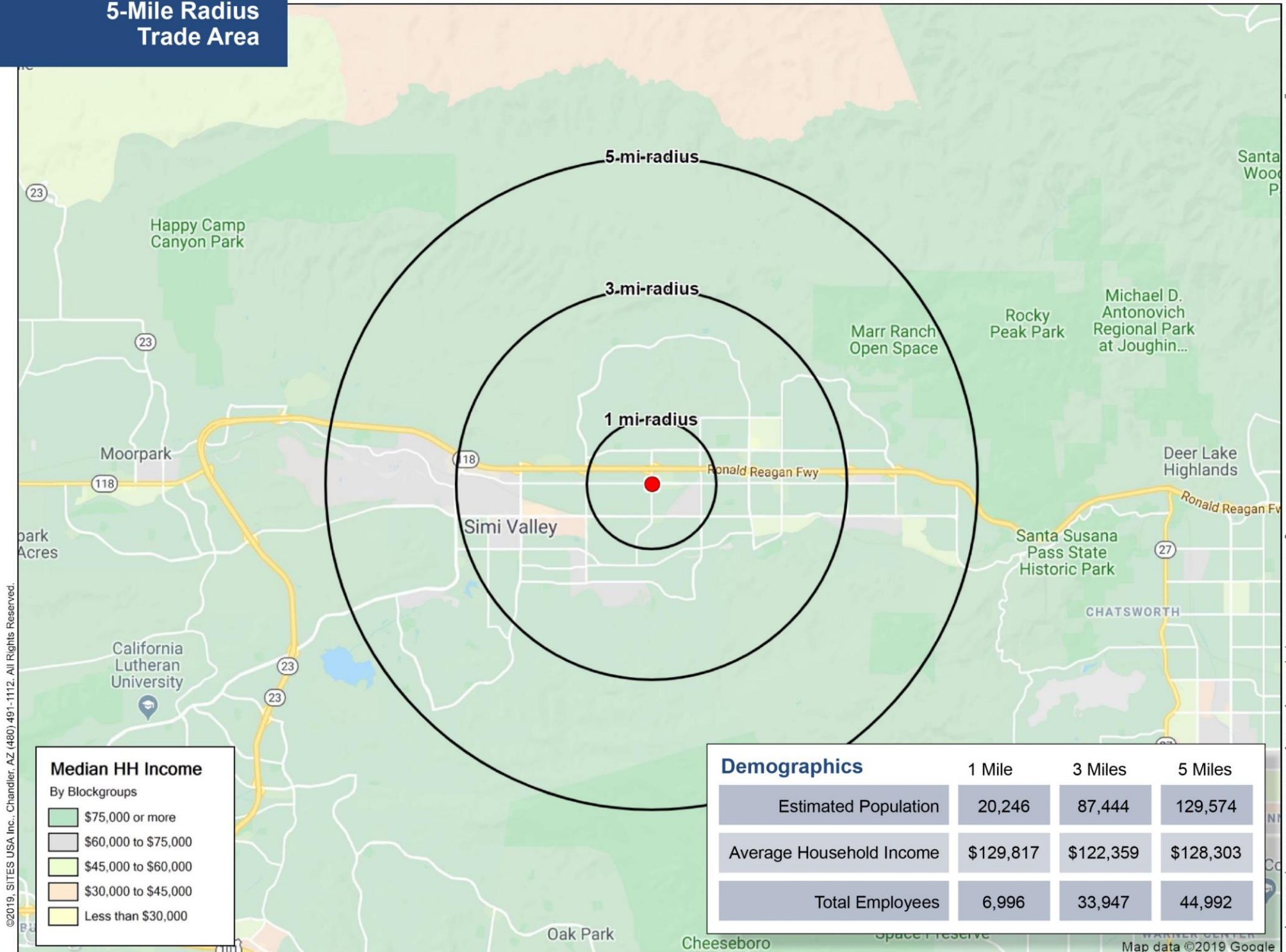
**Matt Haas**  
805.449.1804 ext. 106  
mhaas@cypress.net  
License No. 01970296

**Bob Haas**  
805.449.1804 ext. 103  
rhaas@cypress.net  
License No. 00870324

PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS



# 5-Mile Radius Trade Area



## Median HH Income

By Blockgroups

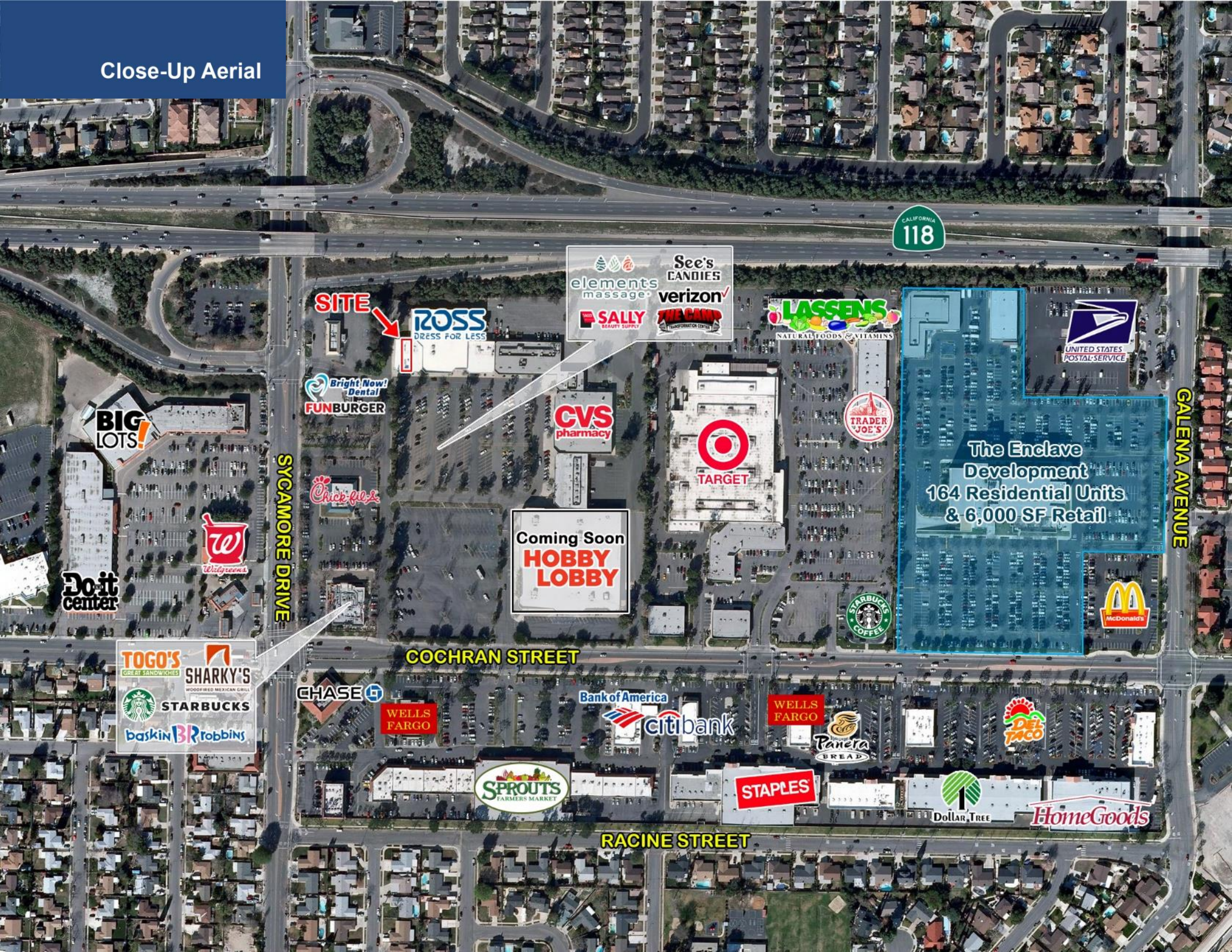
- \$75,000 or more
- \$60,000 to \$75,000
- \$45,000 to \$60,000
- \$30,000 to \$45,000
- Less than \$30,000

## Demographics

	1 Mile	3 Miles	5 Miles
Estimated Population	20,246	87,444	129,574
Average Household Income	\$129,817	\$122,359	\$128,303
Total Employees	6,996	33,947	44,992



# Close-Up Aerial



CALIFORNIA  
118

**SITE**

**ROSS**  
DRESS FOR LESS

elements  
massage  
See's CANDIES  
verizon  
SALLY  
BEAUTY SUPPLY  
THE CARP

**LASSENS**  
NATURAL FOODS & VITAMINS

UNITED STATES  
POSTAL SERVICE

Bright Now!  
Dental  
**FUNBURGER**

**CVS**  
pharmacy

**TARGET**

TRADER  
JOE'S

**The Enclave  
Development**  
164 Residential Units  
& 6,000 SF Retail

**GALENA AVENUE**

**SYCAMORE DRIVE**

**BIG  
LOTS!**

**Do it  
center**

**W**  
Waldgreens

Chick-fil-A

Coming Soon  
**HOBBY  
LOBBY**

STARBUCKS  
COFFEE

**McDonald's**

**TOGO'S**  
GREEK SANDWICHES  
**SHARKY'S**  
WOODFIRE MEXICAN GRILLS  
STARBUCKS  
baskin-BROBBINS

**COCHRAN STREET**

**CHASE**

**WELLS  
FARGO**

Bank of America

**citibank**

**WELLS  
FARGO**

**Panera  
BREAD**

**DEL  
TACO**

**SPROUTS**  
FARMERS MARKET

**STAPLES**

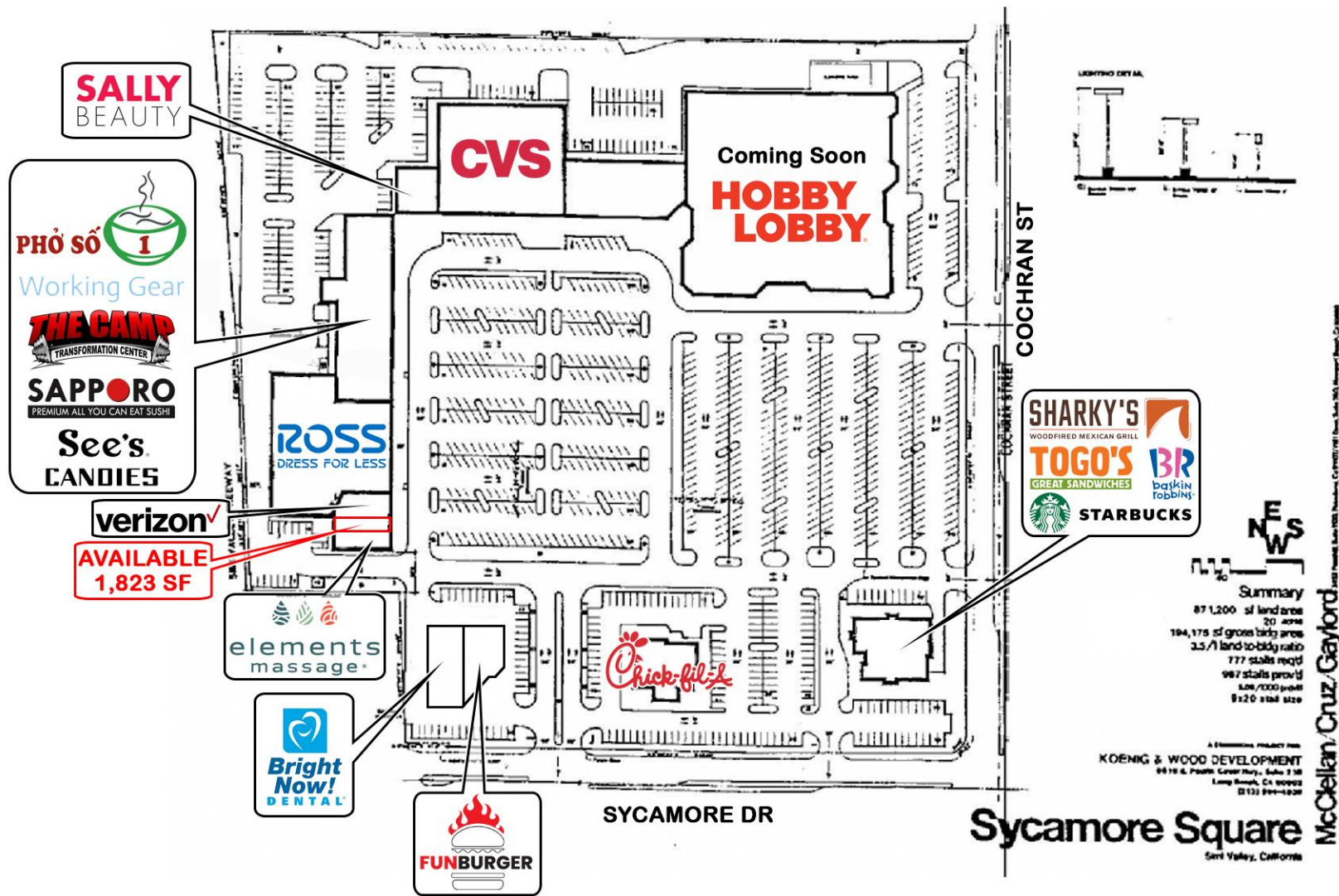
**Dollar Tree**

**HomeGoods**

**RACINE STREET**



# Site Plan





CYPRESS RETAIL GROUP

## Contact Us

### **Matt Haas**

805.449.1804 ext. 106

mhaas@cypress.net

License No. 01970296

### **Bob Haas**

805.449.1804 ext. 103

rhaas@cypress.net

License No. 00870324

### **North Office**

2820 Townsgate Road, Suite 202  
Westlake Village, CA 91361-6301

