



For Lease

NEC Sycamore Dr & Cochran St

1,788 SF & 3,440 SF Available





Property Highlights

- 1,788 SF & 3,440 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

ROSS
DRESS FOR LESS

CVS

HOBBY LOBBY



planet fitness

Chick-fil-A

elements
massage

See's
CANDIES

SHARKY'S
WOODFIRED MEXICAN GRILL



THE CAMP
TRANSFORMATION CENTER

SAPPORO
PREMIUM ALL YOU CAN EAT SUSHI



verizon

Bright Now! Dental

SALLY BEAUTY

FUNBURGER



CYPRESS RETAIL GROUP

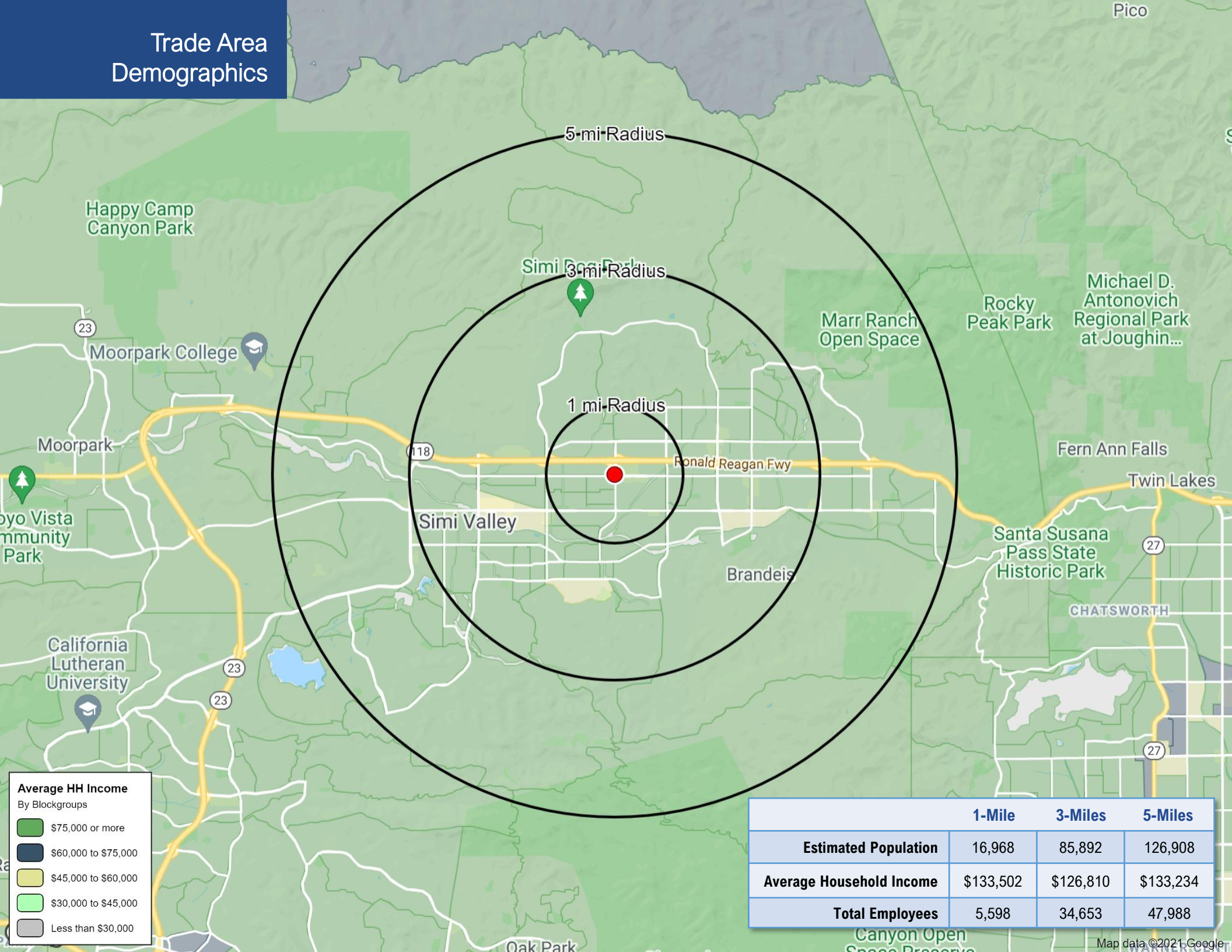
Matt Haas

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License No. 01970296

Trade Area Demographics



Average 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

	1-Mile	3-Miles	5-Miles
Estimated Population	16,968	85,892	126,908
Average Household Income	\$133,502	\$126,810	\$133,234
Total Employees	5,598	34,653	47,988

Close-Up Aerial

132,649 CPD

CALIFORNIA
118

SYCAMORE DRIVE 28,223 CPD

GALENA AVENUE

BIG
LOTS!

Do it
center

W
Wildcraft

Bright Now!
Dental
FUNBURGER

Chick-fil-A

ROSS
DRESS FOR LESS

elements
massage
SALLY
BEAUTY
See's CANDIES
verizon
THE CAMP

CVS
pharmacy

planet
fitness
HOBBY
LOBBY

TARGET

TRADER
JOE'S

LASSENS
NATURAL FOODS & VITAMINS

UNITED STATES
POSTAL SERVICE

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

McDonald's

SHARKY'S
WOODFIRED MEXICAN GRILL
STARBUCKS
baskin B R obbins

COCHRAN STREET 23,305 CPD

CHASE

WELLS
FARGO

Bank of America

citibank

WELLS
FARGO

Panera
BREAD

DE
TACO

SPROUTS
FARMERS MARKET

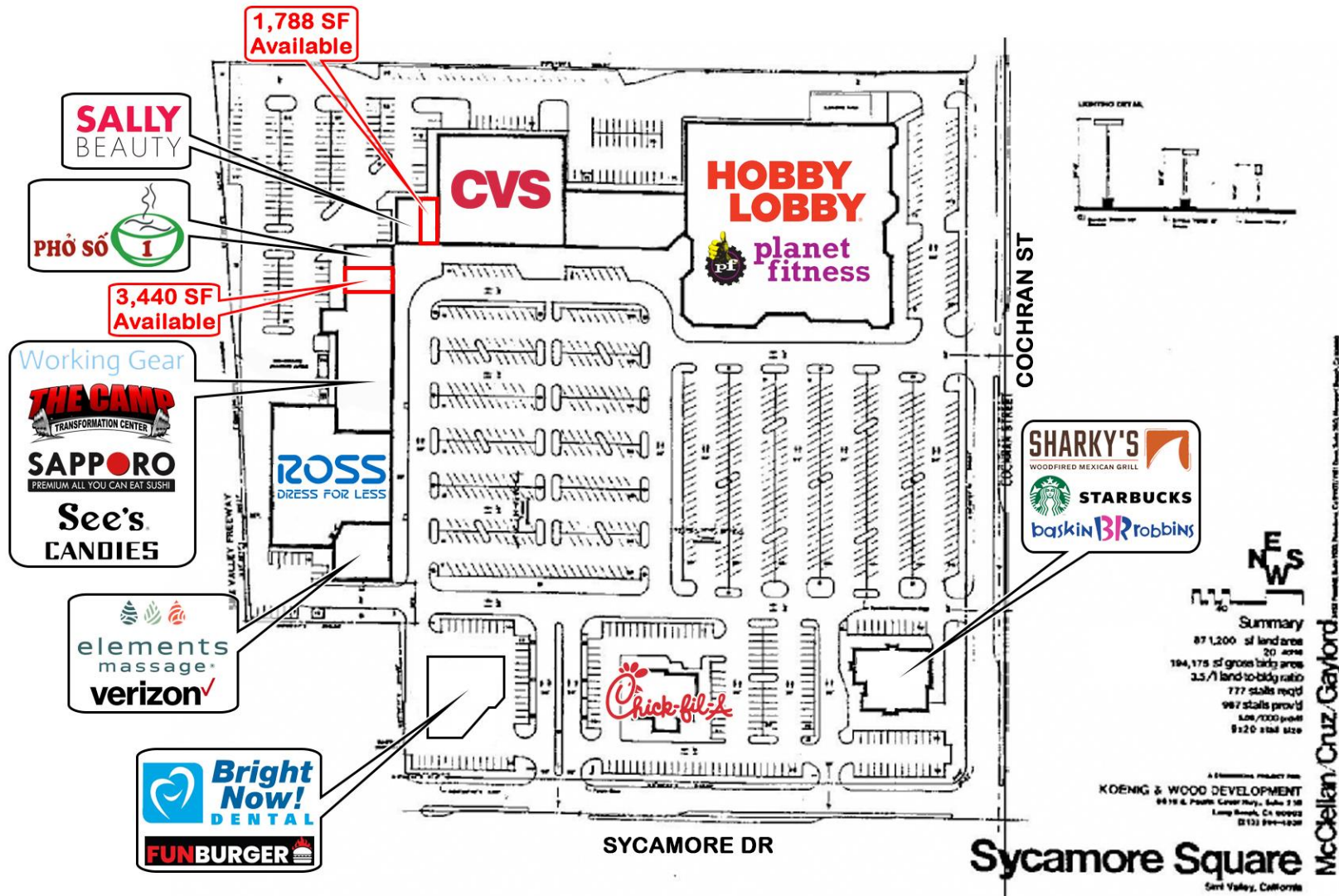
Staples

Dollar TREE

HomeGoods

RACINE STREET

Site Plan



Contact Us

Matt Haas

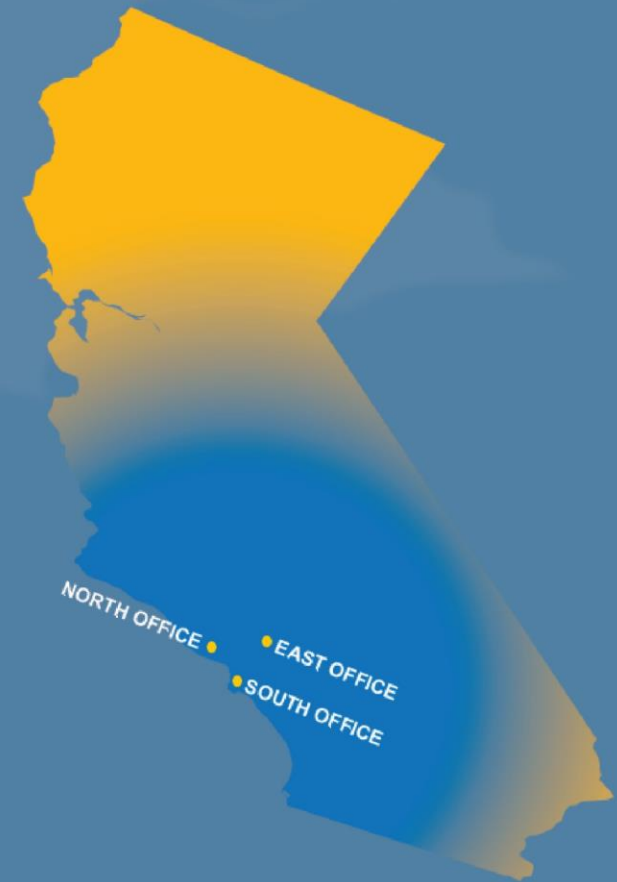
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