

**RETAIL SPACE
AVAILABLE
FOR LEASE
GRANANDA
HILLS, CA**

**11900 BALBOA BLVD.
NEC BALBOA BLVD. & LORILLARD ST.**



PROPERTY INFORMATION

SPACE AVAILABLE: 6,200 SF

NEIGHBORING TENANTS: SUBWAY,
McDonald's, CURVES, THE UPS STORE &
STARBUCKS.

SIGNAGE AVAILABLE: PYLON AND STORE
FRONT

ATTRIBUTES:

- EXCELLENT VISIBILITY
- NEAR KNOLLWOOD COUNTRY CLUB &
GOLD COURSE
- EASY ACCESS TO 118 AND 405 FREEWAYS
- AN AFFLUENT TRADE AREA
- SIGNALIZED INTERSECTION

DEMOGRAPHICS (ESRI 2017)

POPULATION

1 Mile: 14,045
3 Mile: 126,840
5 Mile: 428,949

DAYTIME POPULATION

1 Mile: 2,241
3 Mile: 36,451
5 Mile: 116,072

ESTIMATED AVG. HH INCOME

1 Mile: \$130,055
3 Mile: \$105,005
5 Mile: \$89,636

ESTIMATED TRAFFIC COUNTS

32,325 CPD – BALBOA BLVD.
1,558 CPD – LORILLARD ST.

FOR MORE INFORMATION PLEASE CONTACT

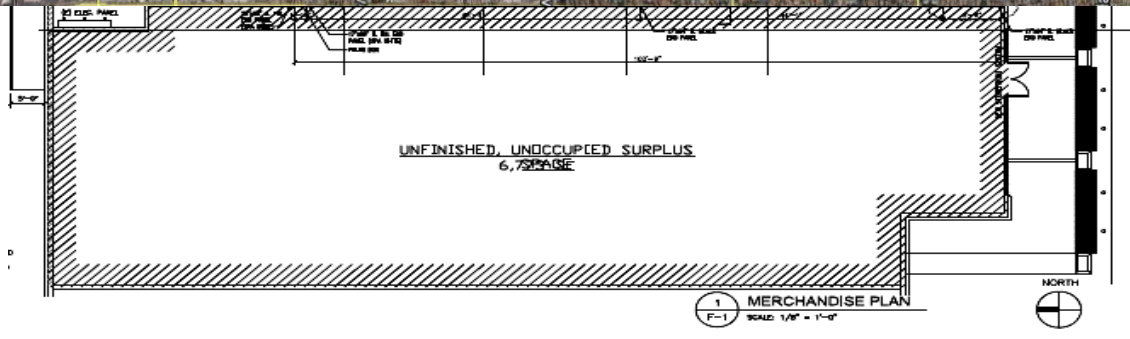
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