



### PROPERTY DESCRIPTION

Mid-line retail spaces within the Sycamore Plaza shopping center. Units are adjacent to one another. Eyebrow signage available. Close proximity to the 101 Freeway with excellent exposure facing Vineyard Avenue.

SPACES	LEASE RATE	SPACE SIZE
2651	\$1.75 SF/month	1,733 SF
2655	\$1.75 SF/month	1,195 SF

### AGENT CONTACT INFO

To find out more or setup a tour, please contact:

Jeffrey R. Becker - 805.653.6794 ext. 201 | [jbecker@beckergroup.com](mailto:jbecker@beckergroup.com)

Matthew Kingsley - 805.653.6794 ext. 214 | [mkingsley@beckergroup.com](mailto:mkingsley@beckergroup.com)

### JEFFREY R. BECKER CCIM . CPM . RPA

805.653.6794

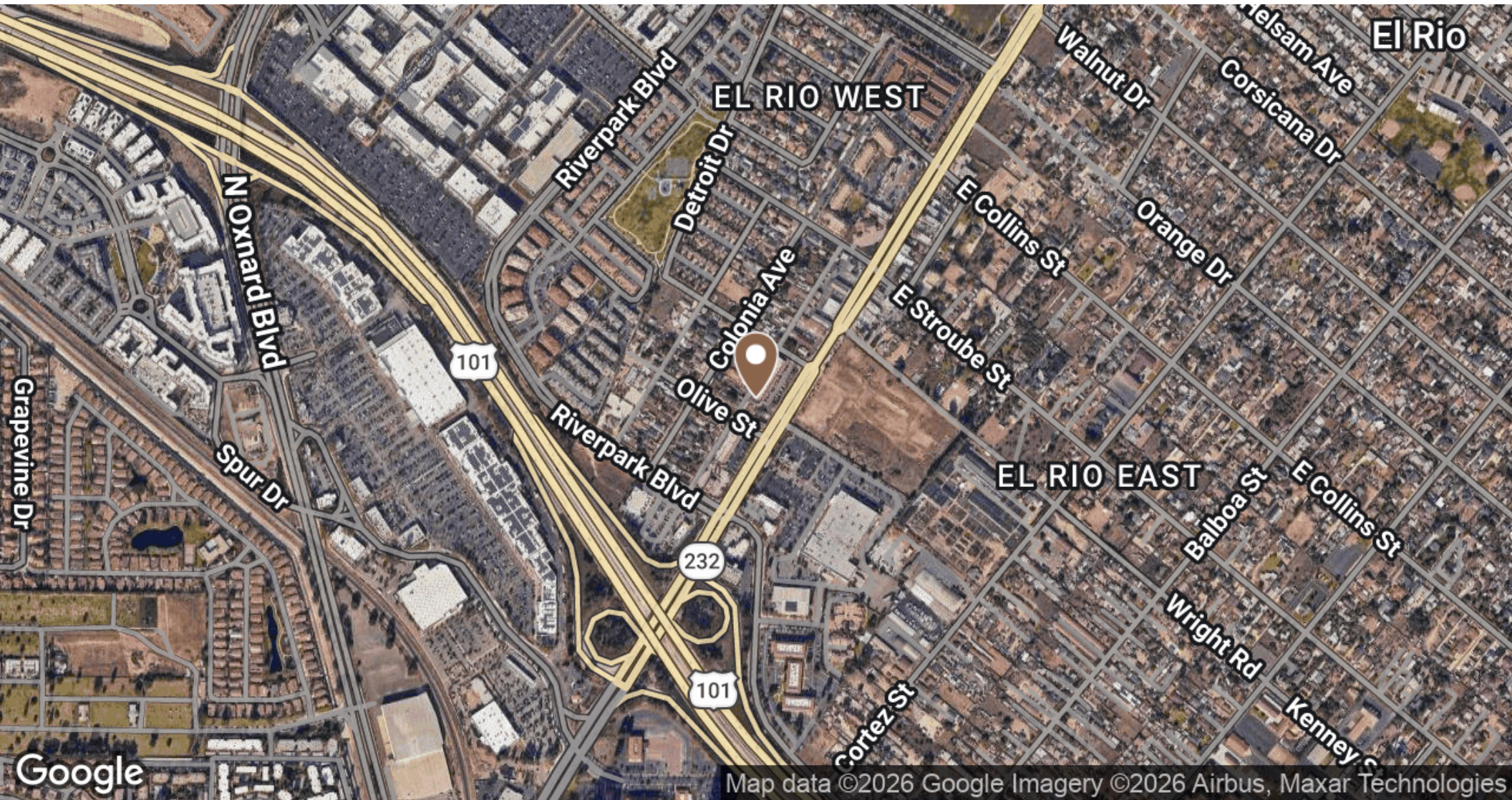
[jbecker@beckergroup.com](mailto:jbecker@beckergroup.com)

CA DRE #01213236

### OFFERING SUMMARY

Lease Rate:	\$1.75 SF/month (NNN)
NNN Estimate Value:	\$0.76 psf (est.)
Available SF:	1,195 - 1,733 SF
Lot Size:	44,000 SF
Building Size:	17,201 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,939	36,123	82,430
Total Population	14,863	125,109	280,336
Average HH Income	\$75,429	\$76,432	\$75,761



JEFFREY R. BECKER CCIM . CPM . RPA

805.653.6794

[jbecker@beckergroup.com](mailto:jbecker@beckergroup.com)

CA DRE #01213236



JEFFREY R. BECKER CCIM . CPM . RPA

805.653.6794

[jbecker@beckergroup.com](mailto:jbecker@beckergroup.com)

CA DRE #01213236