



# FOR LEASE | 1,200 SF

25802 Hemingway Avenue | Stevenson Ranch | CA

# RESTAURANT END CAP | PATIO

YAIR HAIMOFF, SIOR

Executive Managing Director

T: 818.203.5429

E: [yhaimoff@spectrumcre.com](mailto:yhaimoff@spectrumcre.com)

DRE License #01414758

RANDY CUDE

Executive Vice President

T: 661.414.2004

E: [rcude@spectrumcre.com](mailto:rcude@spectrumcre.com)

DRE License #01005000

ANDREW GHASSEMI

Senior Vice President

T: 661.212.3956

E: [aghassemi@spectrumcre.com](mailto:aghassemi@spectrumcre.com)

DRE License #01963548

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COMMERCIAL REAL ESTATE, INC.

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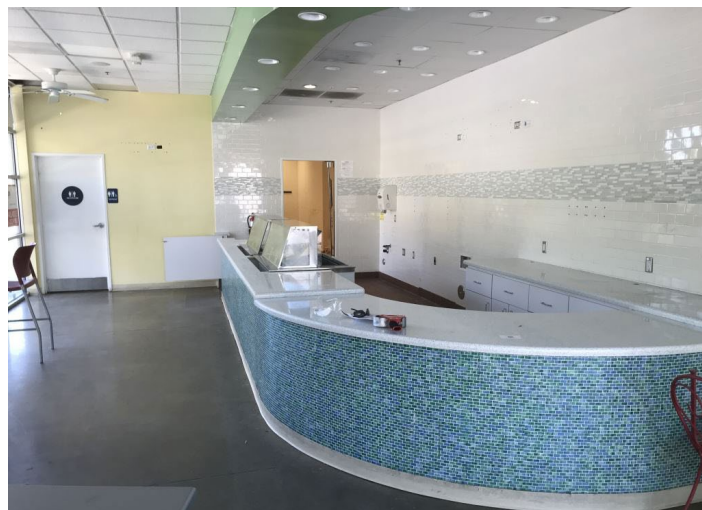
## PROPERTY HIGHLIGHTS

- Signalized Corner Location
- 2nd Generation Food Space
- Stevenson Ranch Location
- Heavy Residential Community
- Good Traffic Counts
- Excellent Foot Traffic
- Strong Tenant Mix
- Join Tutor Time, ATA Martial Arts, Kumon Center and The Dance Academy
- Restaurant, End Cap, Pad Location with Patio



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## STEVENSON RANCH DEMOGRAPHICS



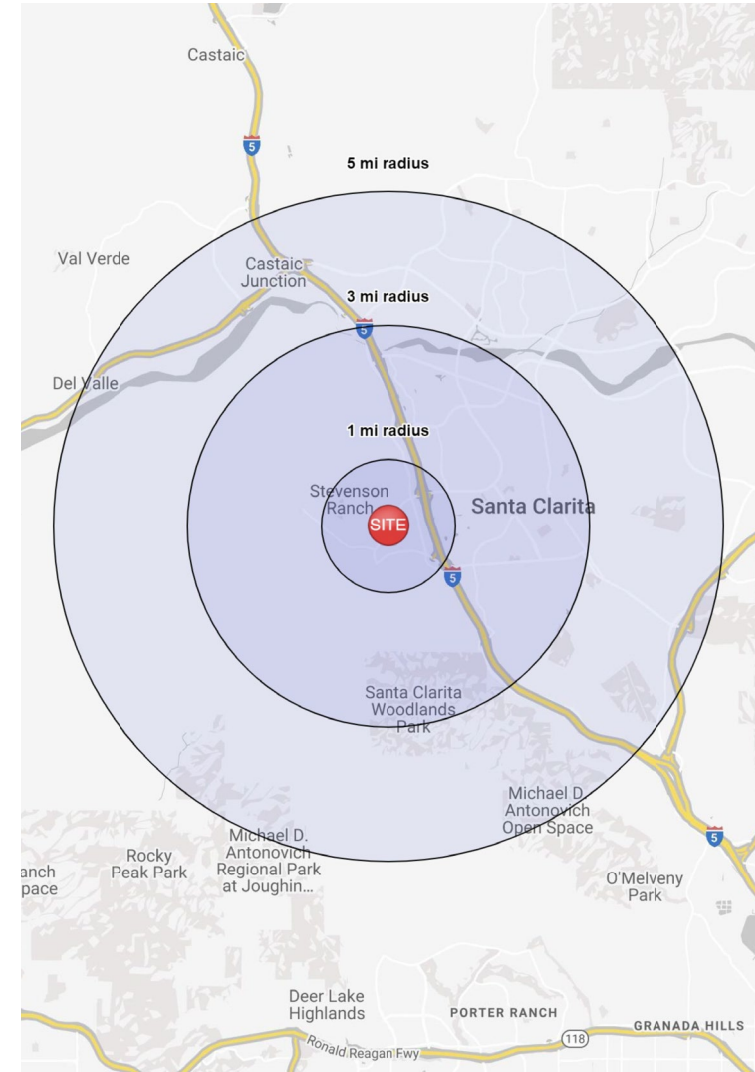
POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population (2019)	13,609	65,185	112,067
Projected Population (2024)	13,647	65,134	112,011
Historical Annual Growth (2000-2010)	5,976	14,682	25,942



AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Estimated Average Household Income (2019)	\$164,541	\$132,090	\$129,536
Projected Average Household Income (2024)	\$204,551	\$160,612	\$156,537



DAYTIME DEMOGRAPHICS (2019)	1 MILE	3 MILES	5 MILES
Total Businesses	338	3,605	7,214
Total Employees	3,144	38,591	74,981



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