

FOR LEASE

7-ELEVEN ANCHORED STRIP CENTER
16155 DEVONSHIRE STREET | GRANADA HILLS, CA 91344

FOR LEASE



YOUR NAME HERE

PROPOSED REMODEL - PAINT COLOR SUBJECT TO CHANGE (AI GENERATED)

BRETT MERO

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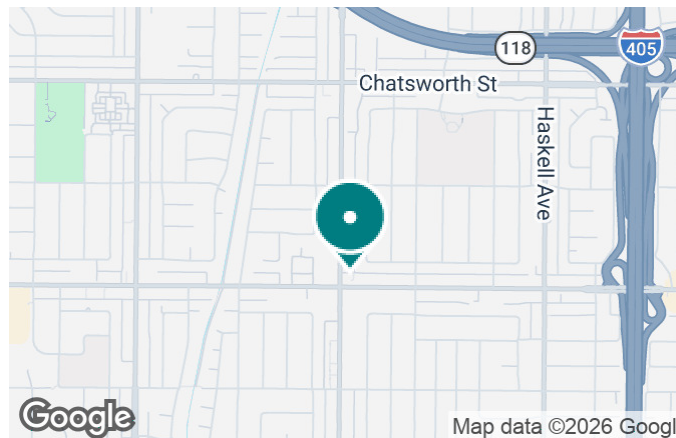
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LEASING
BROKERAGE
INVESTMENTS

FEATURES & AMENITIES

7-ELEVEN ANCHORED STRIP CENTER | 16155 DEVONSHIRE STREET, GRANADA HILLS, CA 91344

16155 DEVONSHIRE ST. FLYER 2026 | PAGE 2



FEATURES & AMENITIES

- 1,878 SF Retail Storefront
- Join 7-Eleven in High Traffic Center
- Prominent Storefront Signage
- High Street Visibility
- Ample Parking in Onsite Lot
- Convenient Access From Major Area Thoroughfare
- Adjacent to Several Popular Restaurants
- Close to the 405 and 118 Freeways
- Strong, Consistent Commuter Traffic
- Ideal for a Range of Service-Oriented Businesses

NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,878	67,288	181,869
Total Population	21,619	228,528	613,968
Average HH Income	\$123,507	\$108,550	\$109,341

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

7-ELEVEN ANCHORED STRIP CENTER | 16155 DEVONSHIRE STREET, GRANADA HILLS, CA 91344

16155 DEVONSHIRE ST. FLYER 2026 | PAGE 3



PROPERTY DESCRIPTION

Opportunity to locate next to 7-Eleven and capitalize on their high traffic volume. 1,878 SF storefront featuring excellent window-line frontage and strong street visibility. Ample parking in on-site lot, offering customers convenient access and steady traffic. Ideal for a variety of service-oriented businesses.

LOCATION DESCRIPTION

High visibility retail strip center located along Devonshire Street in close to the 405 and 118 Freeways benefiting from strong commuter traffic along one of the area's primary thoroughfares.

OFFERING SUMMARY

Lease Rate:	\$2.50 SF/month (NNN)
Available SF:	1,878 SF
Building Size:	4,200 SF

SPACES

	LEASE RATE	SPACE SIZE
16155 Devonshire Street, Granada Hills, CA	\$2.50 SF/month	1,878 SF

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ADDITIONAL PHOTOS

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16155 DEVONSHIRE ST. FLYER 2026 | PAGE 4



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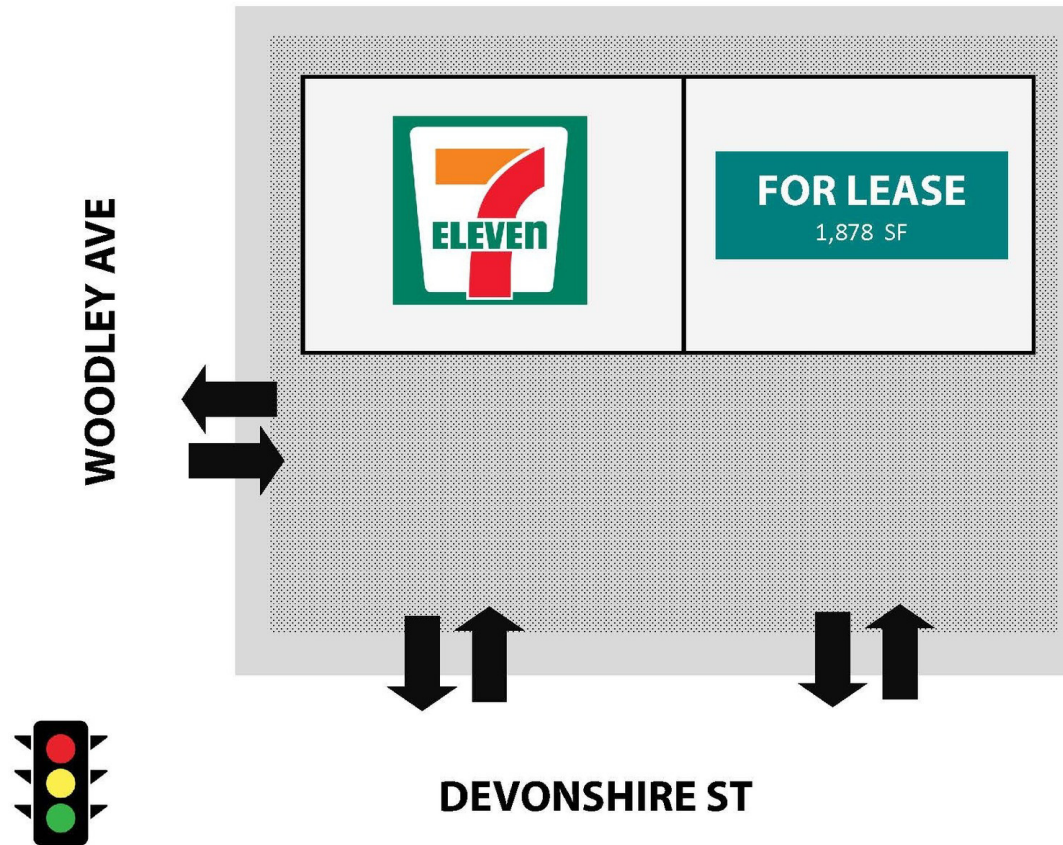
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SITE PLAN

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16155 DEVONSHIRE ST. FLYER 2026 | PAGE 5

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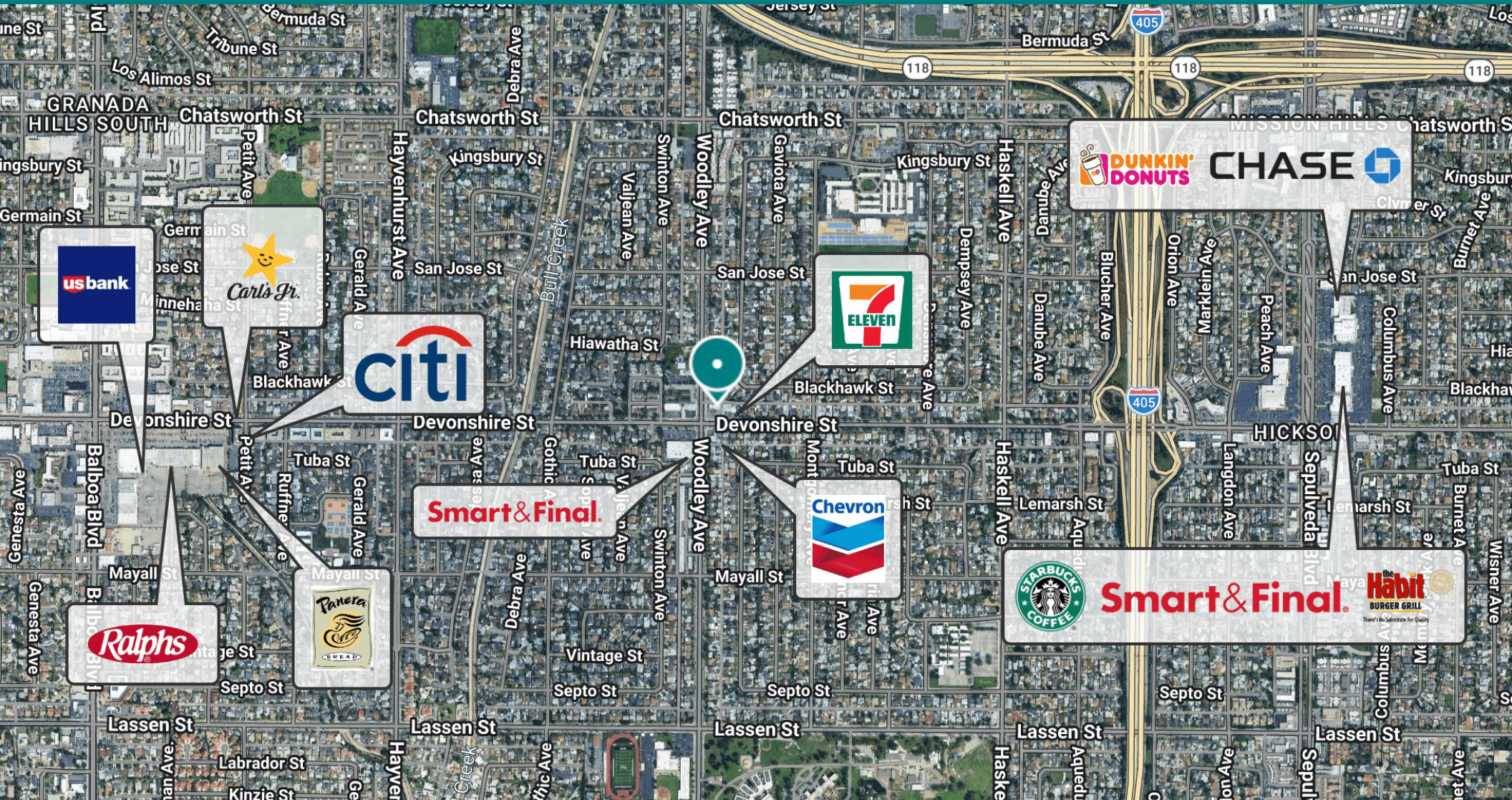
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RETAILER MAP

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16155 DEVONSHIRE ST. FLYER 2026 | PAGE 6



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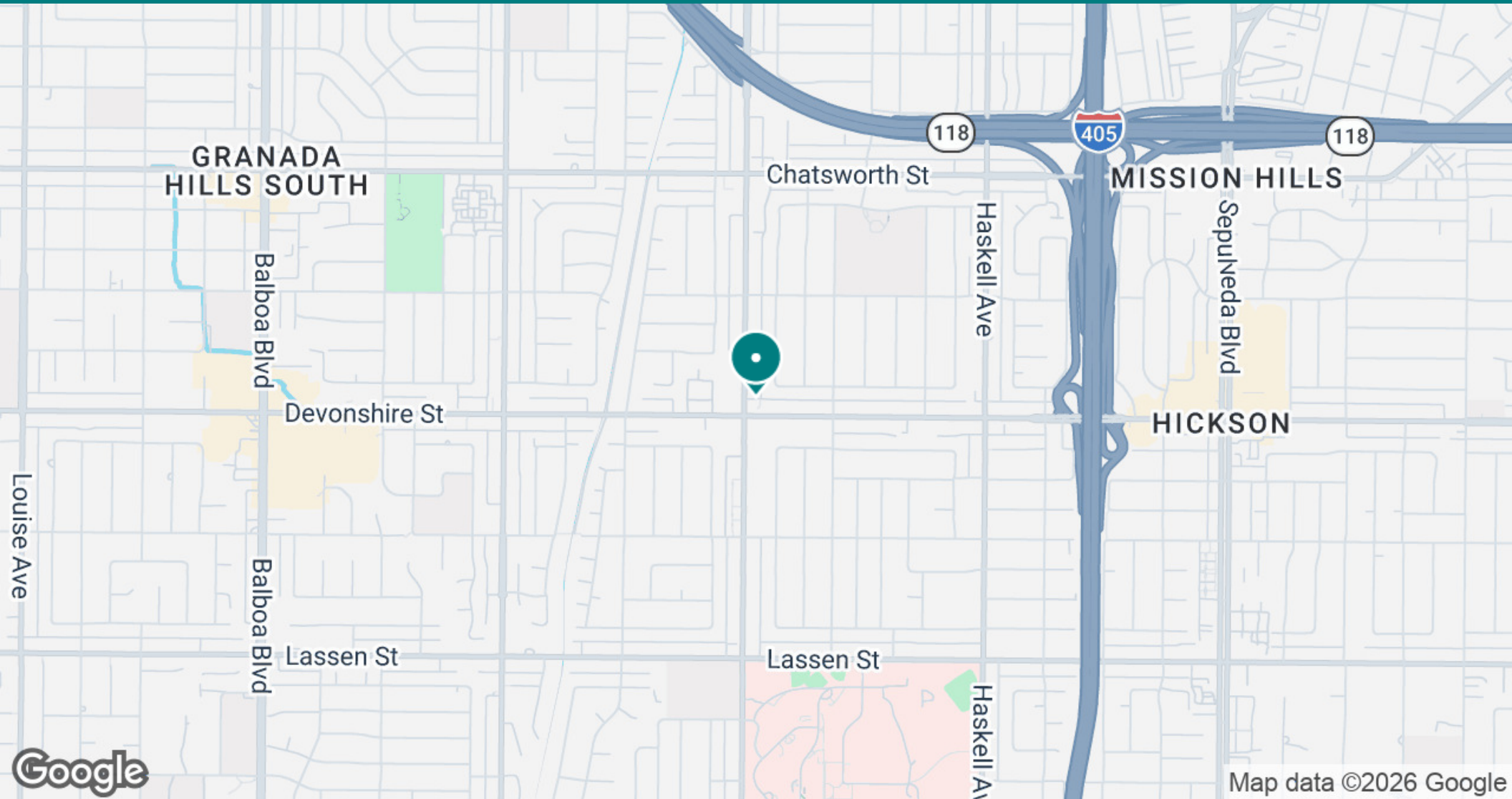
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LOCATION MAP

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16155 DEVONSHIRE ST. FLYER 2026 | PAGE 7



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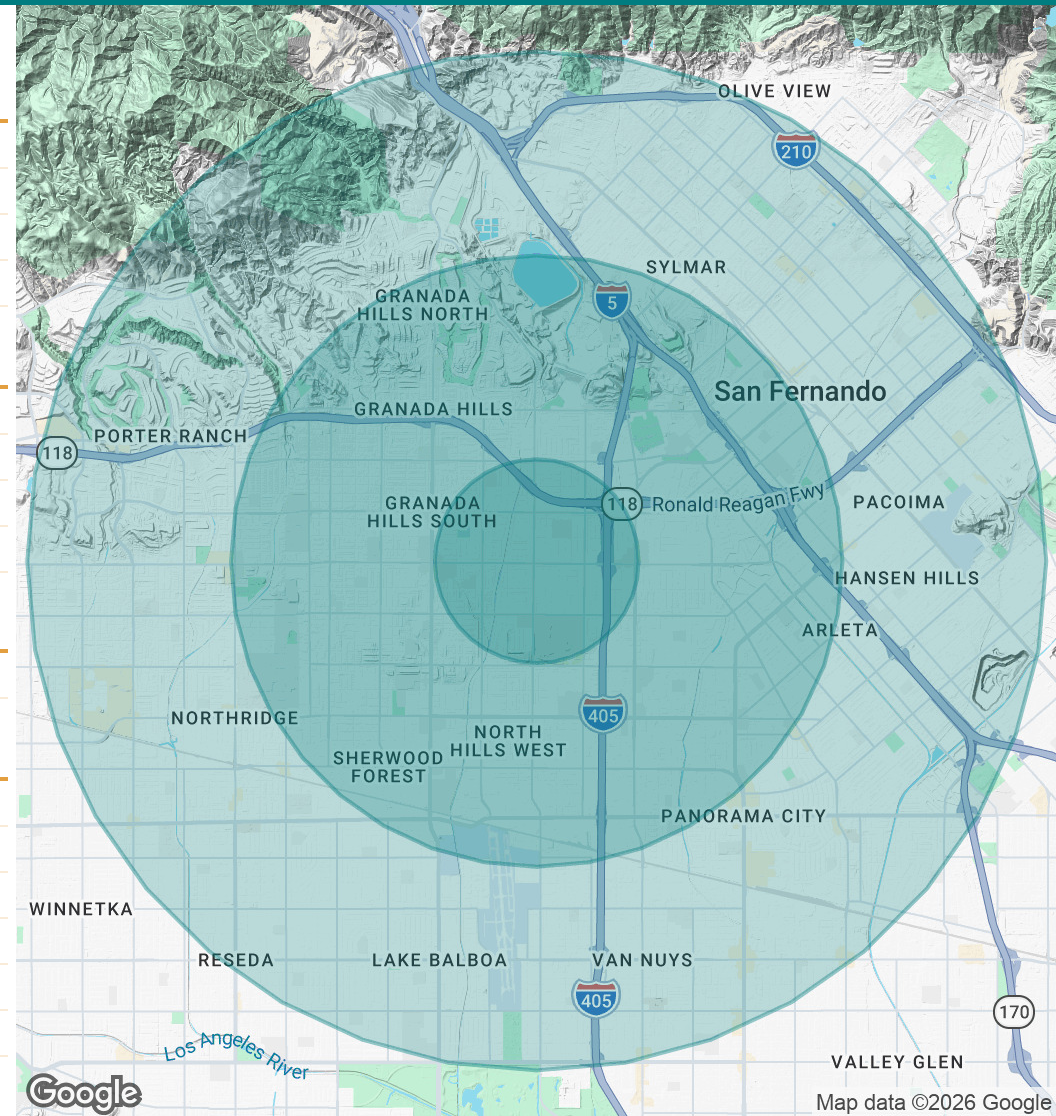
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DEMOGRAPHICS MAP & REPORT

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16155 DEVONSHIRE ST. FLYER 2026 | PAGE 8

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,619	228,528	613,968
Average Age	42	39	39
Average Age (Male)	41	38	38
Average Age (Female)	44	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,878	67,288	181,869
# of Persons per HH	3.1	3.4	3.4
Average HH Income	\$123,507	\$108,550	\$109,341
Average House Value	\$796,803	\$757,814	\$773,967
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	47.6%	61.1%	62.7%
RACE	1 MILE	3 MILES	5 MILES
% White	36.1%	27.3%	27.5%
% Black	3.4%	3.8%	3.7%
% Asian	16.6%	13.2%	11.8%
% Hawaiian	0.2%	0.2%	0.1%
% American Indian	1.4%	1.9%	1.9%
% Other	25.4%	38.0%	39.1%



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