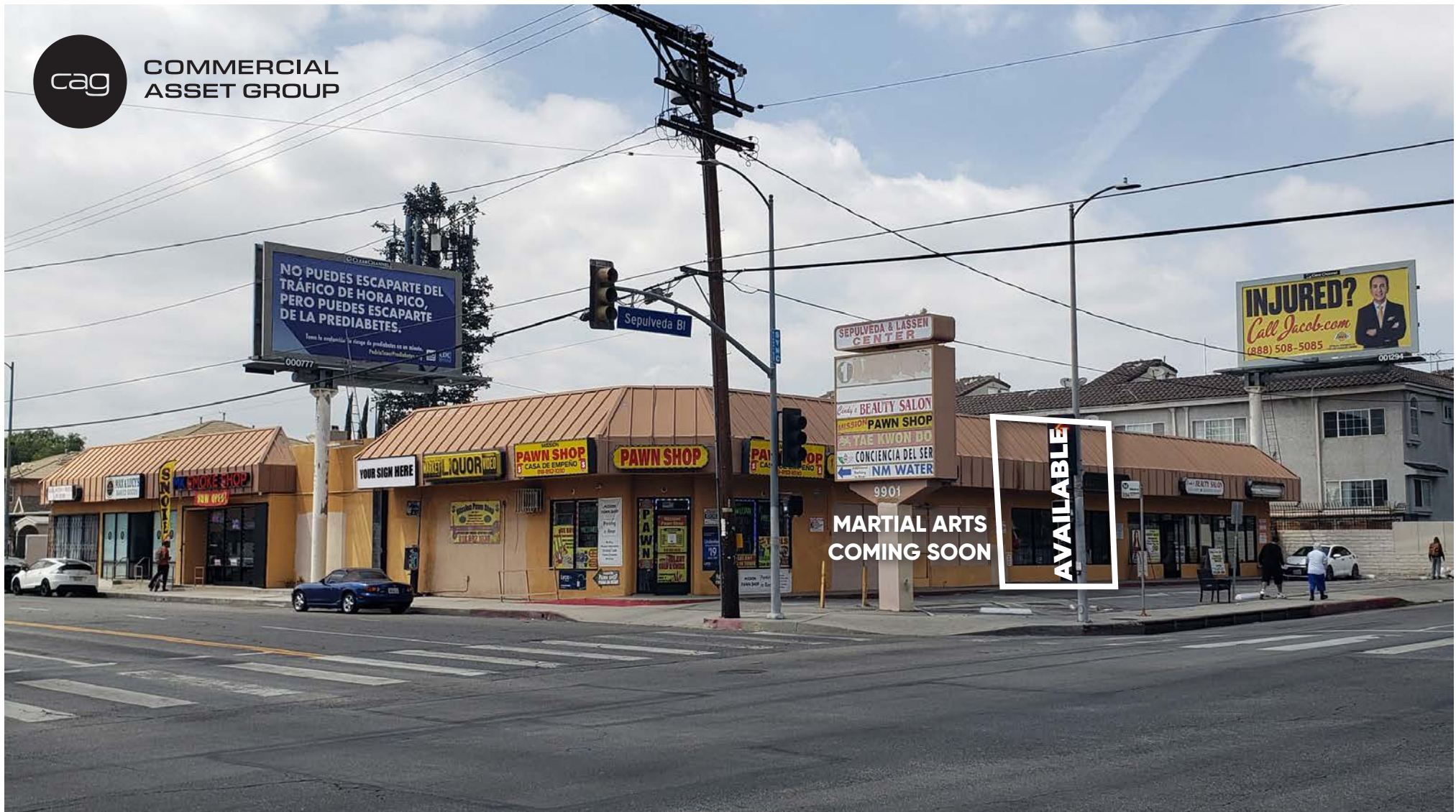




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MISSION HILLS

**SIGNALIZED CORNER OF SEPULVEDA BLVD & LASSEN ST -
HIGH TRAFFIC & EXCELLENT VISIBILITY**

9905 SEPULVEDA BLVD, MISSION HILLS, CA 91345

These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in ownership or withdrawal from the market without notice.

SPACE SIZE

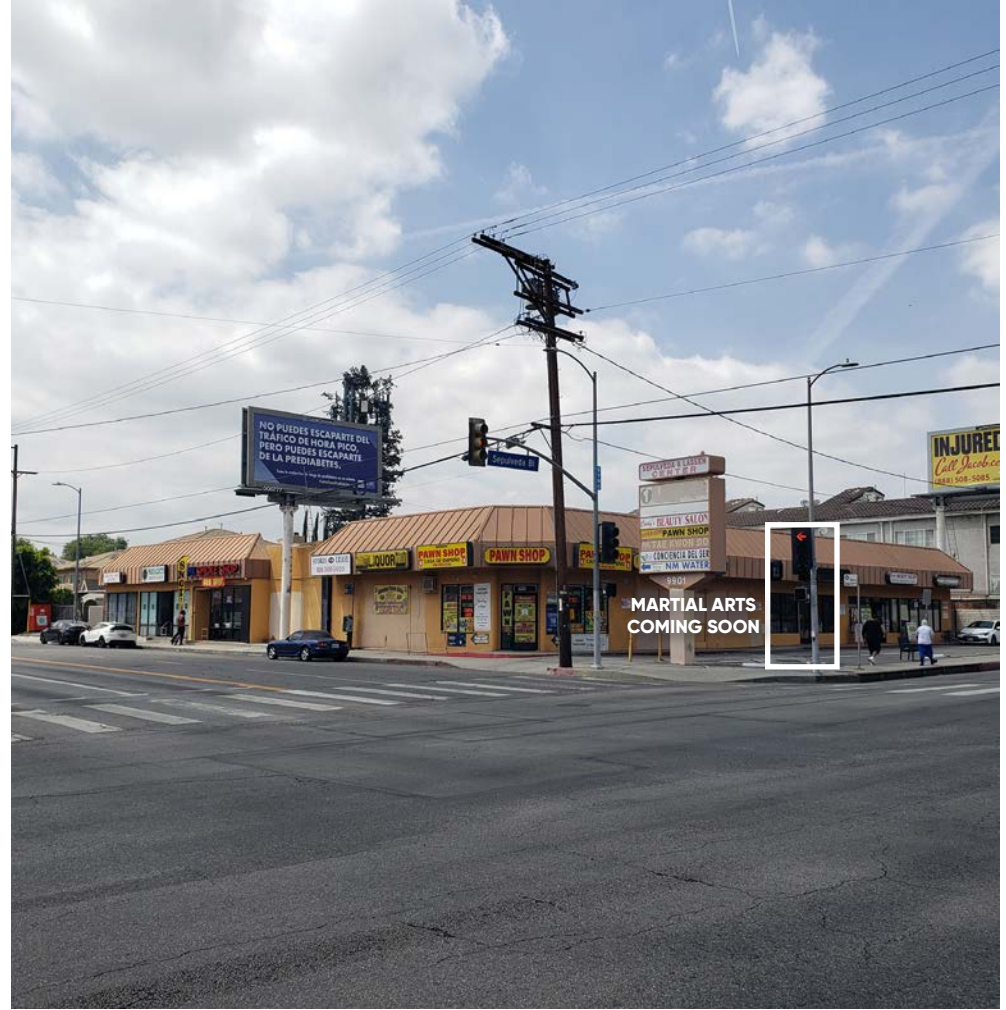
±1,600 SF INLINE

CPD

45,000



- Superb location on Sepulveda Blvd & Lassen Street
- High traffic and visibility from major thoroughfare
- Ample parking in front and in rear of the shopping center
- Surrounded by national tenants such as McDonalds and CVS
- Prime retail location in one of the most sought-after commercial corridors in Mission Hills
- Multiple signage options
- Ideal for: pharmacy, grocery/meat market, coffee shop, restaurant, hookah lounge, pet grooming, fitness, dental office, nail salon



ADDITIONAL PHOTOS

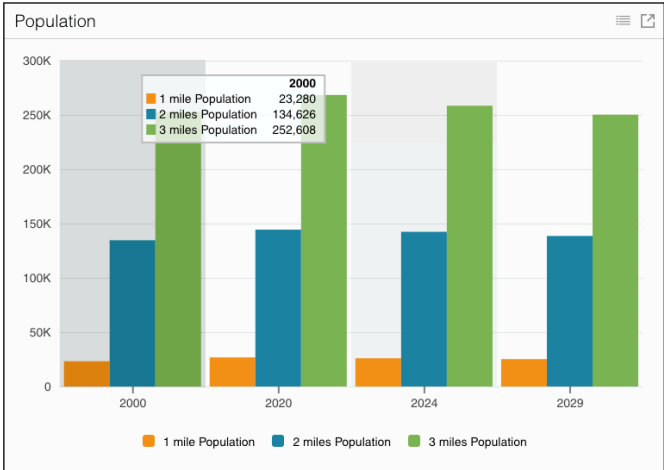


AERIAL

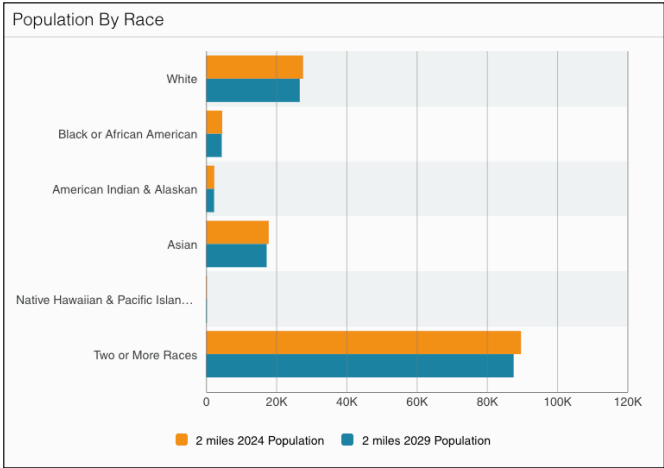
Population			
	1 mile	2 miles	3 miles
2020 Population	26,813	144,382	268,385
2024 Population	26,009	142,424	258,495
2029 Population Projection	25,220	138,586	250,284
Annual Growth 2020-2024	-0.8%	-0.3%	-0.9%
Annual Growth 2024-2029	-0.6%	-0.5%	-0.6%
Median Age	39.3	37.1	37.6
Bachelor's Degree or Higher	24%	20%	20%
U.S. Armed Forces	8	29	47

Income			
	1 mile	2 miles	3 miles
Avg Household Income	\$102,933	\$91,824	\$93,280
Median Household Income	\$84,357	\$69,409	\$70,402
< \$25,000	1,453	7,641	13,095
\$25,000 - 50,000	935	7,333	13,238
\$50,000 - 75,000	1,024	6,098	11,120
\$75,000 - 100,000	879	4,660	8,761
\$100,000 - 125,000	866	4,291	7,581
\$125,000 - 150,000	718	2,745	4,675
\$150,000 - 200,000	886	3,753	6,686
\$200,000+	721	3,091	5,935

Households			
	1 mile	2 miles	3 miles
2020 Households	7,789	40,542	74,316
2024 Households	7,483	39,612	71,091
2029 Household Projection	7,239	38,453	68,701
Annual Growth 2020-2024	0.7%	1.2%	0.7%
Annual Growth 2024-2029	-0.7%	-0.6%	-0.7%
Owner Occupied Households	4,566	18,989	34,808
Renter Occupied Households	2,673	19,464	33,893
Avg Household Size	3.3	3.5	3.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$290M	\$1.4B	\$2.6B



Population By Race			
	1 mile	2 miles	3 miles
White	5,673	27,651	52,749
Black	999	4,617	7,449
American Indian/Alaskan Native	423	2,351	4,405
Asian	4,341	17,869	30,327
Hawaiian & Pacific Islander	52	235	398
Two or More Races	14,521	89,700	163,167
Hispanic Origin	15,820	97,402	177,647



DEMOGRAPHICS



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ALEX SHABANI

SENIOR MANAGING DIRECTOR
310.272.7397
ALEX@CAGRE.COM
LIC. 01352902

JEFF GALVAN

SENIOR MANAGING DIRECTOR
310.272.7395
JEFF@CAGRE.COM
LIC. 01291531

COMMERCIAL ASSET GROUP

190 N. CANON DRIVE, STE 300
BEVERLY HILLS, CA 90210
P: 310.275.8222 F: 310.275.8223
WWW.CAGRE.COM LIC. 01876070