

# 11024 SEPULVEDA BOULEVARD

±3,800 SF DRIVE THRU RESTAURANT BUILDING WITH COVERED PATIO



REPRESENTATIVE RENDERING

AVAILABLE IMMEDIATELY

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# 11024 SEPULVEDA BOULEVARD, MISSION HILLS

±3,800 SF DRIVE-THRU RESTAURANT BUILDING WITH COVERED PATIO



**SPACE:**  
±3,800 SF drive-thru restaurant building fronting Sepulveda, includes an ±600 SF covered patio.



**ACCESS:**  
Double Lane Entry | Drive-Thru | Rear Parking | Front & Rear Access



**RENTAL RATE:**  
Negotiable



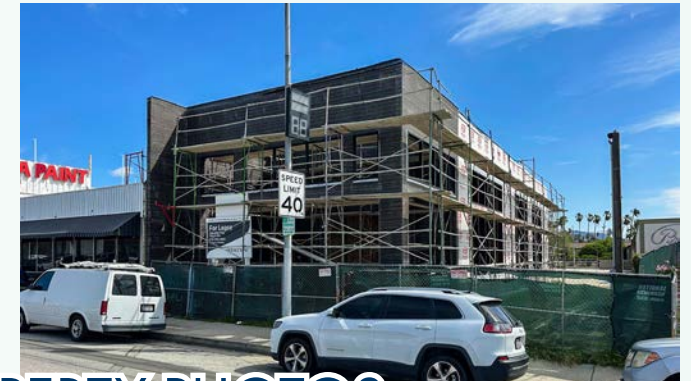
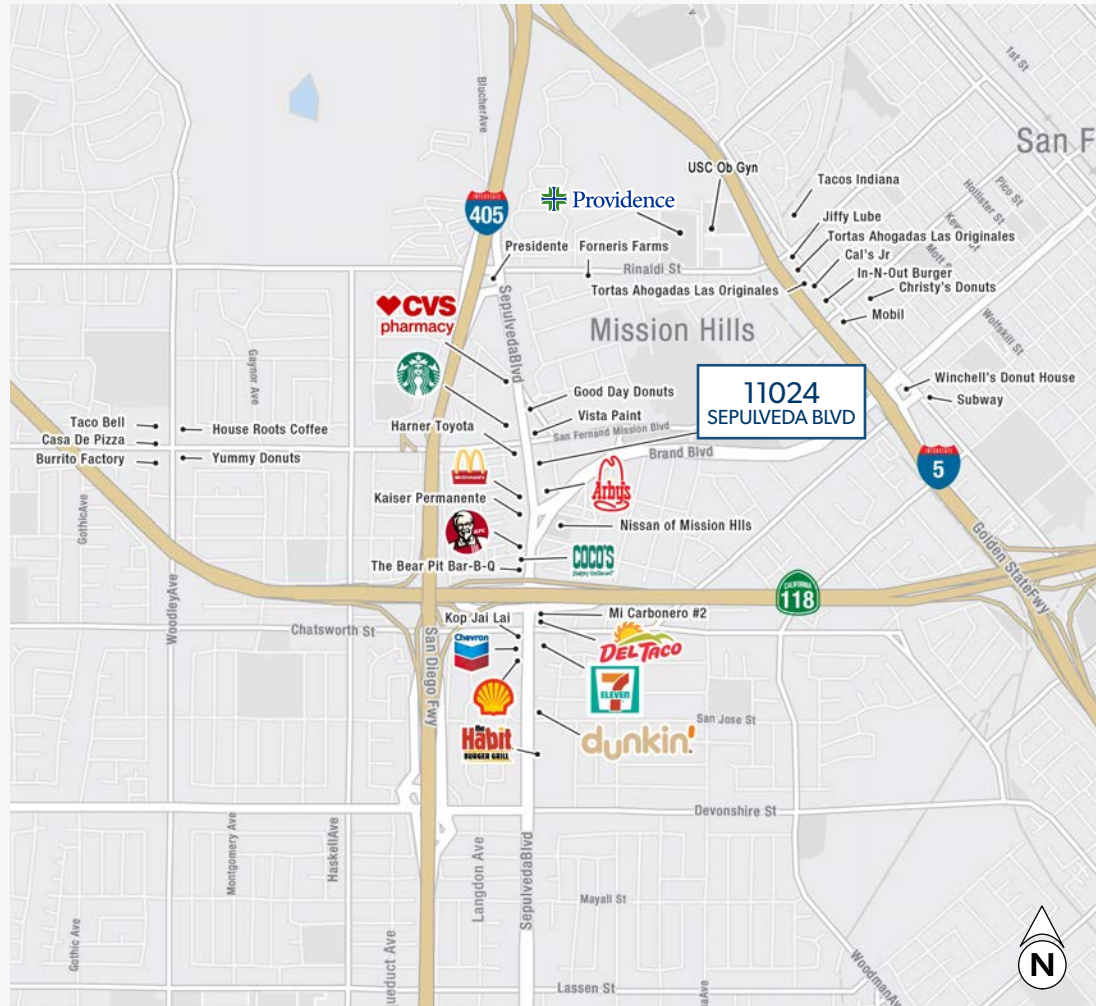
**CEILING HEIGHTS:**  
24 feet



**DELIVERY:**  
2024



**LOCATION:**  
Top Earning Restaurants for Various Brands in Immediate Area



EXISTING PROPERTY PHOTOS





## Demographics



### AREA POPULATION

2 Mile Radius: ..... 90,000±  
5 Mile Radius: ..... 600,000±  
10 Mile Radius: ...1,500,000±



### HOUSEHOLD INCOME

2 Mile Radius: ...\$ 100,000± *per year*  
5 Mile Radius: .....\$ 95,000± *per year*  
10 Mile Radius: ...\$ 105,000± *per year*



### HOUSEHOLDS

2 Mile Radius: ..... 25,000±  
5 Mile Radius: ..... 155,000±  
10 Mile Radius: ..... 500,000±



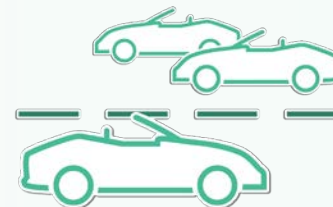
### IMMEDIATE AREA DAYTIME EMPLOYMENT

2 Mile Radius: ..... 25,000±  
5 Mile Radius: ..... 130,000±  
10 Mile Radius: ..... 525,000±



### HOUSE VALUE

2 Mile Radius: ...\$ 620,000±  
5 Mile Radius: ...\$ 675,000±  
10 Mile Radius: ...\$ 750,000±

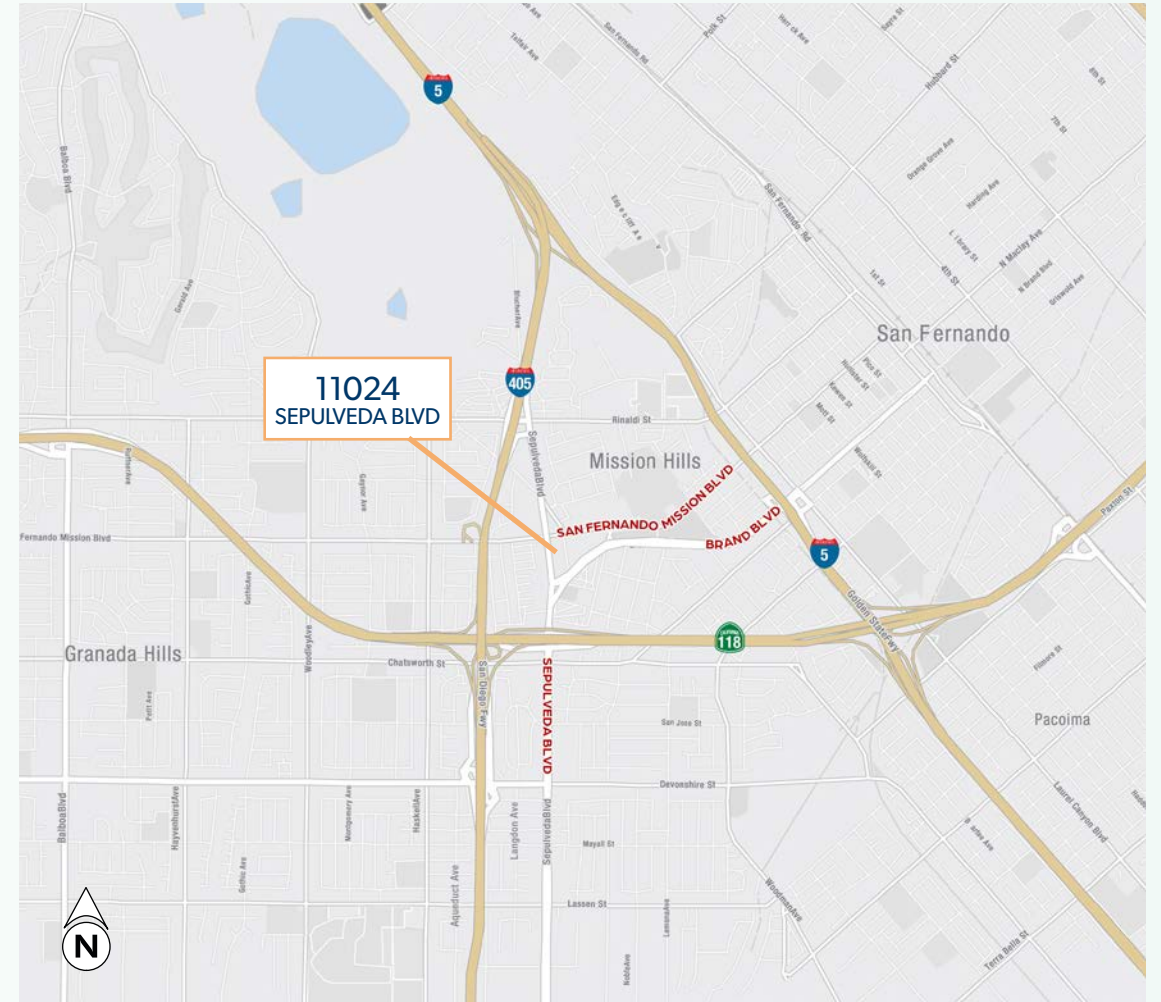


### VEHICLES PER DAY

Sepulveda/Brand: ..... 25,000± *North/South*  
Sepulveda/Mission: ..... 20,000± *North/South*  
I-405 Southbound: ..... 154,000±  
I-405 Northbound: ..... 165,000±

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