

# RETAIL SPACE FOR LEASE ON HIGH TRAFFIC INTERSECTION

8700 Woodman Ave., Pacoima, CA 91331



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## PROPERTY FEATURES

- Approx. 800 SF available
- Retail space available on highly visible signalized corner center
- Excellent signage opportunities and well-seasoned co-tenants with established clientele

## AREA AMENITIES

- Highly dense surrounding residential community.
- Close proximity to 5 FWY and 405 FWY.
- National tenants and neighborhood centers adjacent.
- Close proximity to Kaiser Permanente



DEMOS	1 MILE	3 MILE	5 MILE
Population	36,280	344,767	723,832
Avg. HH Income	\$88,955	\$76,162	\$85,636
Daytime Pop	29,348	274,723	581,749
Traffic Count	± 35,332 cars per day		



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## SITE PLAN



## WOODMAN AVE.

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