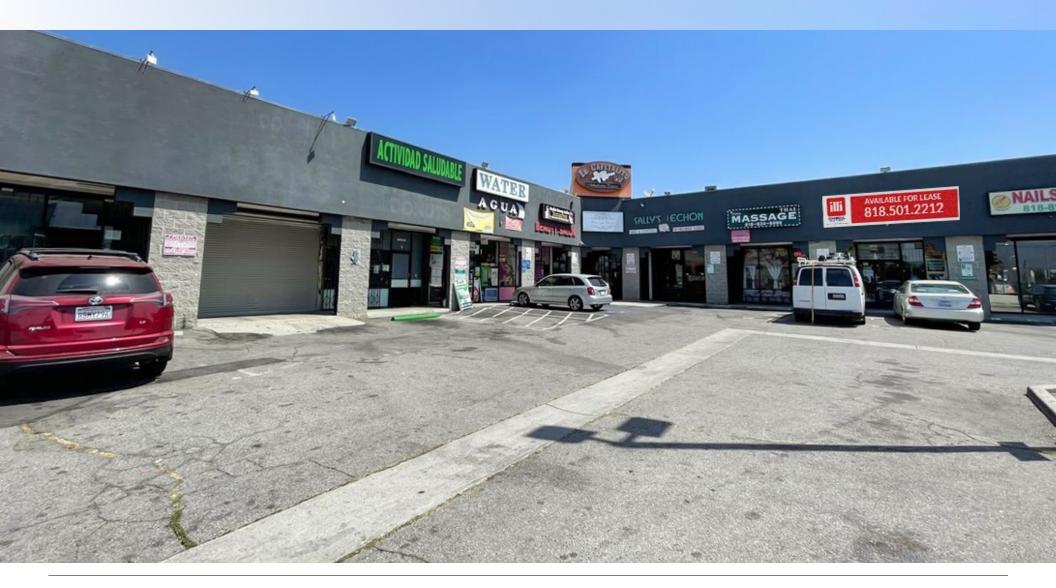
8700 Woodman Ave., Pacoima, CA 91331





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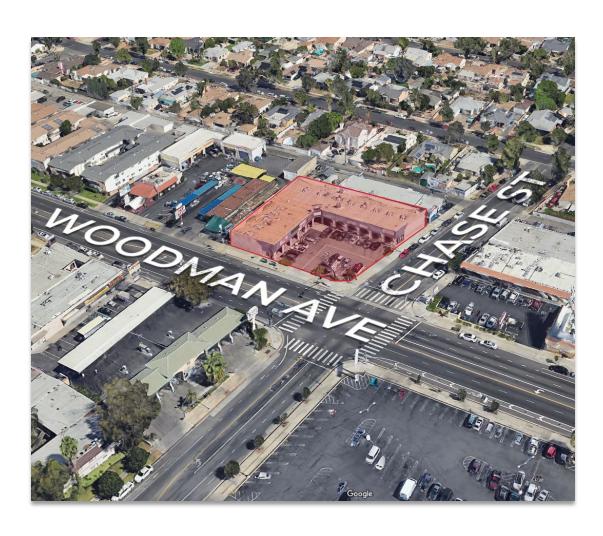
### **PROPERTY FEATURES**

- Approx. 800 SF available
- Retail space available on highly visible signalized corner center
- Excellent signage opportunities and well-seasoned cotenants 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.**

\*Measurements are approximate only, and broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the featured tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



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