



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property



BALBOA MISSION SQUARE

11112-11160 Balboa Blvd. & 16901-16915 San Fernando Mission Blvd., Granada Hills, CA 91344



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DRE#00923779



5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

RETAIL SPACES
GRANADA HILLS, CA

EXCLUSIVELY LISTED BY

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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PROPERTY FEATURES

11112-11160 Balboa Blvd. & 16901-16915 San Fernando Mission Blvd.,
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APPROX. 1,761 - 25,488 SF

RETAIL SPACES AVAILABLE

- ✓ Dual grocery anchored center: Trader Joe's and Island Pacific Supermarket
- ✓ Other national retailers at the intersection include Vons, Ross, Target, Unleashed, and Wells Fargo
- ✓ Located just off the 118 fwy at Balboa Blvd.
- ✓ Traffic counts at Balboa & San Fernando Mission Blvd. of approximately 60,420 CPD
- ✓ 404 surface parking spaces (Ratio 3.36/1,000 SF)

AREA AMENITIES

- ✓ High income trade area
- ✓ Strong population density
- ✓ New high-density residential developments underway
- ✓ Proximal to John F Kennedy High School, and Tulsa Street and Granada Hills Elementary Schools
- ✓ Very low vacancy in the trade area

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	22,695	145,056	488,767
 Avg. HH Income	\$116,954	\$117,028	\$115,773
 Daytime Pop	20,662	139,090	464,117
 Traffic Count	± 60,332 CPD ON SAN FERNANDO MISSION & BALBOA BLVD		

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RENDERINGS

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*CONCEPT RENDERINGS ONLY, ACTUAL REMODEL MAY CHANGE

RETAIL SPACES
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EXTERIOR PHOTOS

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RETAIL SPACES
GRANADA HILLS, CA

INTERIOR PHOTOS

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UNIT 16901



UNIT 11130

SITE PLAN

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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 feature 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.



AVAILABLE



AERIAL MAP



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