

FOR LEASE

RETAIL | 1,712 SF

14018 - 14028

VAN NUYS BOULEVARD

PACOIMA, CA 91331

AVAILABLE

1,712 SF



**297,000
VPD**

VAN NUYS BOULEVARD

ARLETA AVENUE

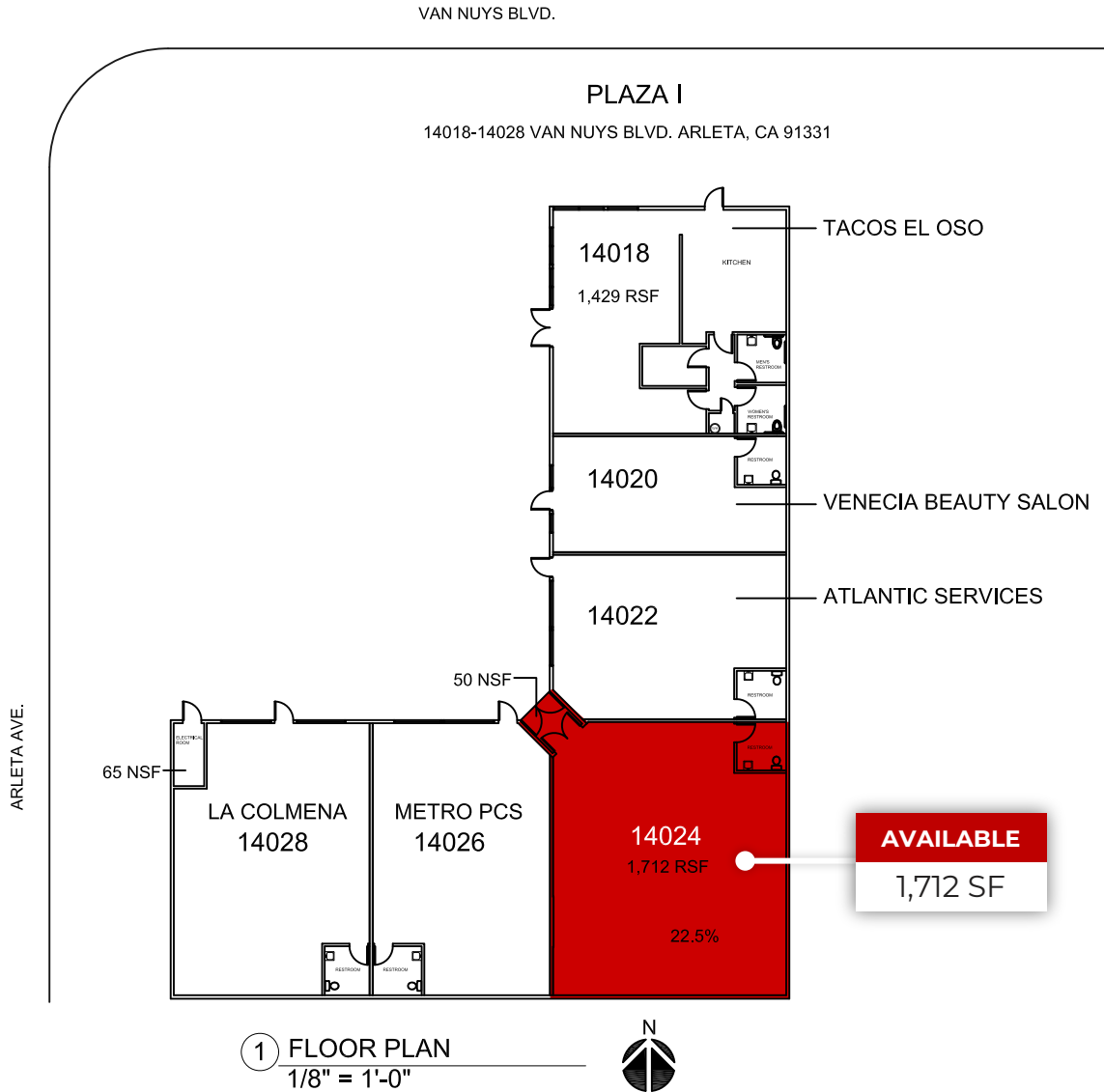
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SITE PLAN



UNITS	TENANT	GLA (SF)
14018	Tacos El Oso	1,429
14020	Venecia Beauty Salon	742
14022	Atlantic Services	1,034
14024	Available	1,712
14026	Metro PCS	1,298
14028	La Colmena	1,393

ADDRESS

14018 - 14028 Van Nuys Blvd, Pacoima CA 91331

SPACE AVAILABLE

1,712 SF

PARKING

Additional Behind the Center *(For Employees)*

USE TYPE

Retail + Office

LOCATION

Off the Van Nuys Blvd Exit & 5 Freeway

TRAFFIC COUNTS

- VPD @ Intersection

Van Nuys Blvd	47,316 VPD
Arleta Ave	29,835 VPD
I - 5 N Highway	17,481 VPD
	297,000 VPD

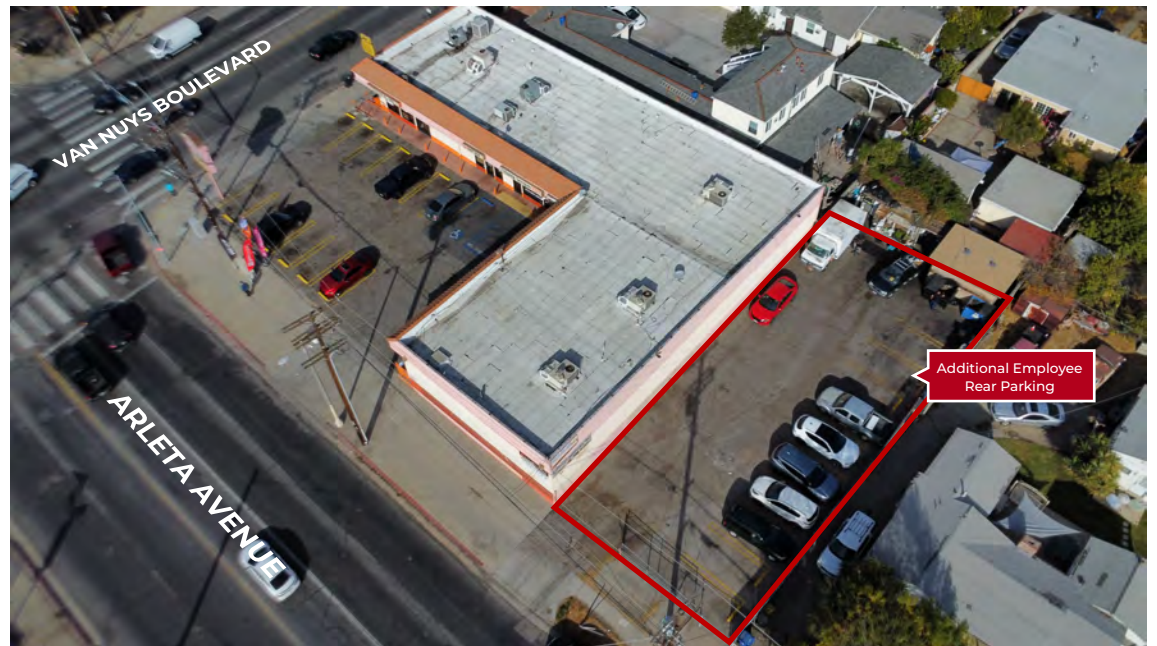
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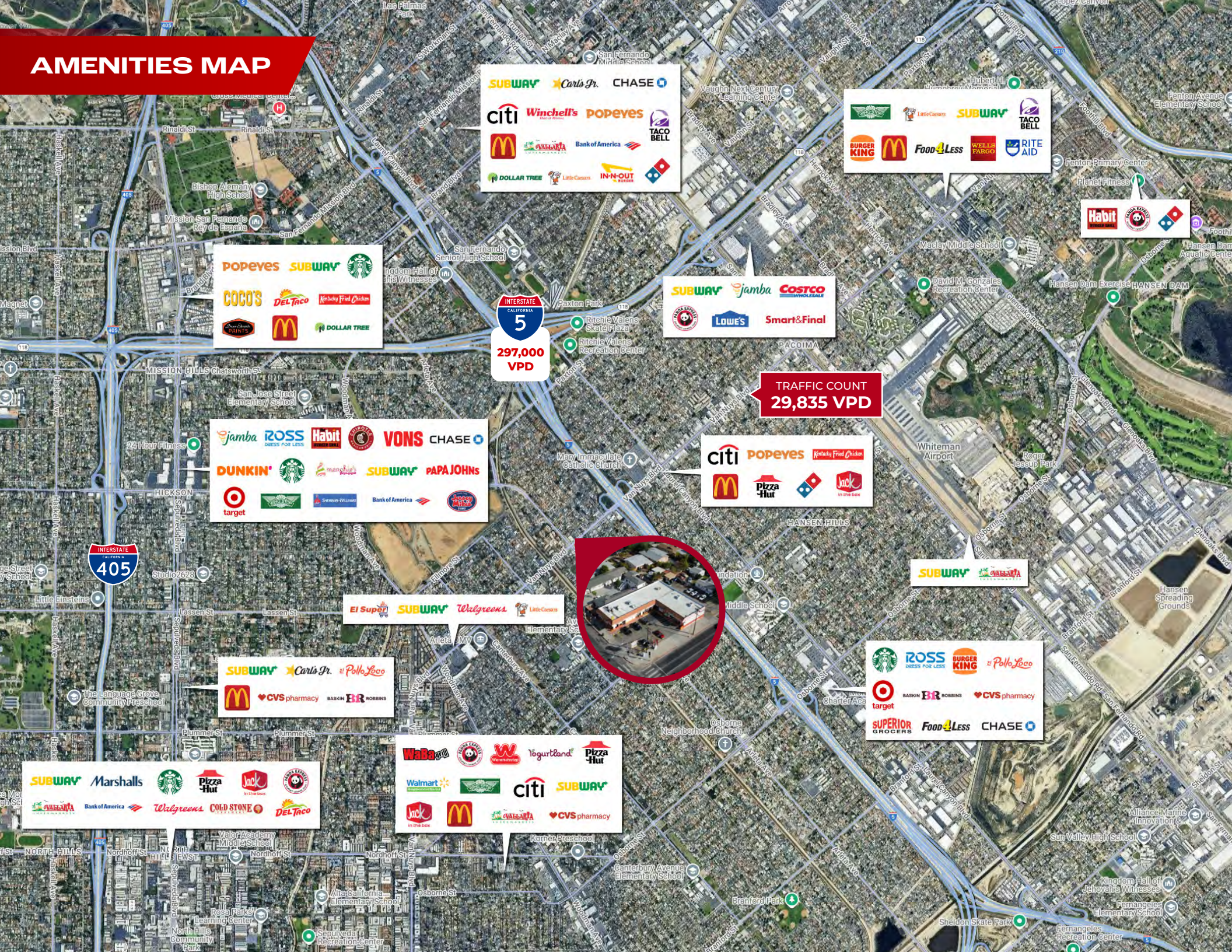
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PROPERTY PHOTOS



AMENITIES MAP



AMENITIES LIST 1:

- SUBWAY
- Carls Jr.
- CHASE
- citi
- Winchell's
- POPEYES
- McDonald's
- CVS pharmacy
- Bank of America
- TACO BELL
- DOLLAR TREE
- Little Caesars
- IN-N-OUT

AMENITIES LIST 2:

- WELLS FARGO
- Little Caesars
- SUBWAY
- TACO BELL
- BURGER KING
- McDonald's
- Food 4 Less
- WELLS FARGO
- RITE AID

AMENITIES LIST 3:

- Habit
- CVS pharmacy
- IN-N-OUT

AMENITIES LIST 4:

- POPEYES
- SUBWAY
- Starbucks
- COCO'S
- DEL TACO
- Kentucky Fried Chicken
- McDonald's
- DOLLAR TREE

INTERSTATE CALIFORNIA 5
297,000 VPD

AMENITIES LIST 5:

- SUBWAY
- Jamba
- COSTCO
- LOWE'S
- Smart&Final

TRAFFIC COUNT 29,835 VPD

AMENITIES LIST 6:

- Jamba
- ROSS DRESS FOR LESS
- Habit
- VONS
- CHASE
- DUNKIN'
- Starbucks
- Subway
- PAPAJOHNS
- target
- Bank of America

AMENITIES LIST 7:

- citi
- POPEYES
- Kentucky Fried Chicken
- McDonald's
- Pizza Hut
- IN-N-OUT
- Wendy's



AMENITIES LIST 8:

- El Super
- SUBWAY
- Walgreens
- Little Caesars

AMENITIES LIST 9:

- SUBWAY
- Carls Jr.
- Pollo Loco
- McDonald's
- CVS pharmacy
- BASKIN ROBBINS

AMENITIES LIST 10:

- Starbucks
- ROSS DRESS FOR LESS
- BURGER KING
- Pollo Loco
- target
- BASKIN ROBBINS
- CVS pharmacy
- SUPERIOR GROCERS
- Food 4 Less
- CHASE

AMENITIES LIST 11:

- SUBWAY
- Marshalls
- Starbucks
- Pizza Hut
- Jack In the Box
- CVS pharmacy
- Walmart
- Bank of America
- Walgreens
- COLD STONE
- DEL TACO

AMENITIES LIST 12:

- Walmart
- Wendy's
- Yogurtland
- Pizza Hut
- citi
- SUBWAY
- Jack In the Box
- McDonald's
- CVS pharmacy

AREA OVERVIEW

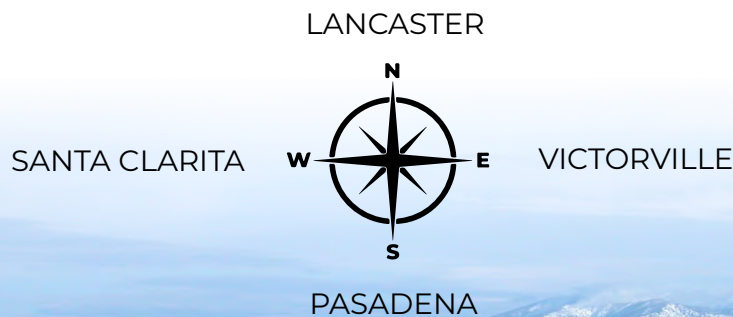
PACOIMA OVERVIEW

Pacoima is a neighborhood in Los Angeles, California with a population of 75,257. Pacoima is in Los Angeles County. Living in Pacoima offers residents a dense suburban feel and most residents own their homes. In Pacoima there are a lot of parks. Many families live in Pacoima and residents tend to be liberal. The public schools in Pacoima are above average.

Like many neighborhoods in Los Angeles, Pacoima's residential development was a response to the city's growth as an industrial hub during and after World War II. Now, the community is mostly made up of families who put down roots decades ago. People that want to live in Pacoima just gravitate toward it "It's multigenerational."

The majority of homes in Pacoima are ranchers built in the mid-20th century. Smaller ranch-style houses start at \$450,000 and can go as high as \$900,000. While these are older homes, many owners build on accessory dwelling units to augment available space. Most of the new properties are condos or townhouses, as multi-unit homes are very popular among community members.

SURROUNDING NEIGHBORHOODS



EXCELLENT NEARBY AMENITIES



Home to many outdoor attractions such as DryTown Water Park and Antelope Valley Poppy Reserve, visitors can explore nature at its finest when visiting Palmdale. There are also plenty of cultural attractions including museums, galleries and art venues.

PARKS & RECREATION



Amidst the urban landscape, the parks in and around the Pacoima neighborhood offer residents and visitors an escape into nature. From serene picnic spots and playgrounds to sports facilities and walking trails, these parks provide a perfect backdrop for relaxation and outdoor activities.

COMMUNITY OUTREACH



Pacoima Beautiful (PB) was founded in 1996 by five relentless mothers who knew that the only way to create a safer and cleaner community for their children and neighbors was through collective action. The beautification projects of our founding mothers set the grassroots foundation that our historically women led organization has stood by for the past 25 years.



DEMOGRAPHIC DATA



POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	34,838	288,577	634,194
Estimated Households	8,376	76,998	186,770
Median Age	35.1	35	36.2

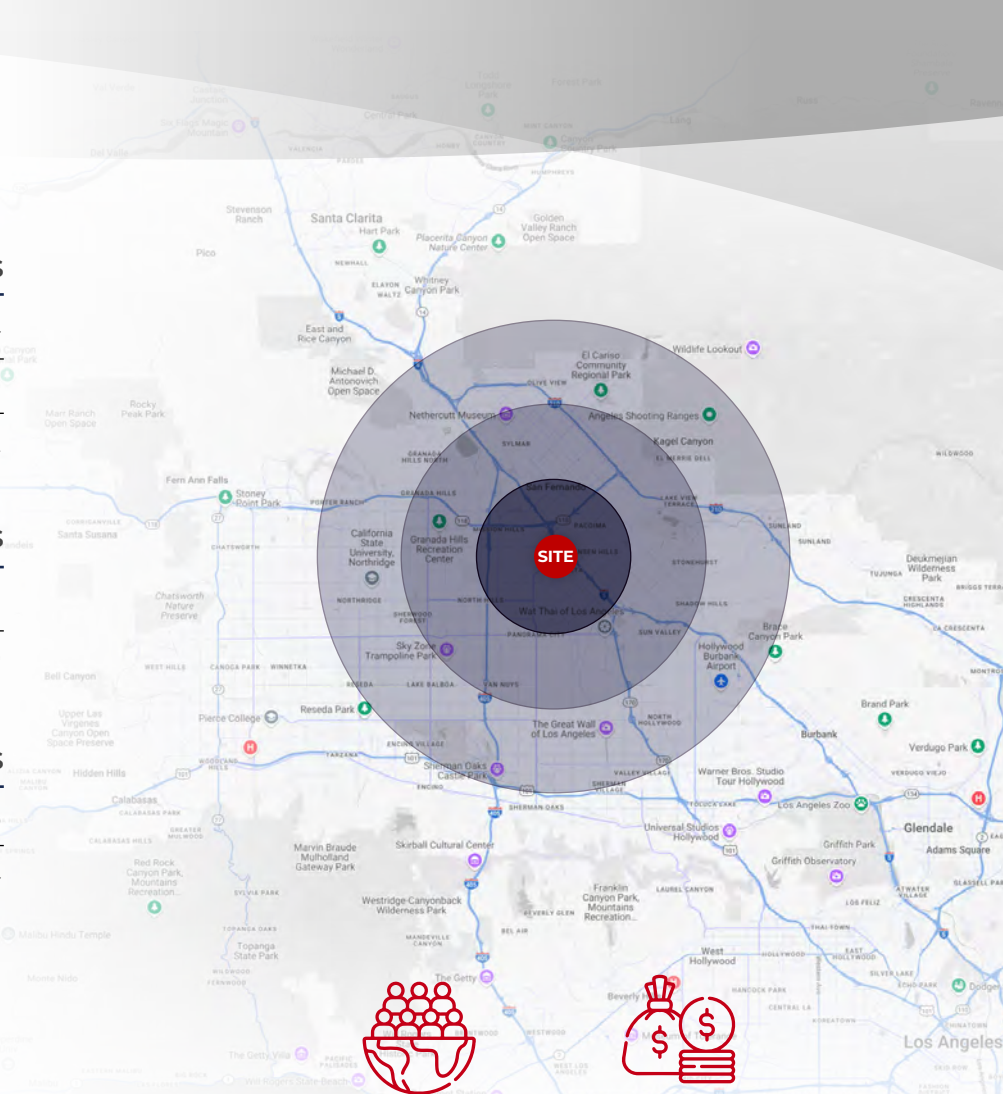
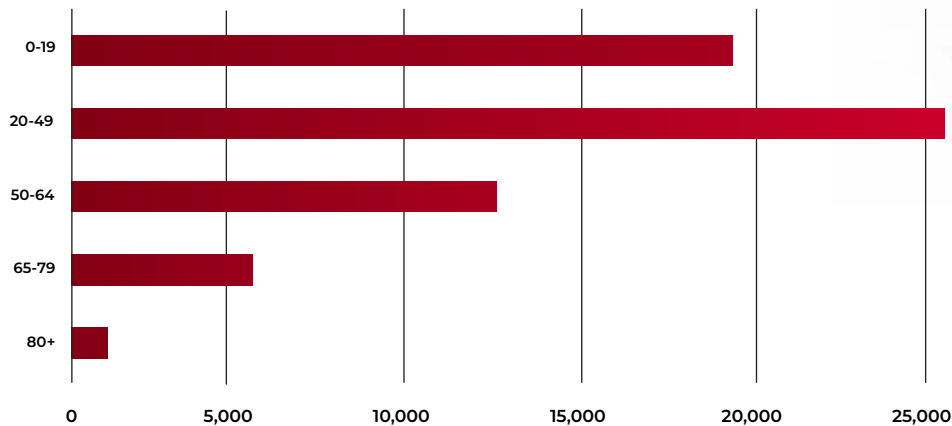


HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$113,152	\$101,743	\$106,081
Median Household Income	\$87,253	\$78,569	\$80,830



DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
Total Businesses	504	8,091	24,395
Total Employees	2,859	67,885	192,234

AGE DISTRIBUTION



634,194*
TOTAL POPULATION



\$106,081*
AVERAGE INCOME



192,234*
DAYTIME EMPLOYMENT



24,395*
TOTAL BUSINESSES

*** 5 MILE RADIUS**

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