

FOR LEASE

BRANWOOD CENTER

8614-8632 WOODMAN AVENUE | PACOIMA, CA 91331

AVAILABLE

+/-606 SF

WOODMAN AVE.

DAVID GUARDADO

CALDRE #1837493

818.380.9972

DAVIDG@CBM1.COM

CBM1.COM

CBM1

LEASING

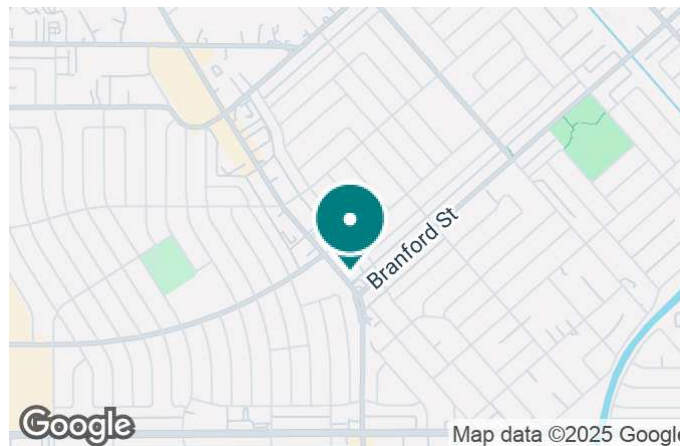
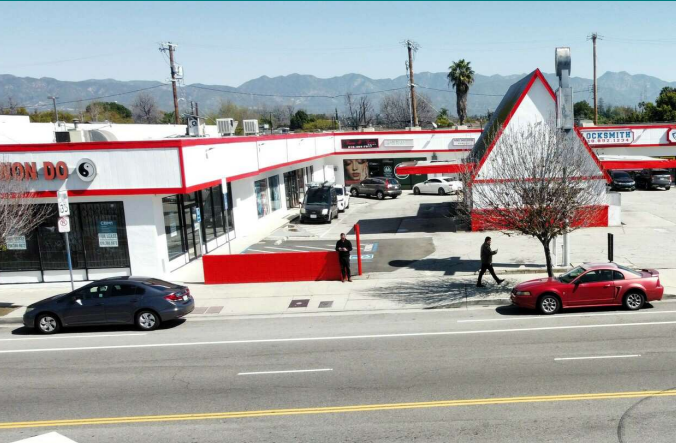
BROKERAGE

INVESTMENTS

FEATURES & AMENITIES

BRANWOOD CENTER | 8614-8632 WOODMAN AVENUE, PACOIMA, CA 91331

BROCHURE | PAGE 2



FEATURES & AMENITIES

- Available +/-606 SF
- Ample Parking in Convenient Onsite Lot
- High Street Visibility With +/-160 Feet of Frontage on Woodman Ave
- Pole Signage Available
- Strong Area Population and Income Demographics
- Situated at the Busy Intersection of Woodman + Chase Boasting High Traffic Counts

- Adjacent to National Retailers

EXCLUSIVELY REPRESENTED BY

DAVID GUARDADO

CALDRE #1837493

818.380.9972

DAVIDG@CBM1.COM

NEIGHBORING RETAILERS



Shoes. Style. Selection



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	10,158	100,519	230,870
Total Population	36,772	343,584	718,796
Average HH Income	\$85,896	\$72,220	\$79,654

PROPERTY SUMMARY

BRANWOOD CENTER | 8614-8632 WOODMAN AVENUE, PACOIMA, CA 91331

BROCHURE | PAGE 3



PROPERTY DESCRIPTION

Last Space Available for Lease in this recently remodeled neighborhood shopping center. Unit is approx. +/-606 suitable for various retail and office uses. A bustling, well-patronized center, the property features excellent visibility on a heavily trafficked area thoroughfare, pole signage, and ample parking on a sizable onsite lot.

LOCATION DESCRIPTION

Located on Woodman Avenue near the intersection of Chase Street near Roscoe, which serves as one of the San Fernando Valley's main East-West arteries. Centrally located, the site offers convenient access to the 5, 405, and 118 freeways and is close to the recently remodeled Kaiser Permanente Hospital. Surrounded by numerous national and regional retailers and residential dwellings, the property benefits from a substantial audience.

OFFERING SUMMARY

Lease Rate:	\$3.00 SF/month (NNN)
Number of Units:	9
Available SF:	606 SF
Lot Size:	29,983 SF
Building Size:	9,791 SF

SPACES	LEASE RATE	SPACE SIZE
8622 Woodman Ave.	\$3.00 SF/month	606 SF

DAVID GUARDADO

CALDRE #1837493
818.380.9972
DAVIDG@CBM1.COM

ADDITIONAL PHOTOS

BRANWOOD CENTER | 8614-8632 WOODMAN AVENUE, PACOIMA, CA 91331

BROCHURE | PAGE 4



DAVID GUARDADO

CALDRE #1837493

818.380.9972

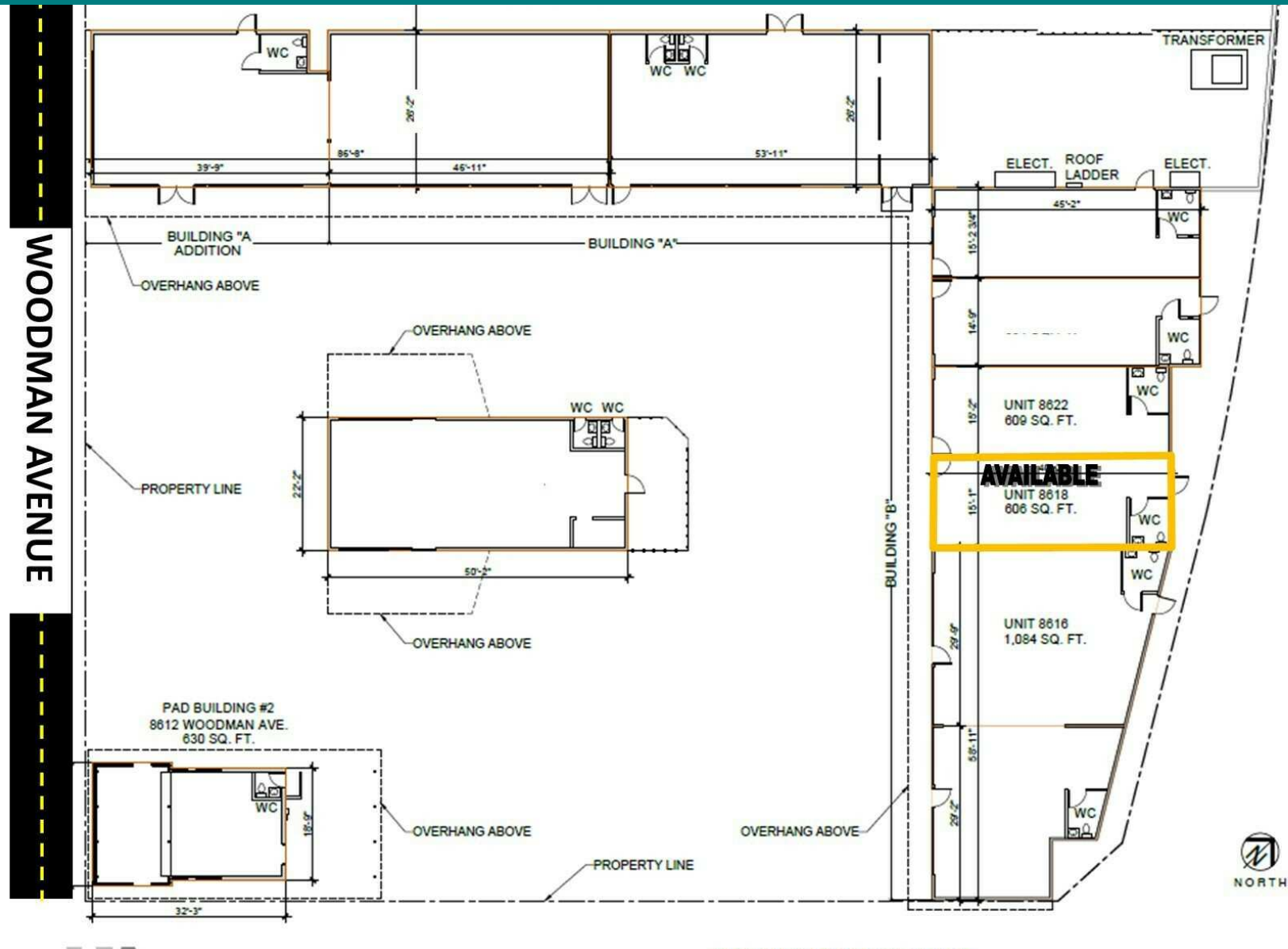
DAVIDG@CBM1.COM

CBM makes no warranties or guarantees as to the accuracy of the information provided herein, it has been obtained from sources considered credible, however, it has not been verified. The information contained herein is subject to errors and omissions and is subject to change without notice. Any and all projections, opinions, assumptions, and/or estimates provided are for the purposes of example and may not represent actual performance of this property. CBM is performing acts that require a real estate license. CA Real Estate Brokers Lic # 02130240

SITE PLAN

BRANWOOD CENTER | 8614-8632 WOODMAN AVENUE, PACOIMA, CA 91331

BROCHURE | PAGE 5

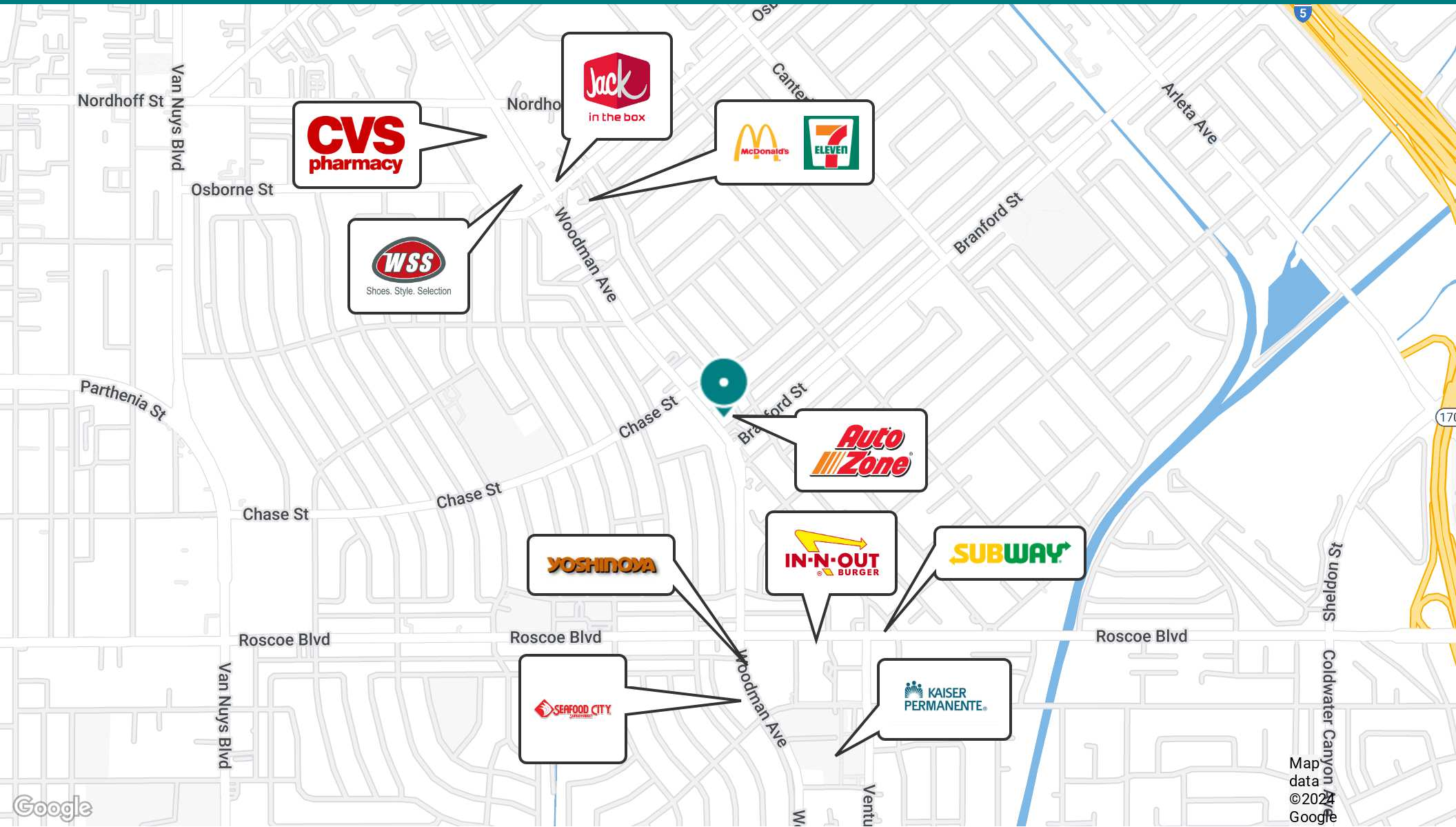


DAVID GUARDADO
CALDRE #1837493
818.380.9972
DAVIDG@CBM1.COM

LOCATION MAP

BRANWOOD CENTER | 8614-8632 WOODMAN AVENUE, PACOIMA, CA 91331

BROCHURE | PAGE 6



Map
data
© 2024
Google

DAVID GUARDADO

CALBRE #1837493

818.380.9972

DAVIDG@CBM1.COM

DEMOGRAPHICS MAP & REPORT

BRANWOOD CENTER | 8614-8632 WOODMAN AVENUE, PACOIMA, CA 91331

BROCHURE | PAGE 7

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	36,772	343,584	718,796
Average Age	37.7	34.6	36.0
Average Age (Male)	36.1	33.9	35.3
Average Age (Female)	39.7	35.6	36.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,158	100,519	230,870
# of Persons per HH	3.6	3.4	3.1
Average HH Income	\$85,896	\$72,220	\$79,654
Average House Value	\$491,517	\$456,552	\$524,068
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	64.5%	69.7%	61.9%
RACE	1 MILE	3 MILES	5 MILES
% White	37.8%	42.6%	50.9%
% Black	1.6%	3.3%	4.0%
% Asian	18.9%	9.7%	8.4%
% Hawaiian	0.1%	0.1%	0.1%
% American Indian	0.3%	0.7%	0.6%
% Other	36.3%	37.4%	28.7%

2020 American Community Survey (ACS)

DAVID GUARDADO

CALDRE #1837493

818.380.9972

DAVIDG@CBM1.COM

