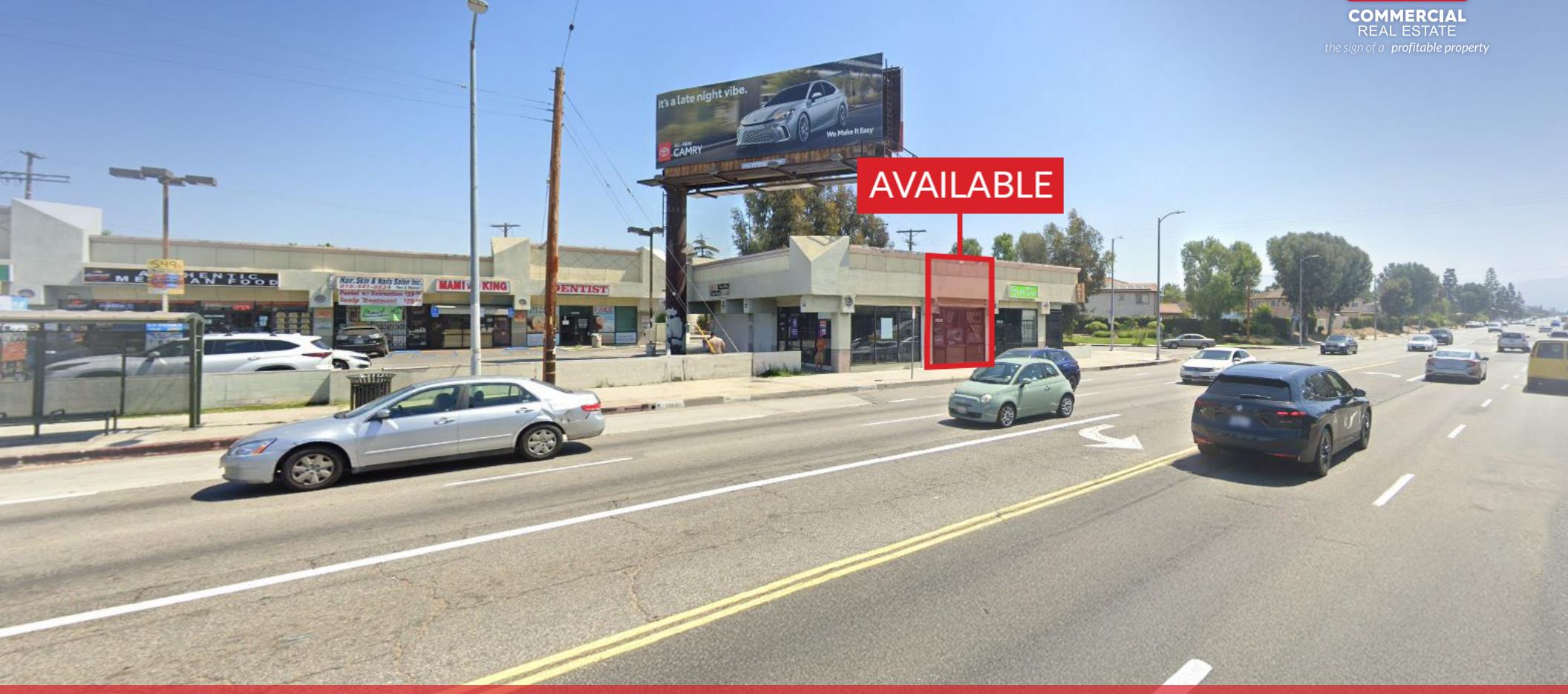




COMMERCIAL  
REAL ESTATE  
the sign of a *profitable* property



## RETAIL ENDCAP SPACE AVAILABLE ON HIGH TRAFFIC CORNER

13541-13559 Roscoe Blvd, Panorama City, CA 91402



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RETAIL ENDCAP SPACE  
PANORAMA CITY

# PROPERTY FEATURES

13541-13559 Roscoe Blvd, Panorama City, CA 91402



## APPROX. 729 SF

### RETAIL SPACE AVAILABLE

- ✓ Located in a dense residential block
- ✓ Onsite parking
- ✓ High traffic counts along this section of Roscoe Blvd ( $\pm 45,000$  cars daily)

## AREA AMENITIES

- ✓ Located in the heart of Panorama City, directly across from Kaiser Permanente Medical Center
- ✓ Prime signalized corner location with excellent visibility and exposure
- ✓ Located at SW signalized corner of Roscoe Blvd.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	30,872	342,363	707,448
Avg. HH Income	\$97,756	\$80,415	\$91,655
Daytime Pop	25,611	275,549	576,151
Traffic Count	$\pm 47,954$ CPD ON ROSCOE BLVD		



Sleep  
LESS SLEEP MORE  
SLEEP

CHIPOTLE  
MEXICAN GRILL

CITI

CVS  
armacy

WSS

SUBWAY

Jack  
in the box

Denny's

Pep Boys

Starbucks

KFC

AutoZone

ups

menchie's  
smoothie

IHOP

McDonald's

Pollo  
Loco

El Super

BANK OF AMERICA

**AERIAL MAP**



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