



COMMERCIAL
REAL ESTATE
the sign of a profitable property



AVAILABLE

RETAIL ENDCAP SPACE AVAILABLE ON HIGH TRAFFIC CORNER

13541-13559 Roscoe Blvd, Panorama City, CA 91402



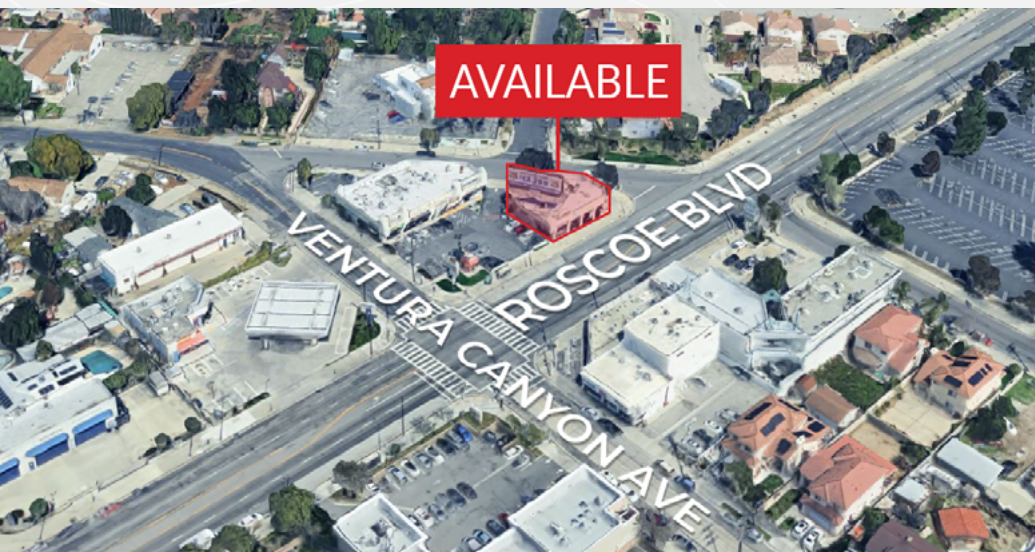
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PROPERTY FEATURES

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 (±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	± 47,954 CPD ON ROSCOE BLVD		



AVAILABLE

LIVING SPACES



AERIAL MAP



COMMERCIAL
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