

# RETAIL & MEDICAL AVAILABLE ON HIGH TRAFFIC INTERSECTION

14453-14455 Roscoe Blvd., Panorama City, CA 91402



AVAILABLE  
±1,322 SF

AVAILABLE  
±1,064-2,129 SF



**ARMEN TCHAPANIAN (818) 697-9362**  
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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 footage 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

- Approx. 1,064-2,129 SF
- Storefront retail
- Dense population
- Easy access to public transit
- Professional daytime consumers

## AREA AMENITIES

- Huge traffic counts
- Established retail corridor
- Freeway access

## DEMOS

	Population	Avg. HH Income	Daytime Pop.
<b>1 Mile</b>	60,075	\$64,905	47,151
<b>3 Miles</b>	352,128	\$77,339	281,360
<b>5 Miles</b>	746,807	\$88,333	601,231

## Traffic Count

±80,000 cars per day (at intersection)



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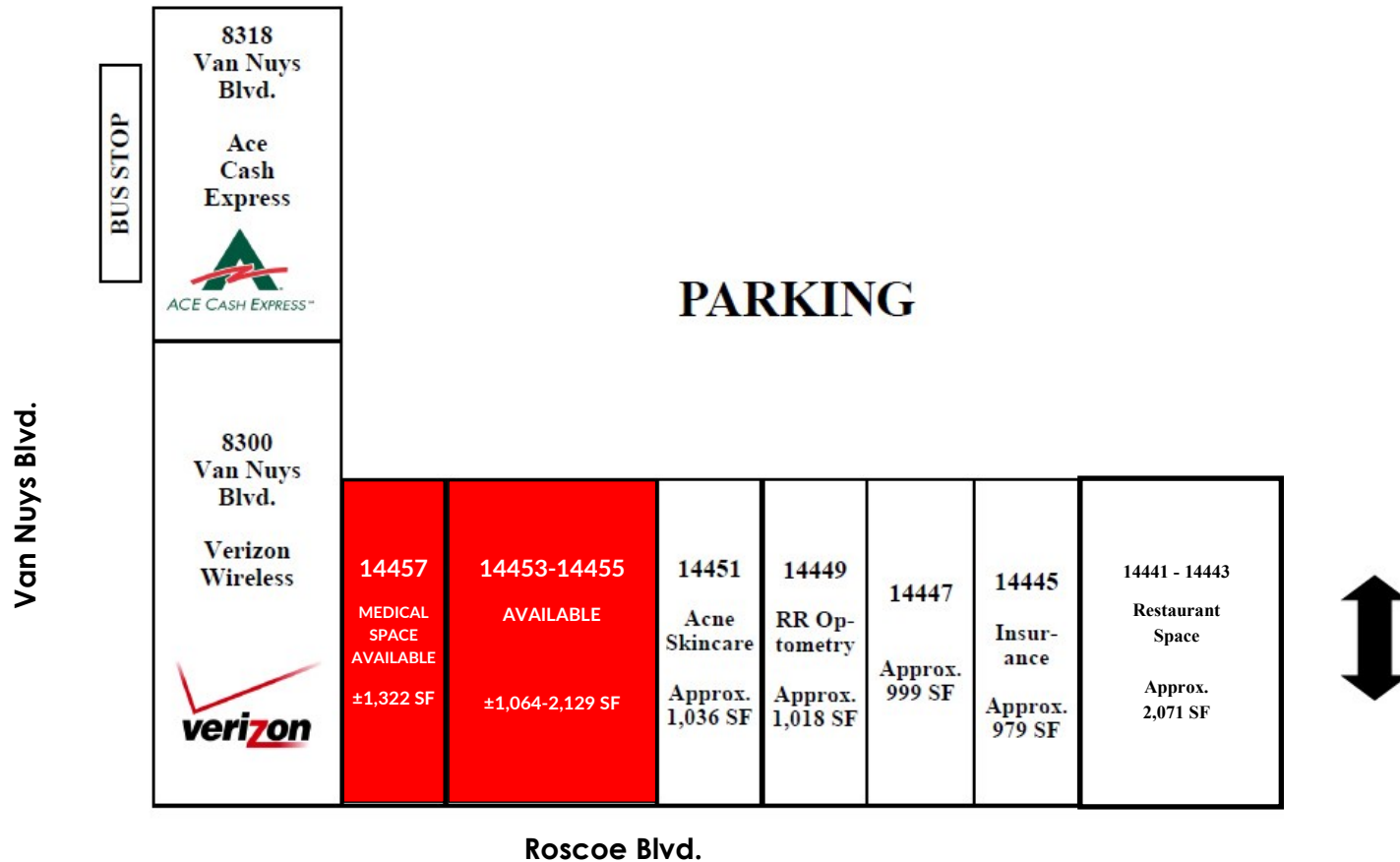
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**TOTAL BLDG. SF: 17,047**



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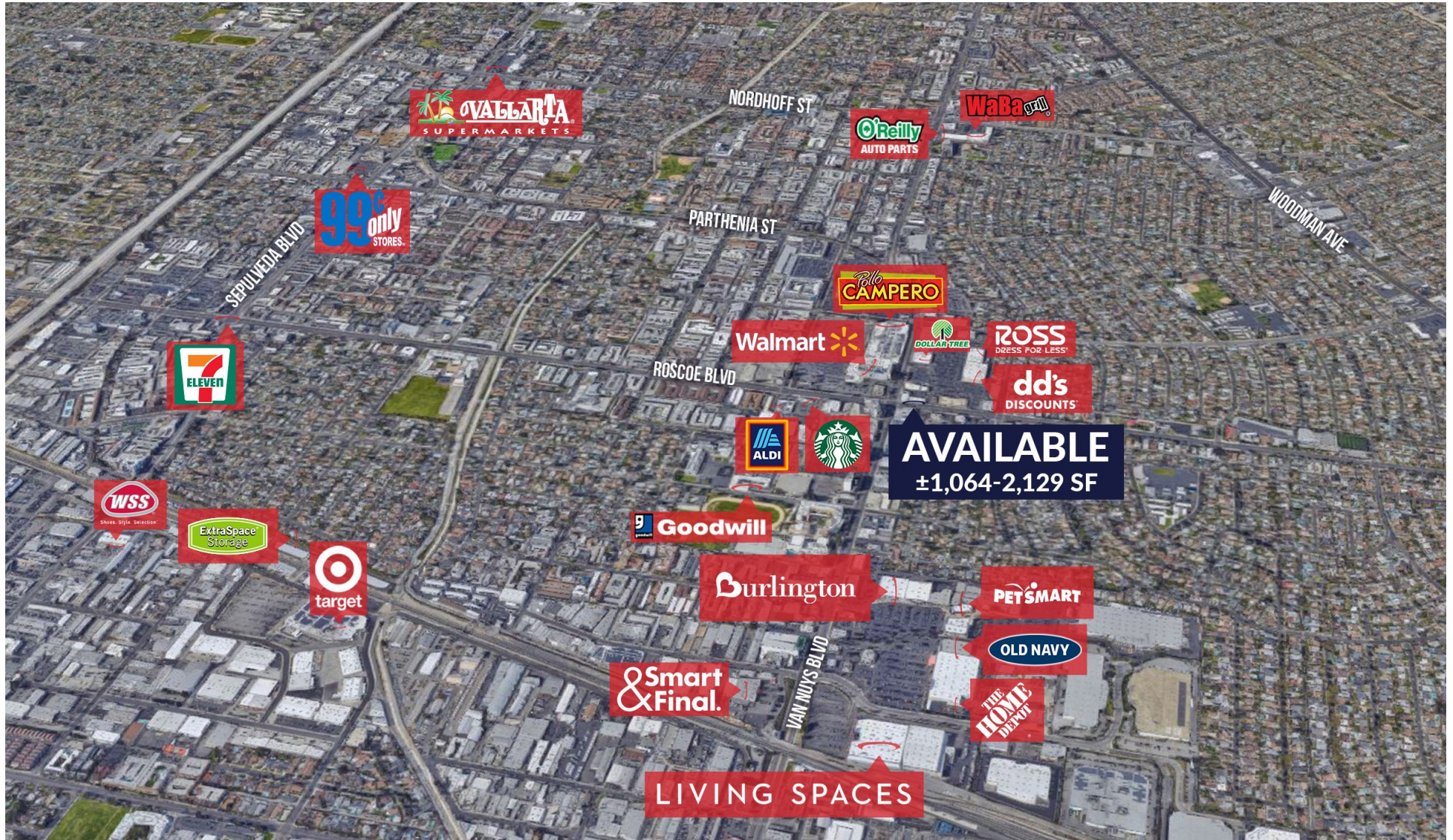


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