

# NEC CORNER OF SEPULVEDA & SATICOY IN VAN NUYS Ground Lease/Drive Thru Opportunity

KENNEDY WILSON

BROKERAGE

7610 Sepulveda Blvd. & 15243 Saticoy St., Van Nuys, CA 91405



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## Ground Lease/Drive Thru Resturant Opportunity

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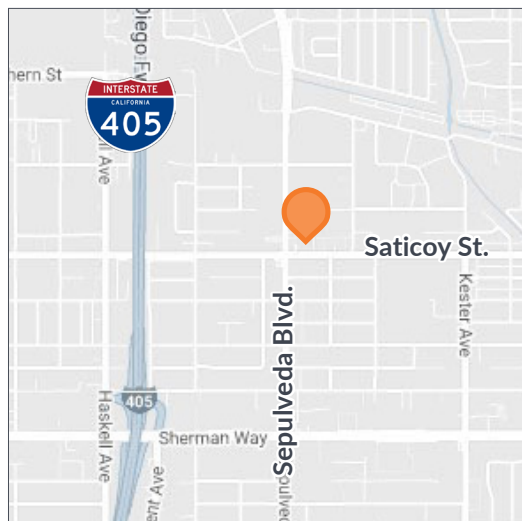
### AVAILABLE

Lot Size: ±35,201 SF  
APN: 2209-034-033 & 2209-034-019  
Zoning: LAC2  
Rent: Call broker for details  
Lease Type: Ground lease/building lease

### PROPERTY HIGHLIGHTS

- Rare corner parcel available for a potential drive thru or car wash
- Majority of tenants are on month-to-month or short-term leases
- Located at the busy intersection of Sepulveda Blvd. and Saticoy St. with ±51,253 CPD
- Located in a very dense trade area with a population of ±44,586 within one mile
- Easy access off the 405 Freeway
- Down the street from Robert Fulton College Preparatory
- Approximately one mile from the Van Nuys Airport
- Just south of the Galpin Motors Wholesale Warehouse (over 100,000 SF facility)

*\* Prospective tenants are hereby advised that all uses are subject to City approval*



### TRADE AREA



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SEPULVEDA BLVD.

2209-034-033  
±22,113 SF

2209-034-019  
±13,088 SF

±35,201 SF  
COMBINED LOT SIZE

±51,253 CPD  
AT INTERSECTION

SATICOY ST.

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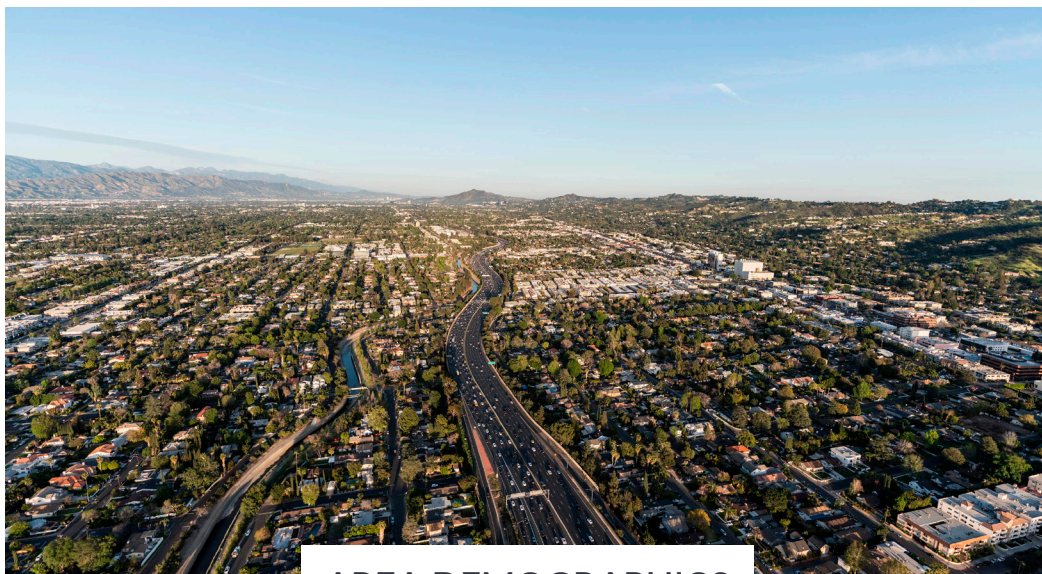
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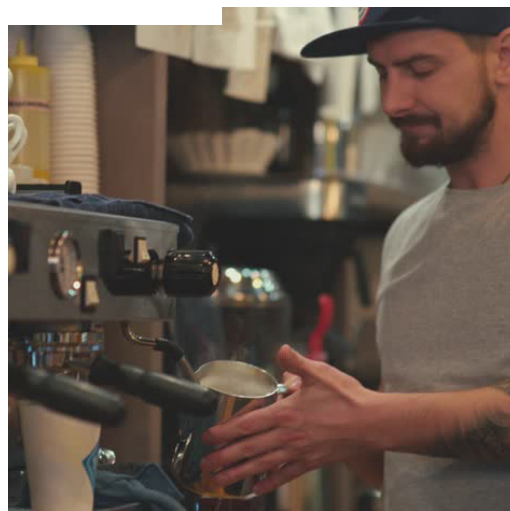
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### AREA DEMOGRAPHICS



	0.5 Mile	1 Mile	2 Miles
<b>POPULATION</b>			
<b>2024 Estimated Population</b>	<b>6,552</b>	<b>43,305</b>	<b>172,817</b>
2029 Projected Population	6,698	44,115	170,244
2020 Census Population	5,963	44,358	178,526
2010 Census Population	6,912	42,017	172,312
Projected Annual Growth 2024 to 2029	0.4%	0.4%	-0.3%
Historical Annual Growth 2010 to 2024	-0.4%	0.2%	-
2024 Median Age	36.6	35.1	34.3
<b>HOUSEHOLDS</b>			
2024 Estimated Households	2,398	15,018	54,426
2029 Projected Households	2,487	15,564	54,519
2020 Census Households	2,181	14,300	53,466
2010 Census Households	2,435	12,919	49,884
Projected Annual Growth 2024 to 2029	0.7%	0.7%	-
Historical Annual Growth 2010 to 2024	-0.1%	1.2%	0.7%
<b>RACE &amp; ETHNICITY</b>			
2024 Estimated White	34.0%	28.4%	26.6%
2024 Estimated Black or African American	7.5%	7.1%	6.2%
2024 Estimated Asian or Pacific Islander	14.2%	12.3%	12.1%
2024 Estimated American Indian or Native Alaskan	2.4%	2.1%	1.9%
2024 Estimated Other Races	42.0%	50.1%	53.2%
2024 Estimated Hispanic	50.6%	58.9%	62.1%
<b>INCOME</b>			
<b>2024 Estimated Average Household Income</b>	<b>\$108,788</b>	<b>\$89,498</b>	<b>\$88,259</b>
2024 Estimated Median Household Income	\$74,287	\$63,159	\$65,257
2024 Estimated Per Capita Income	\$40,030	\$31,245	\$28,030
<b>EDUCATION</b>			
2024 Estimated High School Graduate	22.4%	22.7%	24.9%
2024 Estimated Some College	19.9%	17.9%	17.0%
2024 Estimated Associates Degree Only	8.6%	6.7%	6.3%
2024 Estimated Bachelors Degree Only	21.7%	18.8%	16.9%
2024 Estimated Graduate Degree	7.4%	6.9%	6.2%
<b>BUSINESS</b>			
2024 Estimated Total Businesses	507	2,078	8,011
<b>2024 Estimated Total Employees</b>	<b>4,033</b>	<b>21,261</b>	<b>60,442</b>
2024 Estimated Employee Population per Business	8.0	10.2	7.5
2024 Estimated Residential Population per Business	12.9	20.8	21.6



**KENNEDY WILSON**  
**BROKERAGE**

**LEE SHAPIRO**

310-887-6226

[LShapiro@kennedywilson.com](mailto:LShapiro@kennedywilson.com)

DRE #00961769

**KYLE FISHBURN**

310-887-6216

[KFishburn@kennedywilson.com](mailto:KFishburn@kennedywilson.com)

DRE #01909843

Kennedy Wilson Brokerage | 151 S. El Camino Drive, Beverly Hills, CA 90212 | 310-887-6400

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