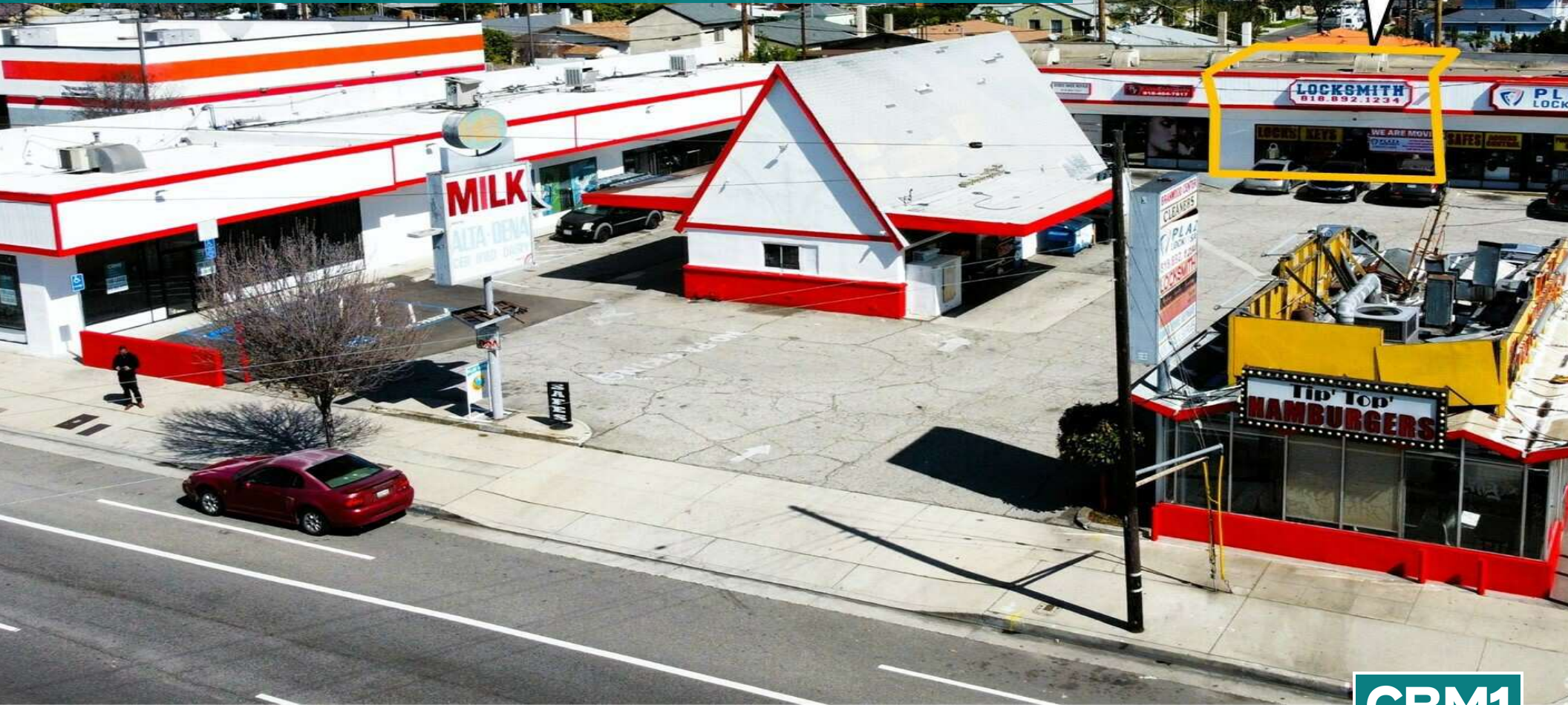


# FOR LEASE

MULTIPLE SPACES AVAILABLE IN RECENTLY REMODELED SHOPPING CENTER  
8614-8632 WOODMAN AVENUE | PACOIMA, CA 91331

AVAILABLE  
+/-1084 SF



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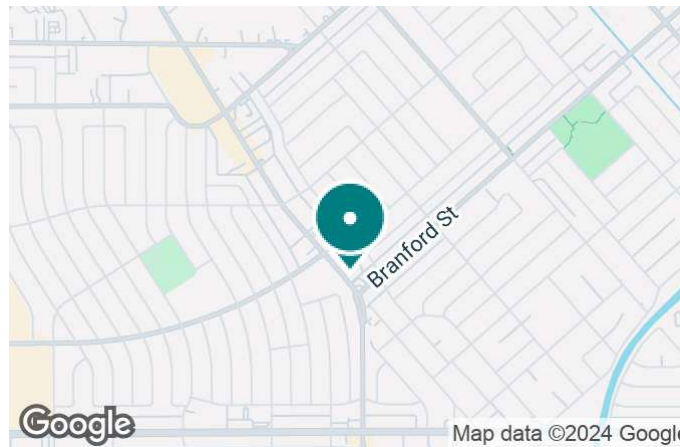
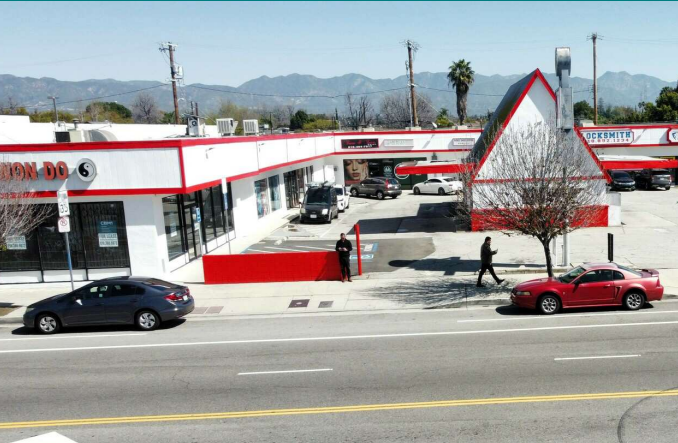
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LEASING  
BROKERAGE  
INVESTMENTS

## FEATURES & AMENITIES

MULTIPLE SPACES AVAILABLE IN RECENTLY REMODELED SHOPPING CENTER | 8614-8632 WOODMAN AVENUE, PACOIMA, CA 91331 BROCHURE | PAGE 2



### FEATURES & AMENITIES

- Multiple Units Available Ranging From +/-606 - 1084 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

#### 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

EXCLUSIVELY REPRESENTED BY

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## PROPERTY SUMMARY

MULTIPLE SPACES AVAILABLE IN RECENTLY REMODELED SHOPPING CENTER | 8614-8632 WOODMAN AVENUE, PACOIMA, CA 91331 | BROCHURE | PAGE 3



### PROPERTY DESCRIPTION

Multiple units available in this recently remodeled neighborhood shopping center. Units range from +/-606 - 1,084SF, 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.

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### OFFERING SUMMARY

Lease Rate:	\$1.98 - 3.00 SF/month (NNN)
Number of Units:	9
Available SF:	606 - 1,084 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
8616 Woodman Ave.	\$1.98 SF/month	1,084 SF

## ADDITIONAL PHOTOS

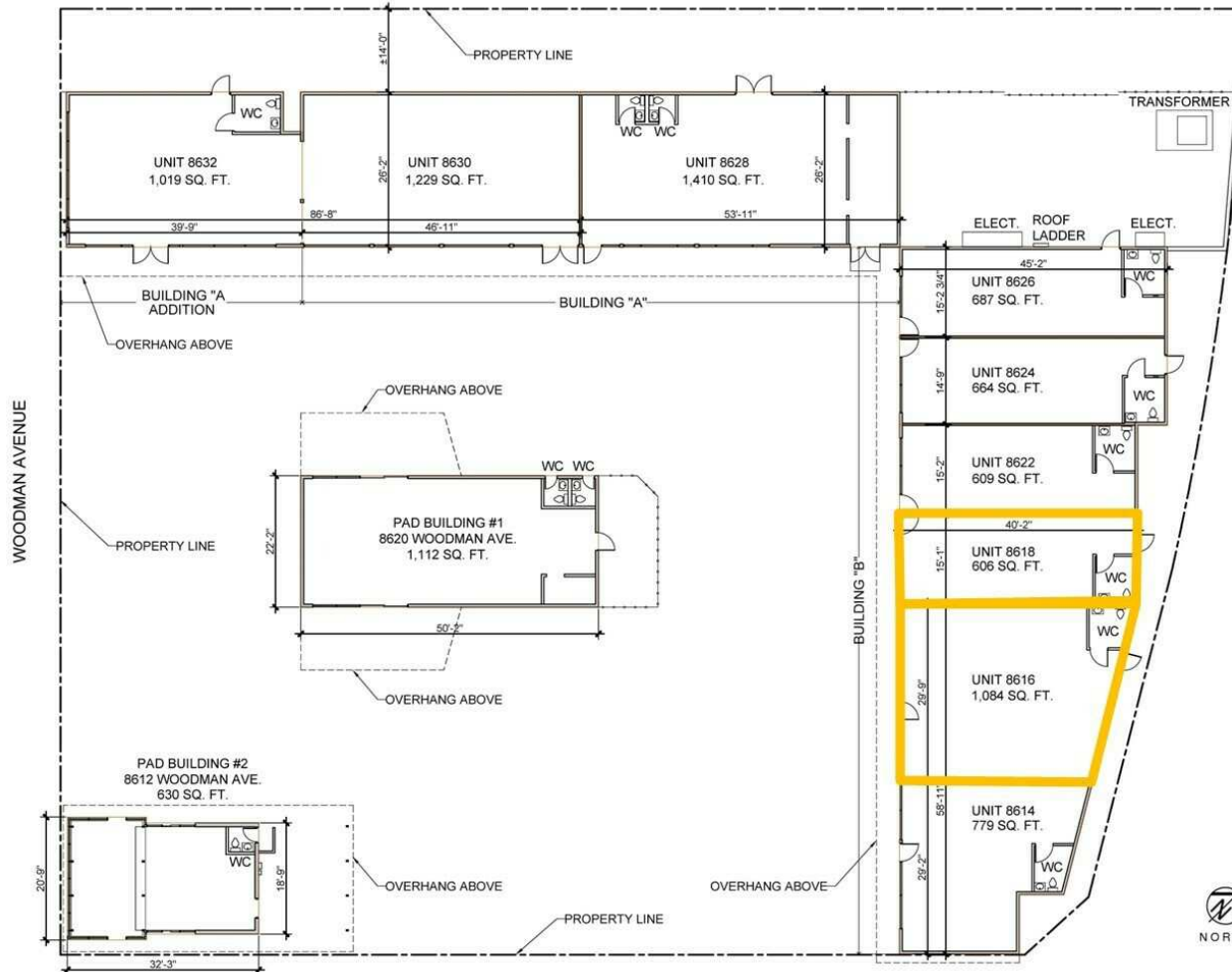
MULTIPLE SPACES AVAILABLE IN RECENTLY REMODELED SHOPPING CENTER | 8614-8632 WOODMAN AVENUE, PACOIMA, CA 91331 | BROCHURE | PAGE 4



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## SITE PLAN

MULTIPLE SPACES AVAILABLE IN RECENTLY REMODELED SHOPPING CENTER | 8614-8632 WOODMAN AVENUE, PACOIMA, CA 91331 | BROCHURE | PAGE 5



<p><b>BUILDING A</b></p> <p>UNIT 8632 = 1,019 S.F. UNIT 8630 = 1,229 S.F. • TAE KWON DOW (2,248 S.F.)</p> <p>UNIT 8628 = 1,410 S.F. • VACANT</p> <p>TOTAL BUILDING A = 3,658 S.F.</p>
<p><b>BUILDING B</b></p> <p>UNIT 8626 = 687 S.F. • HAIR SALON</p> <p>UNIT 8624 = 664 S.F. • AA</p> <p>UNIT 8622 = 609 S.F. • SHOE REPAIR</p> <p>UNIT 8618 = 606 S.F. • MAKEUP STUDIO</p> <p>UNIT 8616 = 1,084 S.F. UNIT 8614 = 779 S.F. • LOCKSMITH (1,863 S.F.)</p> <p>TOTAL BUILDING B : 4,429 S.F.</p>
<p><b>PAD BUILDING 1</b></p> <p>UNIT 8620 = 1,112 S.F. • ALTA-DENA DAIRY</p>
<p><b>PAD BUILDING 2</b></p> <p>UNIT 8612 = 630 S.F. • TIP TOP BURGERS</p>
<p><b>TOTAL BUILDING AREA</b></p> <p>= 9,829 S.F.</p>

REMARKS:  
THE LEASE AREAS DESCRIBED IN THIS DIAGRAM REPRESENT THE FIELD DOCUMENTATION PERFORMED BY DHA ON 01.24.22. PLEASE NOTE THAT MEASUREMENT OF THESE LEASE AREAS WAS DONE USING A HAND HELD MEASURING DEVICE WHICH MAY YIELD A MARGIN OF ERROR OF 1" TO 3". THEREFORE, THE SQUARE FOOTAGES ARE APPROXIMATE AND ARE NOT 100% ACCURATE.



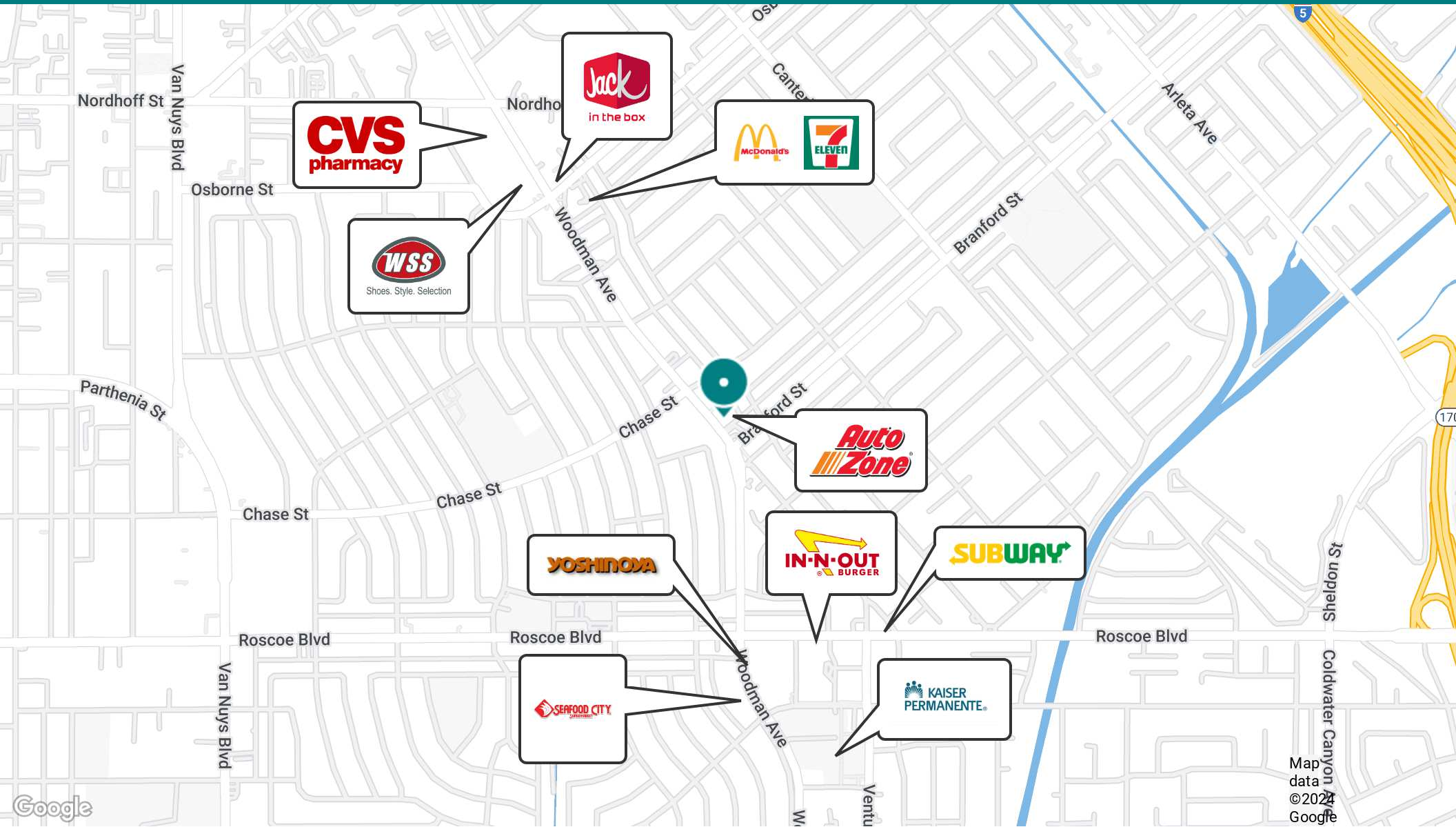
LEASE AREAS FIELD DOCUMENTATION  
8626 WOODMAN AVE., ARLETA, LOS ANGELES, CA  
PROJECT NO. 24-002.10 01.30.2024

BRIGHT CHOICE CORPORATION

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## LOCATION MAP

MULTIPLE SPACES AVAILABLE IN RECENTLY REMODELED SHOPPING CENTER | 8614-8632 WOODMAN AVENUE, PACOIMA, CA 91331 | BROCHURE | PAGE 6



Map data ©2024 Google

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## DEMOGRAPHICS MAP & REPORT

MULTIPLE SPACES AVAILABLE IN RECENTLY REMODELED SHOPPING 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)

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