



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property



BALBOA MISSION SQUARE

11112-11160 Balboa Blvd. & 16901-16915 San Fernando Mission Blvd., Granada Hills, CA 91344



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DRE#00923779



5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

RETAIL SPACES
GRANADA HILLS, CA

EXCLUSIVELY LISTED BY

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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 foot-age 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.

5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

PROPERTY FEATURES

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APPROX. 38 - 25,488 SF

FORMER PEP BOYS RETAIL SPACE AVAILABLE

- ✓ Unit #11130: ±25,488 SF Drive in bay, dock-high loading, and 3 ADA restrooms available in unit
- ✓ Unit #11138: ±1,048 SF Former nail salon, positioned in line with Chase
- ✓ Bank and several strong restaurant tenants
- ✓ Kiosk: ±38 SF Formerly a locksmith. Excellent for a variety of retail concepts. Firm rate: \$1,100
- ✓ Dual grocery anchored center: Trader Joe's and Island Pacific Supermarket
- ✓ Other national retailers at the intersection include Vons, Ross, Target, Unleashed, and Wells Fargo
- ✓ Located just off the 118 fwy at Balboa Blvd
- ✓ 404 surface parking spaces (Ratio 3.36/1,000 SF)

AREA AMENITIES

- ✓ High income trade area
- ✓ Strong population density
- ✓ New high-density residential developments underway
- ✓ Proximal to John F Kennedy High School, and Tulsa Street and Granada Hills Elementary Schools
- ✓ Very low vacancy in the trade area

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	22,695	145,056	488,767
 Avg. HH Income	\$116,954	\$117,028	\$115,773
 Daytime Pop	20,662	139,090	464,117
 Traffic Count	± 60,332 CPD ON SAN FERNANDO MISSION & BALBOA BLVD		

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RENDERINGS

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*CONCEPT RENDERINGS ONLY, ACTUAL REMODEL MAY CHANGE

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EXTERIOR PHOTOS

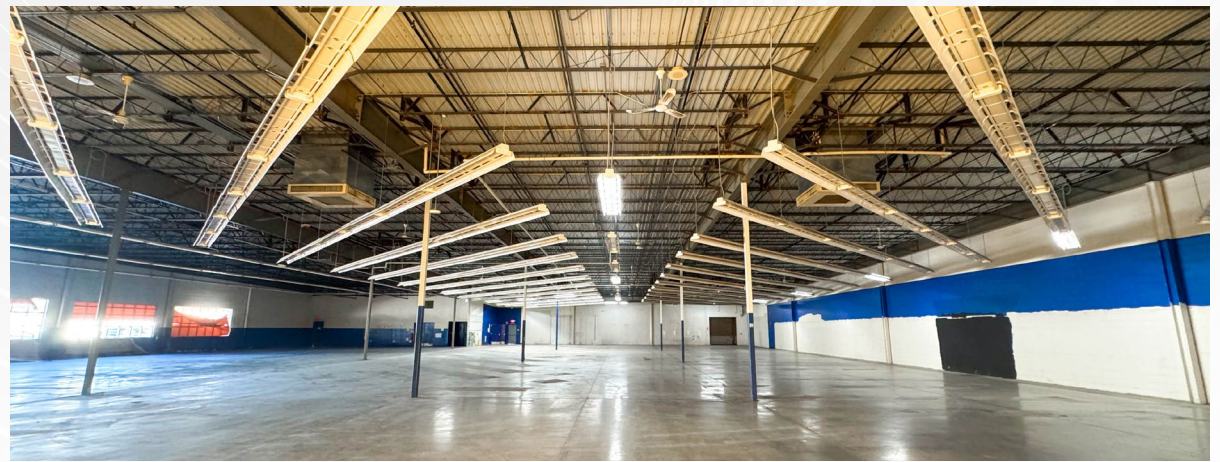
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RETAIL SPACES
GRANADA HILLS, CA

UNIT 11130

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RETAIL SPACES
GRANADA HILLS, CA

UNIT 11138

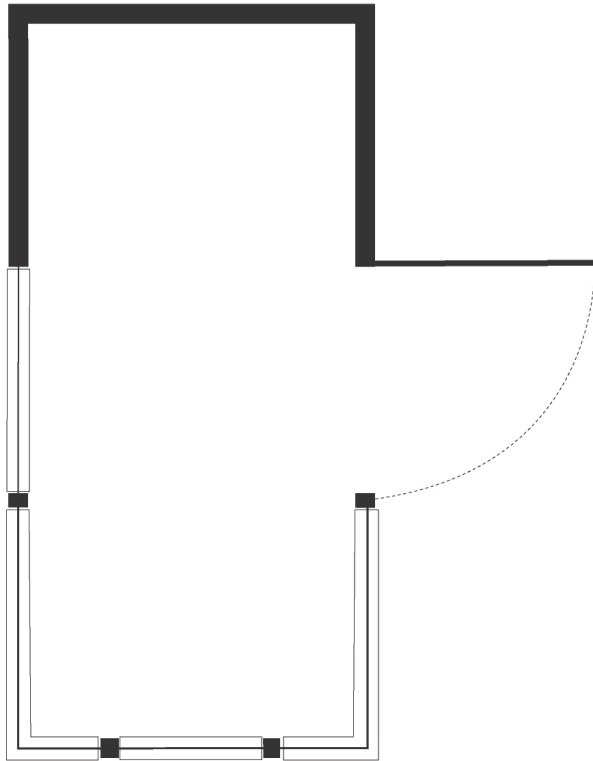
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RETAIL SPACES
GRANADA HILLS, CA

KIOSK

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SITE PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AVAILABLE





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