

405 & Roscoe Blvd

15725 Roscoe Boulevard | North Hills, CA 91343



Freeway Adjacent Pad Development

15725 ROSCOE BLVD

Parcel No. 2673-014-068

±15,443 SF of Land / ±0.35 Acre

Ideal for Fast Food / Drive-Thru-By Right

DESCRIPTION

- Well positioned to service large daytime employment immediately to the south and massive residential base & immediately to the north along with capable regional pull via 405 freeway
- Subject located at signalized intersection
- Improvement access to Roscoe and surrounding intersection coming soon
- High density, population over 264K and daytime population over 214K within a 3 mile radius
- Diverse ethnic population within the 1 mile radius
- Great frontage along Roscoe Blvd (over 42K CPD)

2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	35,463	264,261	422,354
Avg Household Income	\$87,377	\$103,839	\$120,423
Daytime Population	34,189	214,799	411,201

Source: Esri

TRAFFIC COUNTS

Roscoe Blvd

approx. 46,000 cpd

I-405 Fwy

approx. 400,000 cpd

Source: Costar

CONTACT

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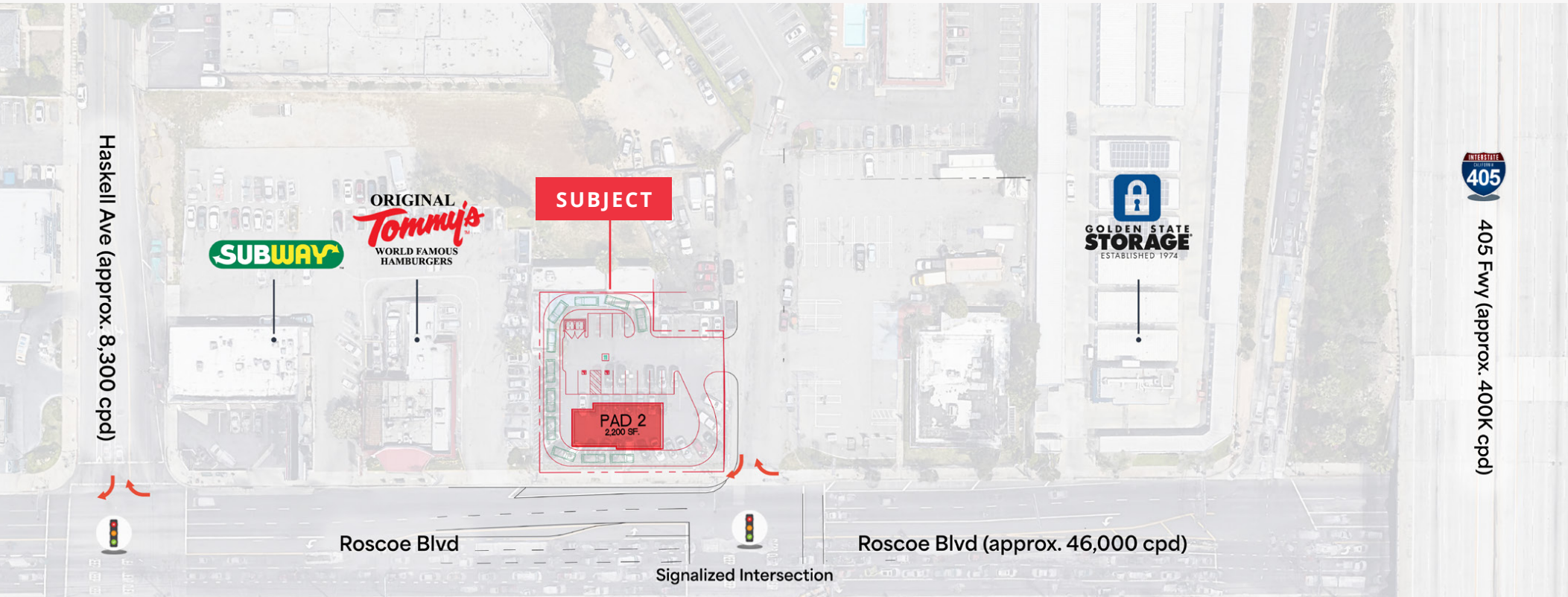
610 Newport Center Dr., Ste. 1500, Newport Beach, CA 92660

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SUBJECT PAD

±15,443 SF of Land

±0.35 Acre

Ideal for Fast Food / Drive-Thru-By Right Concept

Grandfathered pole sign visible from Freeway

Building: ±2,200 SF

Parking Provided: 11 Stalls

Parcel No. : 2673-014-068

Commercial Zone: LAC2

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