

# FORMER RESTAURANT AVAILABLE

LA PICO PLAZA

7601-7629 WHITE OAK AVENUE AND 17703-17715 SATICOY STREET | RESEDA, CA 91335-2238



**BRETT MERO**

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LEASING

BROKERAGE

INVESTMENTS

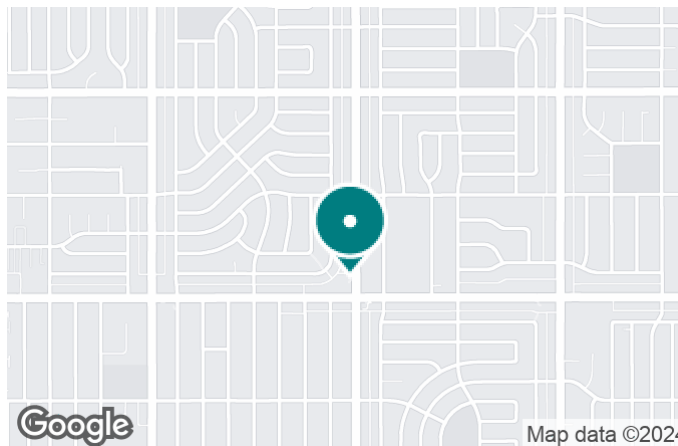
## FEATURES & AMENITIES

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### FEATURES & AMENITIES

- FORMER SUSHI RESTAURANT
- +/- 1,200SF
- AMPLE PARKING
- FRONT AND REAR DOOR
- GREAT TENANT MIX
- BUSY NEIGHBORHOOD CENTER
- 20,145 BUILDING SF



### NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	10,697	34,437	90,476
Total Population	33,624	106,060	258,821
Average HH Income	\$90,729	\$89,292	\$87,385

EXCLUSIVELY REPRESENTED BY

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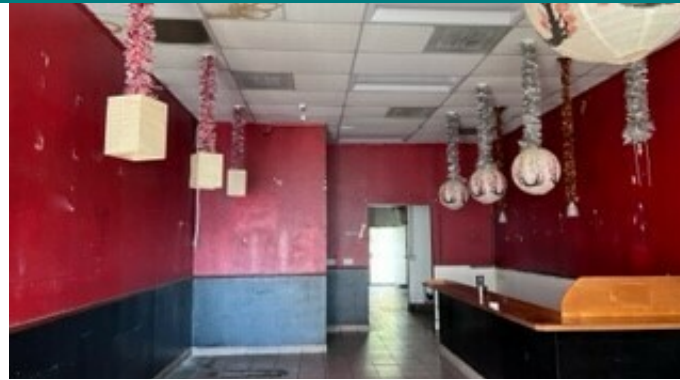
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## ADDITIONAL PHOTOS

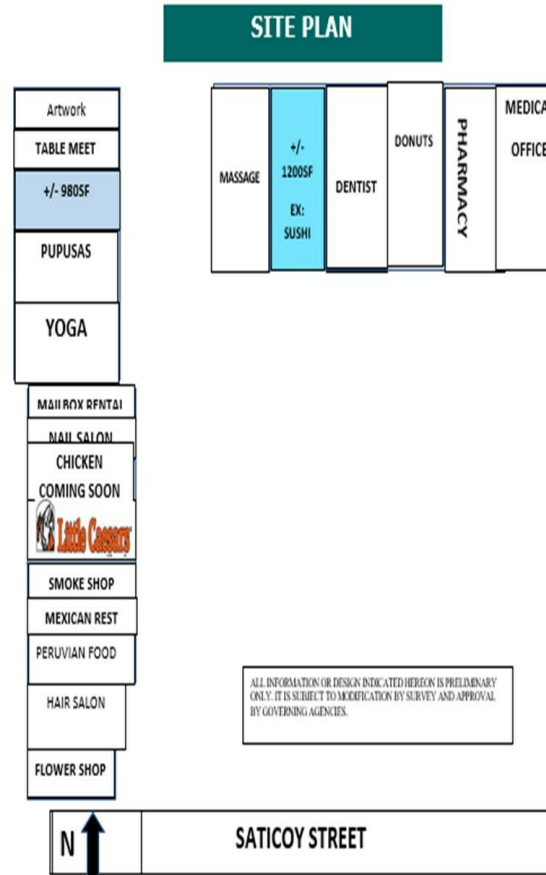
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## SITE PLANS

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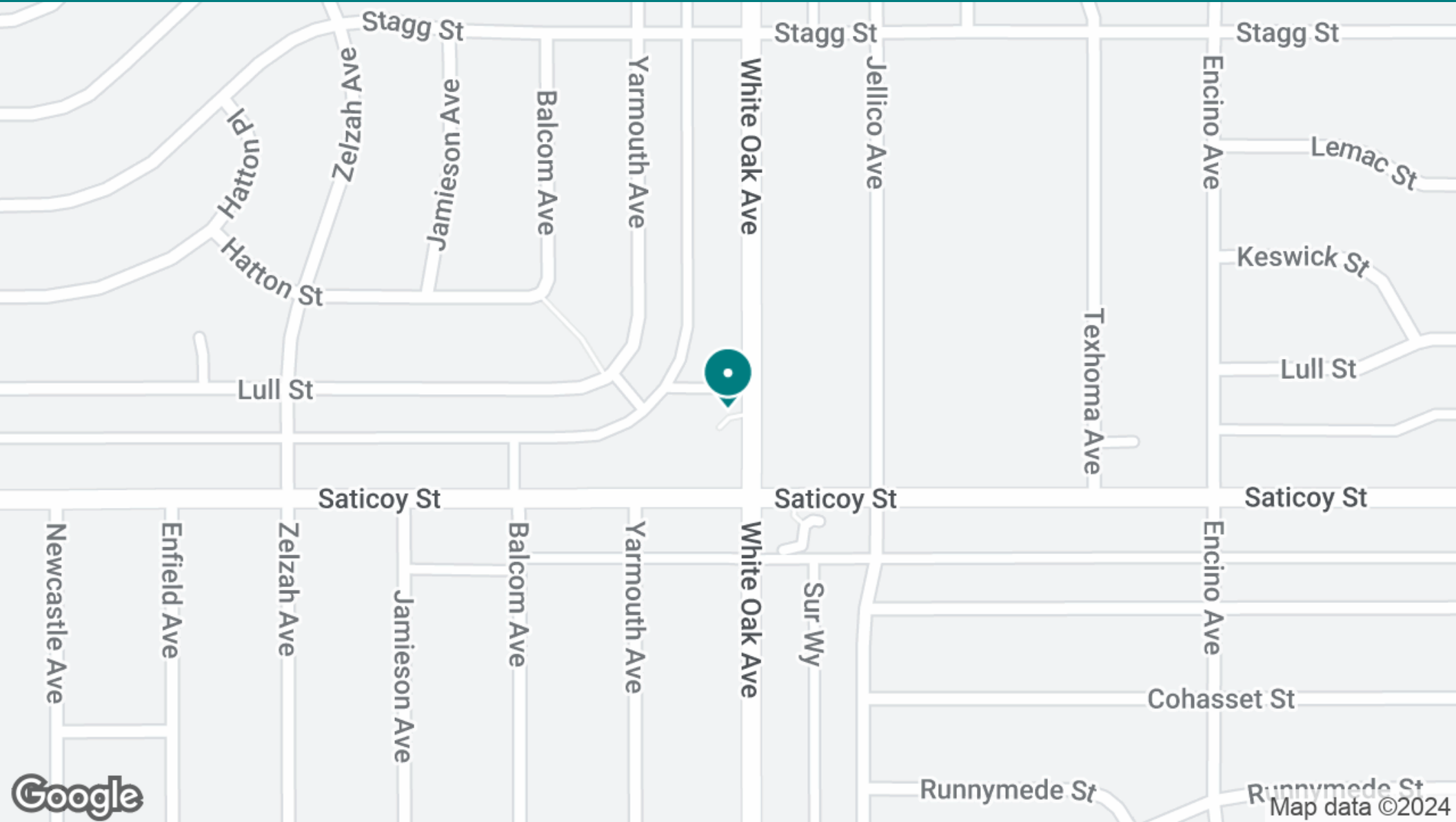


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## LOCATION MAP

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## DEMOGRAPHICS MAP & REPORT

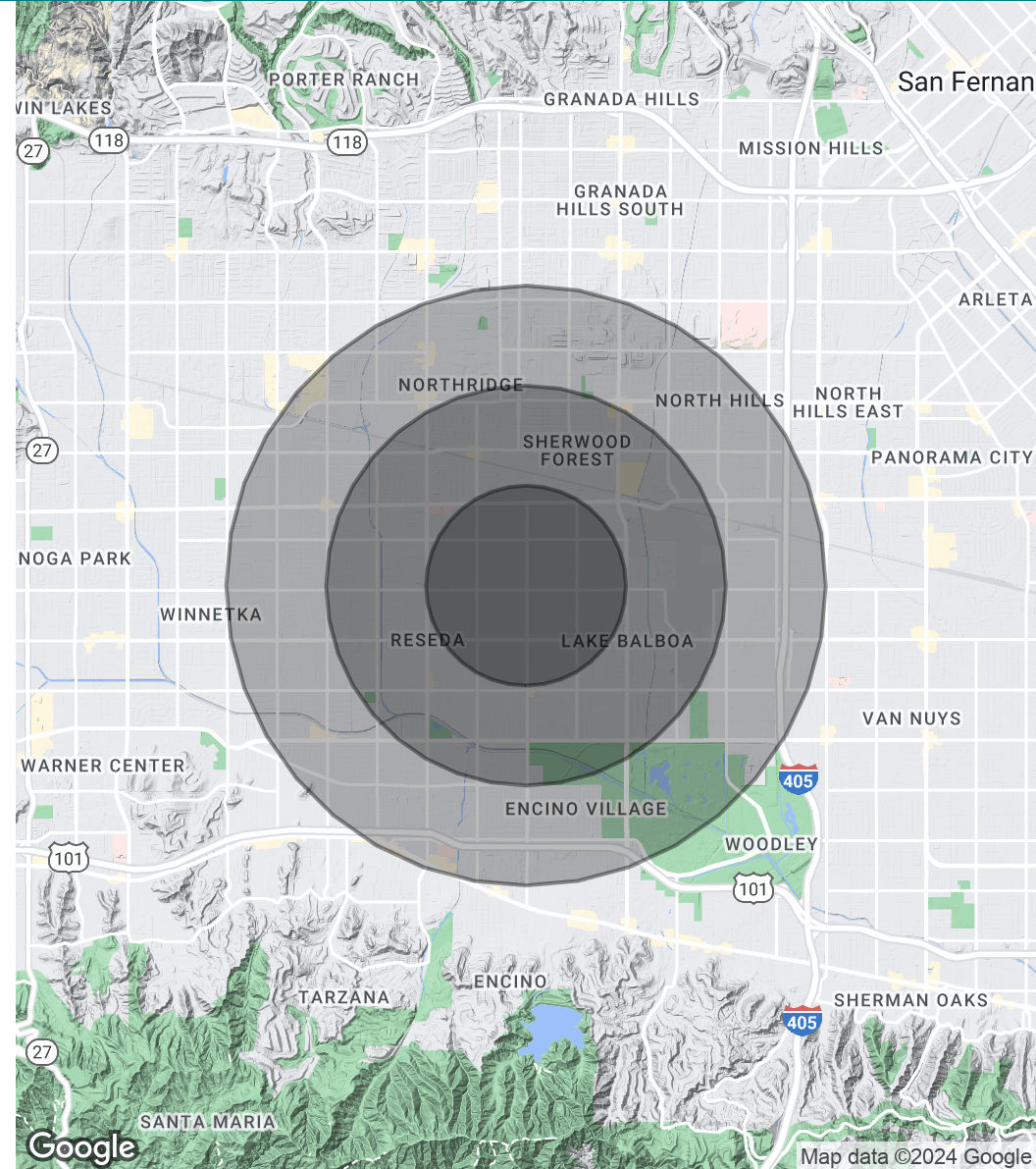
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	33,624	106,060	258,821
Average Age	38.0	37.8	38.2
Average Age (Male)	36.5	36.7	36.7
Average Age (Female)	38.5	38.2	39.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	10,697	34,437	90,476
# of Persons per HH	3.1	3.1	2.9
Average HH Income	\$90,729	\$89,292	\$87,385
Average House Value	\$538,575	\$570,569	\$549,618

\* Demographic data derived from 2020 ACS - US Census



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