

BRETT MERO

CALDRE #01190225 818.380.9970 BRETT@CBM1.COM

DAVID GUARDADO

CalDRE #1837493 818.380.9972 DAVIDG@CBM1.COM CBM1.COM

LEASING

BROKERAGE

INVESTMENTS

FEATURES & AMENITIES

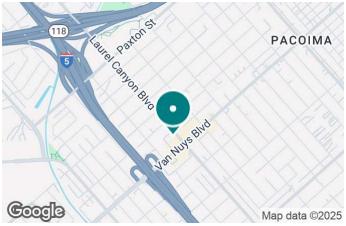
PACOIMA SHOPPING CENTER | 10425 LAUREL CANYON BOULEVARD, PACOIMA, CA 91331

BROCHURE | PAGE 2









FEATURES & AMENITIES

- Approx. 1400 SF Available
- Open Floorplan
- Great Frontage
- On-Site Parking Available
- Great Tenant Mix
- Close Proximity to 5, 118 and 210
 Freeways
- Traffic Counts: 30,765 CPD

EXCLUSIVELY REPRESENTED BY

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NEIGHBORING RETAILERS













PROPERTY SUMMARY

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BROCHURE | PAGE 3





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OFFERING SUMMARY

Lease Rate:	\$2.20 SF/month (NNN)
Available SF:	1,400 SF
Lot Size:	16,002 SF
Building Size:	13,930 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,558	72,529	171,247
Total Population	33,908	279,532	597,553
Average HH Income	\$103,283	\$98,045	\$101,112

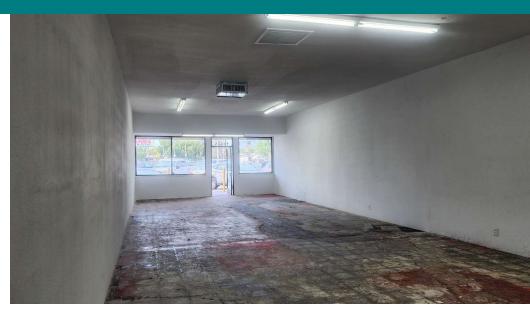


ADDITIONAL PHOTOS

PACOIMA SHOPPING CENTER | 10425 LAUREL CANYON BOULEVARD, PACOIMA, CA 91331

BROCHURE | PAGE 4









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SITE PLANS

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BROCHURE | PAGE 5

CANYON BLVD

10421 Laurel Cyn.

10423 Laurel Cyn. **Liquor Store** AVAILABLE +/-1,400 SI

10423 Laurel Cyn.

10427 Laurel Cyn. DRY CLEANERS

10429 Laurel Cyn

10435 Laurel Cyn.

Party Supplies

10441 Laurel Cyn.

LAUNDRY

Travel Agency

10443 Laurel Cyn.

Dental

10445 Laurel Cyn.

NAP



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LOCATION MAP

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BROCHURE | PAGE 6



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DEMOGRAPHICS MAP & REPORT

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BROCHURE | PAGE 7

но Map data ©2025 Google

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	33,908	279,532	597,553
Average Age	38	38	39
Average Age (Male)	37	37	38
Average Age (Female)	39	39	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,558	72,529	171,247
# of Persons per HH	4.5	3.9	3.5
Average HH Income	\$103,283	\$98,045	\$101,112
Average House Value	\$685,401	\$678,641	\$744,148
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	92.1%	78.7%	68.4%
RACE	1 MILE	3 MILES	5 MILES
% White	16.0%	18.5%	25.9%
% Black	1.0%	2.8%	3.4%
% Asian	3.0%	9.0%	9.2%
% Hawaiian	0.1%	0.1%	0.1%
% American Indian	2.4%	2.3%	2.0%
% Other	58.2%	49.8%	43.0%
Demographics data derived from AlphaMap			

VALENCIA tevenson Santa Clarita Ranch NEWHALL Kagel Canyon SYLMAR Deer Lake San Fernando lighlands LAKE VIEW GRANADA HILLS PORTER RANCH (118) PACOIMA CHATSWORTH NORTHRIDGE NORTH HILLS SUN VALLEY PANORAMA CITY NOGA PARK VAN NUYS RESEDA NORTH Burbank TARZANA (101) OODLAND VALLEY VILLAGE **ENCINO** SHERMAN OAKS STUDIO CITY HOLLYWOOD LOS FELIZ

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