

FOR LEASE

PACOIMA SHOPPING CENTER

10425 LAUREL CANYON BOULEVARD | PACOIMA, CA 91331



BRETT MERO

CALDRE #01190225

818.380.9970

BRETT@CBM1.COM

DAVID GUARDADO

CALDRE #1837493

818.380.9972

DAVIDG@CBM1.COM

CBM1.COM

CBM1

LEASING

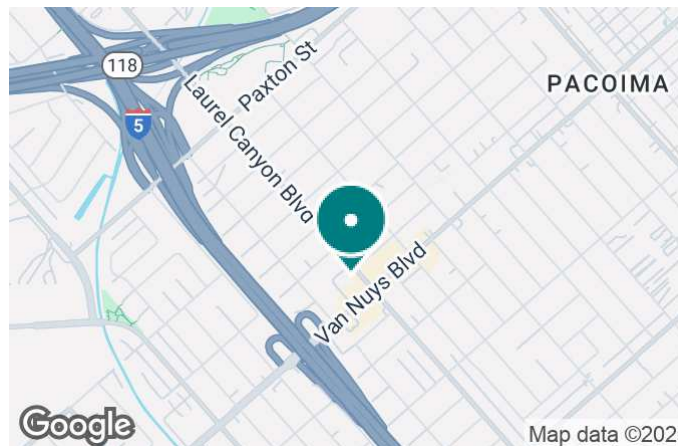
BROKERAGE

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

NEIGHBORING RETAILERS



EXCLUSIVELY REPRESENTED BY

BRETT MERO

CALDRE #01190225

818.380.9970

BRETT@CBM1.COM

DAVID GUARDADO

CALDRE #1837493

818.380.9972

DAVIDG@CBM1.COM

PROPERTY SUMMARY

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

BROCHURE | PAGE 3

**BRETT MERO**

CALDRE #01190225

818.380.9970

BRETT@CBM1.COM

DAVID GUARDADO

CalDRE #1837493

818.380.9972

DAVIDG@CBM1.COM

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



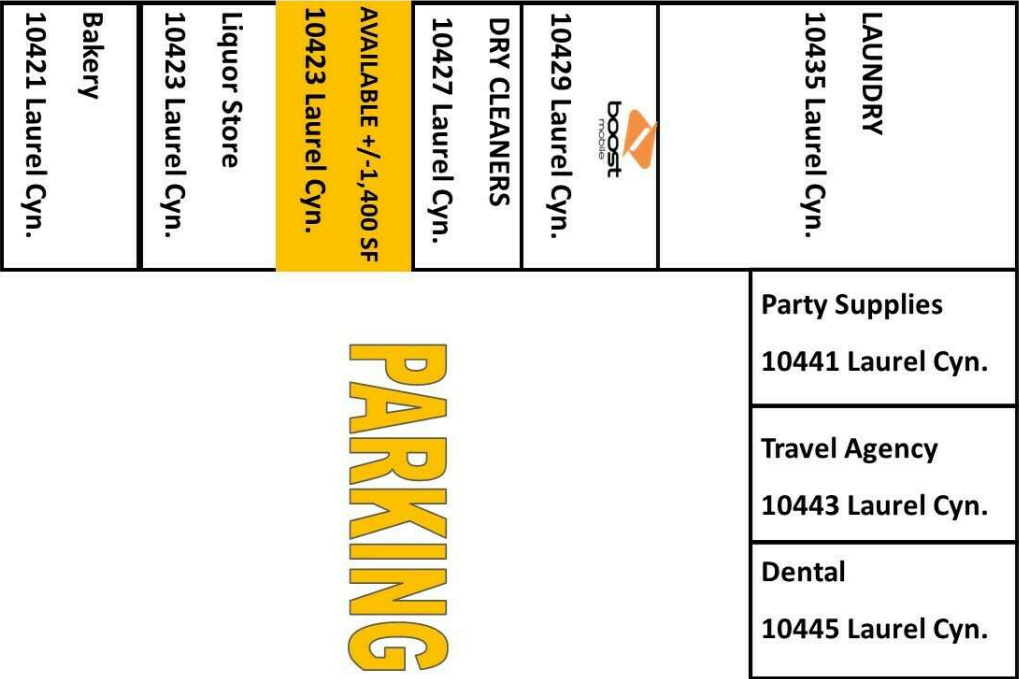
BRETT MERO
CALDRE #01190225
818.380.9970
BRETT@CBM1.COM

DAVID GUARDADO
CALDRE #1837493
818.380.9972
DAVIDG@CBM1.COM

SITE PLANS

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

LAUREL CANYON BLVD.



NAP



BRETT MERO
CALDRE #01190225
818.380.9970
BRETT@CBM1.COM

DAVID GUARDADO
CalDRE #1837493
818.380.9972
DAVIDG@CBM1.COM

LOCATION MAP

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

BROCHURE | PAGE 6



Map
data
©2025
Google

BRETT MERO
CALDRE #01190225
818.380.9970
BRETT@CBM1.COM

DAVID GUARDADO
CALDRE #1837493
818.380.9972
DAVIDG@CBM1.COM

DEMOGRAPHICS MAP & REPORT

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

BROCHURE | PAGE 7

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

BRETT MERO

CALDRE #01190225

818.380.9970

BRETT@CBM1.COM

DAVID GUARDADO

CalDRE #1837493

818.380.9972

DAVIDG@CBM1.COM

