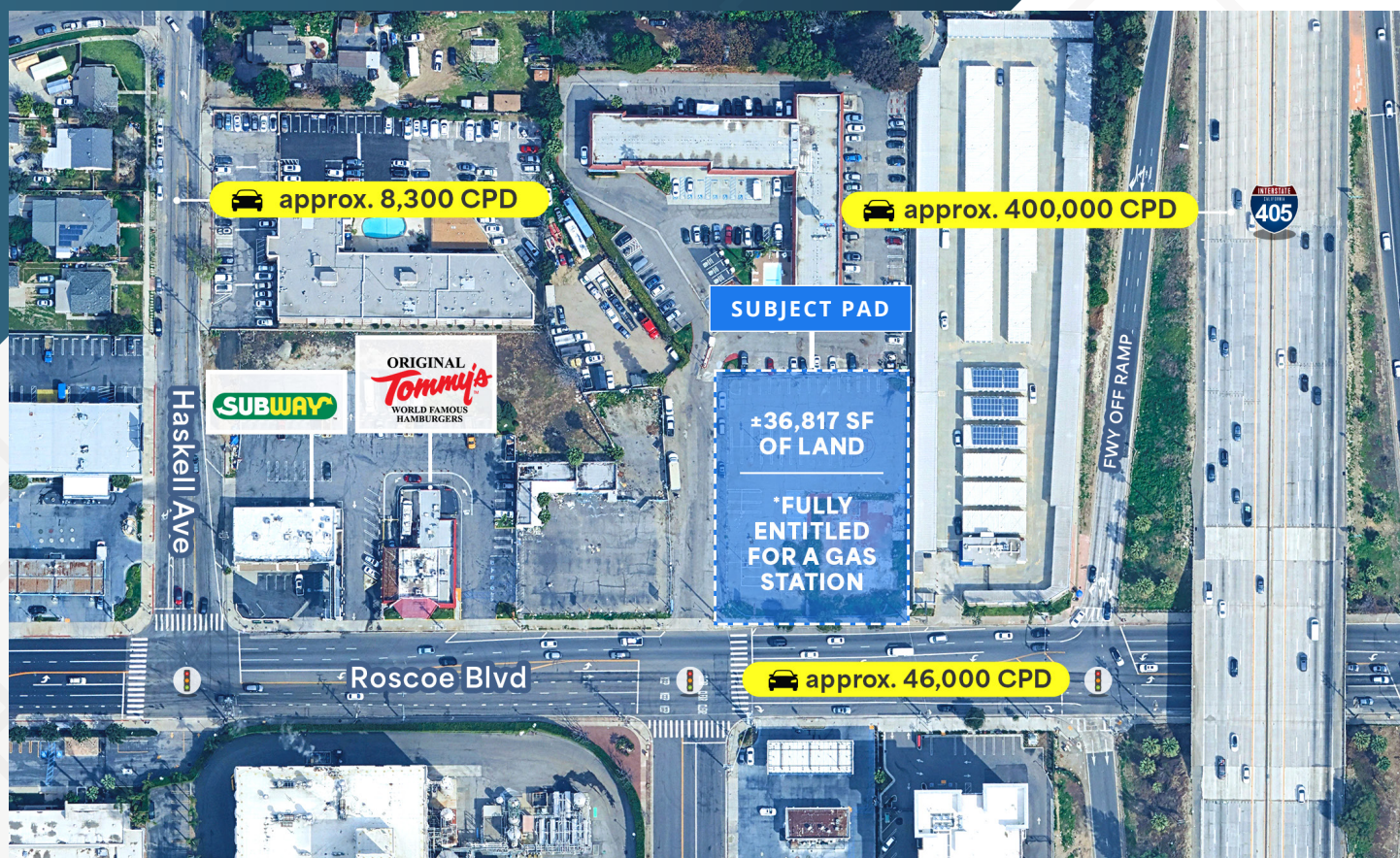


## 405 &amp; Roscoe Blvd

15701 Roscoe Boulevard | North Hills, CA 91343



## Freeway Adjacent Pad Development

### 15701 ROSCOE BLVD

Parcel No. 2673-014-065

±36,817 SF of Land / ±0.81 Acre

Ideal for Gas Station / C-Store

**\*FULLY ENTITLED FOR A GAS STATION**

## 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
- Great frontage along Roscoe Blvd (over 42K CPD)
- Direct freeway offramp/onramp access and signage with 400k+ CPD freeway visibility

## 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

## FOR MORE INFO CONTACT



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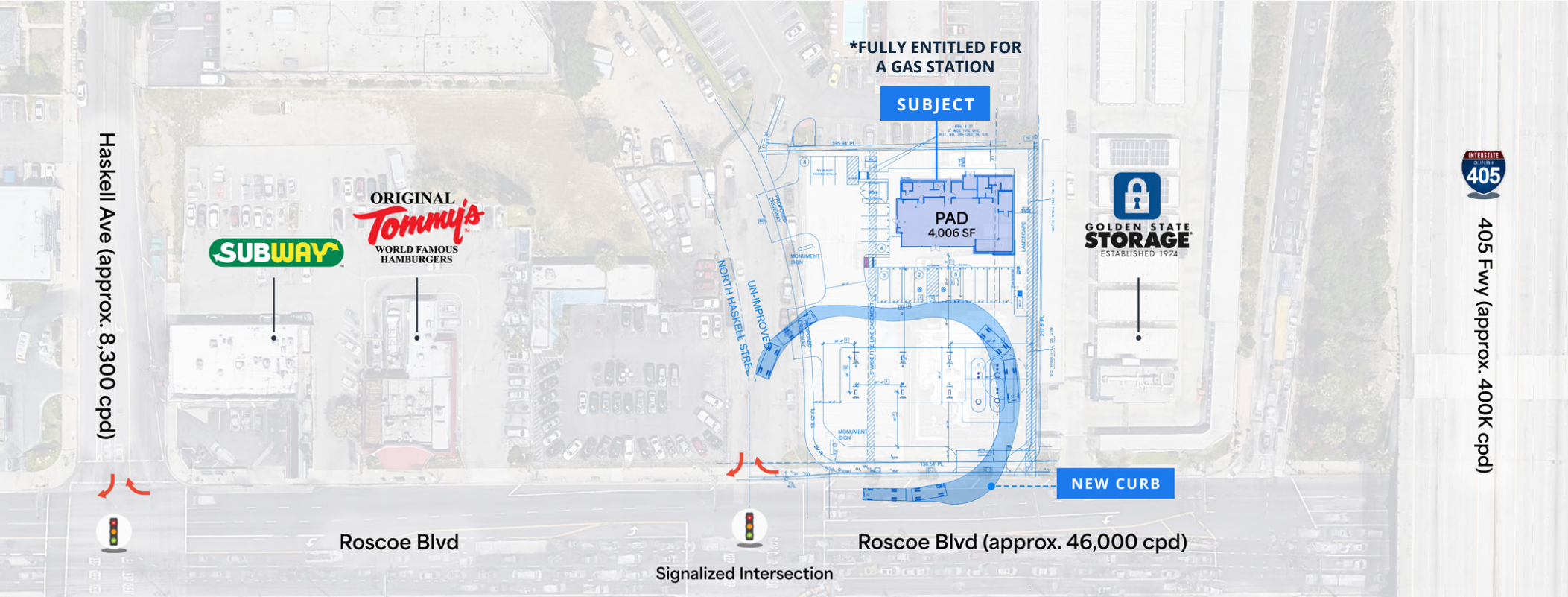
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**SUBJECT PAD** 15701 ROSCOE BLVD

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**Rare entitlements:** 24 hour, 12 pumps, C store with possible fast food add on

**New curb path on Roscoe Blvd**

**Building:** ±4,006 SF

**Parking Provided:** 18 Stalls

**Parcel No. :** 2673-014-065

**Commercial Zone:** LAC2

## FOR MORE INFO CONTACT



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# 405 & Roscoe Blvd

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SUBJECT PAD

±36,817 SF of Land  
±0.81 Acre | Pad Building: ±4,006 SF

Ideal for Gas Station / C-Store Concept  
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