



Colliers

For Lease Office Space

15545 Devonshire St.
Mission Hills, CA 91345



Accelerating success.

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Colliers
6324 Canoga Avenue
Suite 100
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Building Highlights

- Boutique Class “A” Office Building
- Convenient Surface and Subterranean Parking - Valet Parking Available
- Ample Street Parking
- Recent Renovated Common Areas
- 24/7 HVAC Access
- Professionally Owned and Managed by RCMI



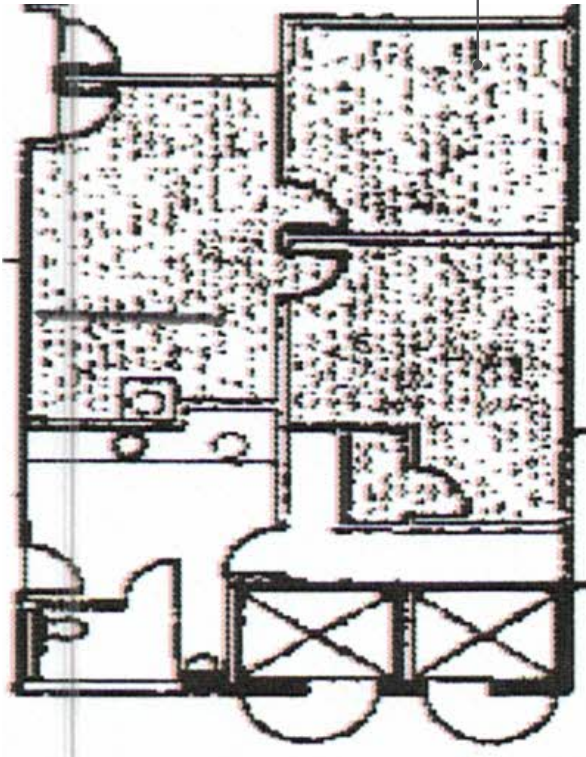
Availabilities

Suite	Size RSF	Rate	Available
202	876	\$2.65 MG (Net of Utilities)	Immediately
201	1,706	\$2.65 MG (Net of Utilities)	30 Days
101	1,865	\$2.65 MG (Net of Utilities)	Immediately

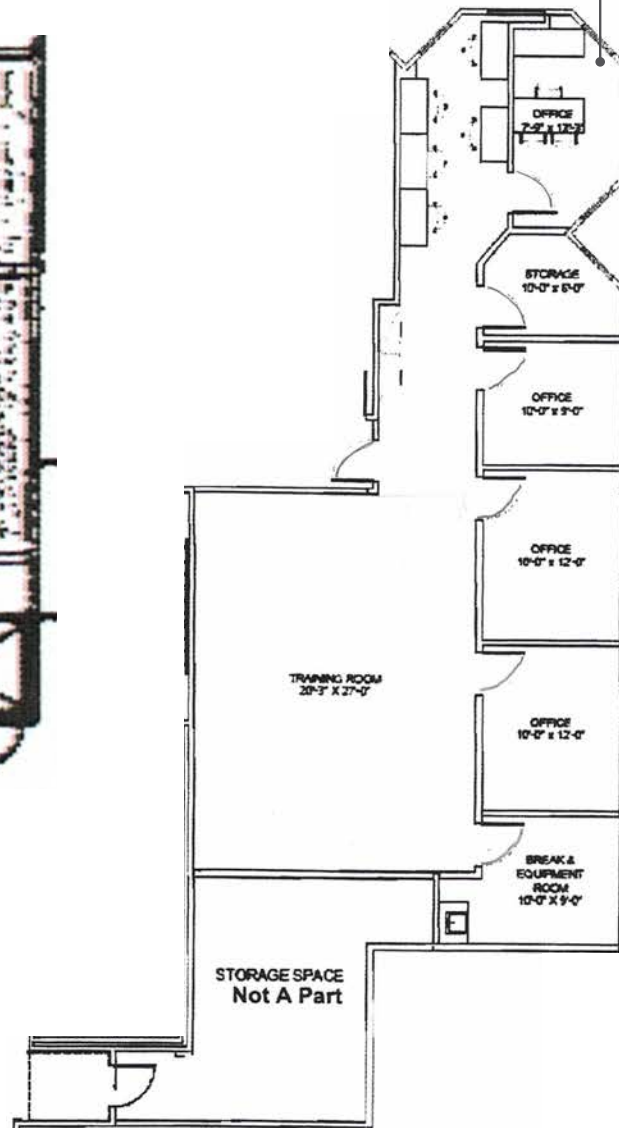


Floor Plans

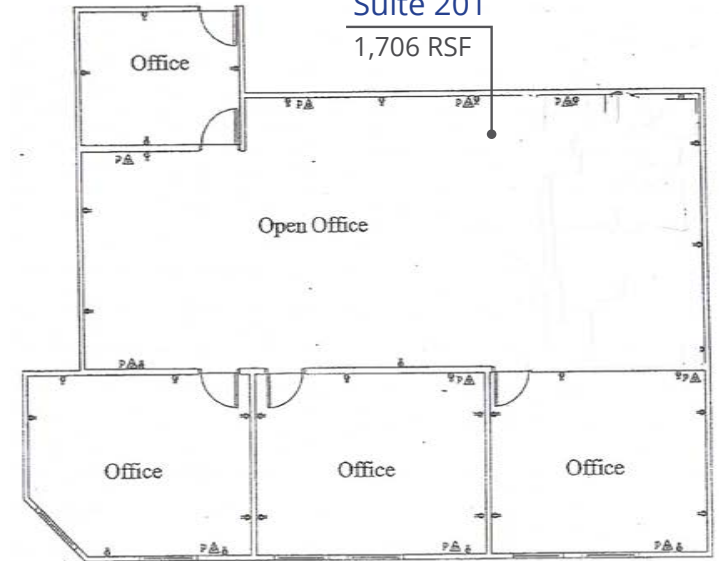
Suite 202
876 RSF



Suite 101
1,865 RSF

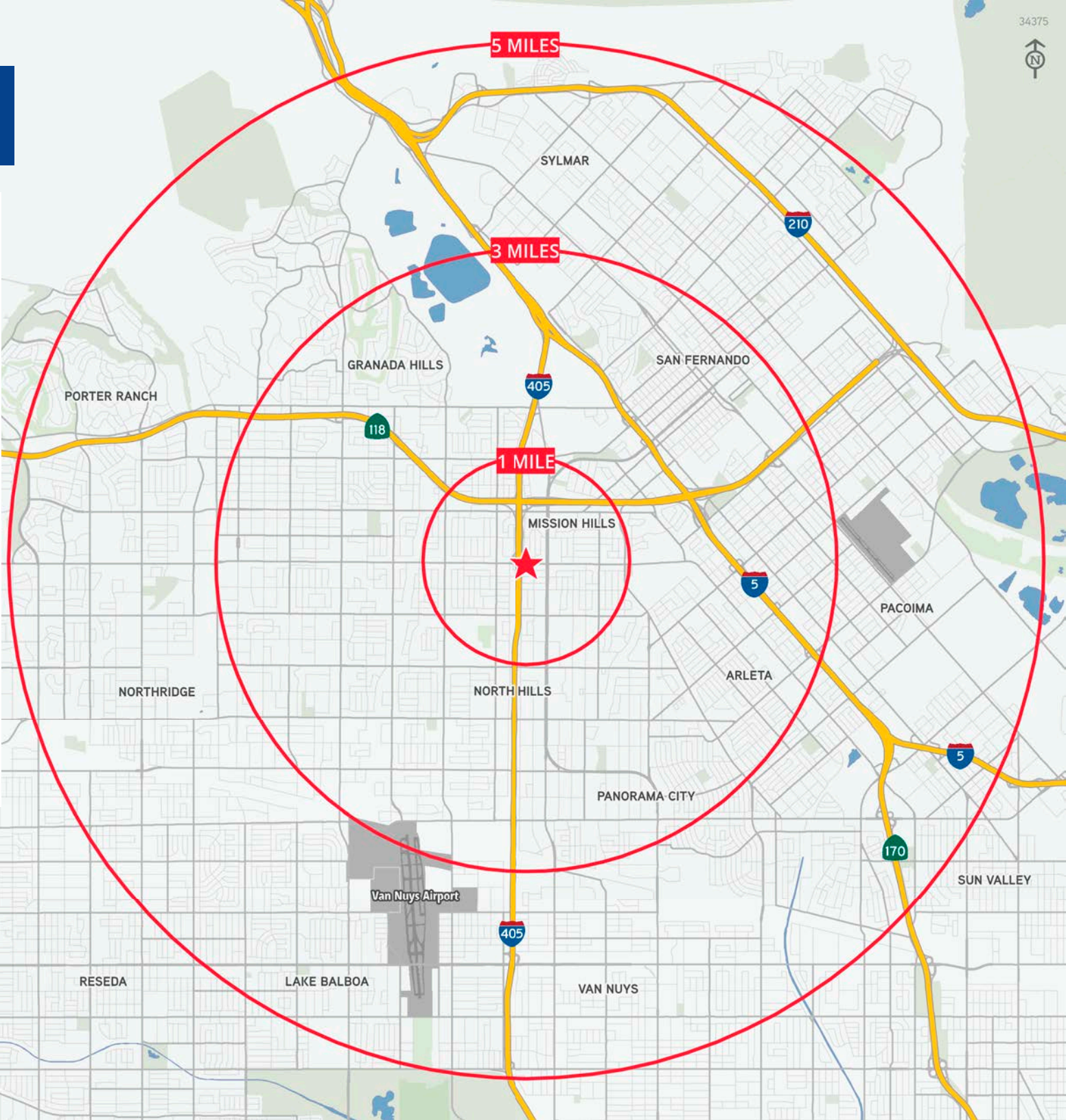


Suite 201
1,706 RSF



Location

- Central San Fernando Valley Location
- Immediate Access to San Diego (405) and Ronald Reagan (118) Freeways
- Abundant Area Amenities (See Amenities Map) - Walk Score 75 (Very Walkable)
- Highly Visible Devonshire Street Location

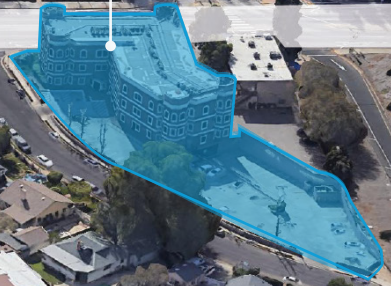


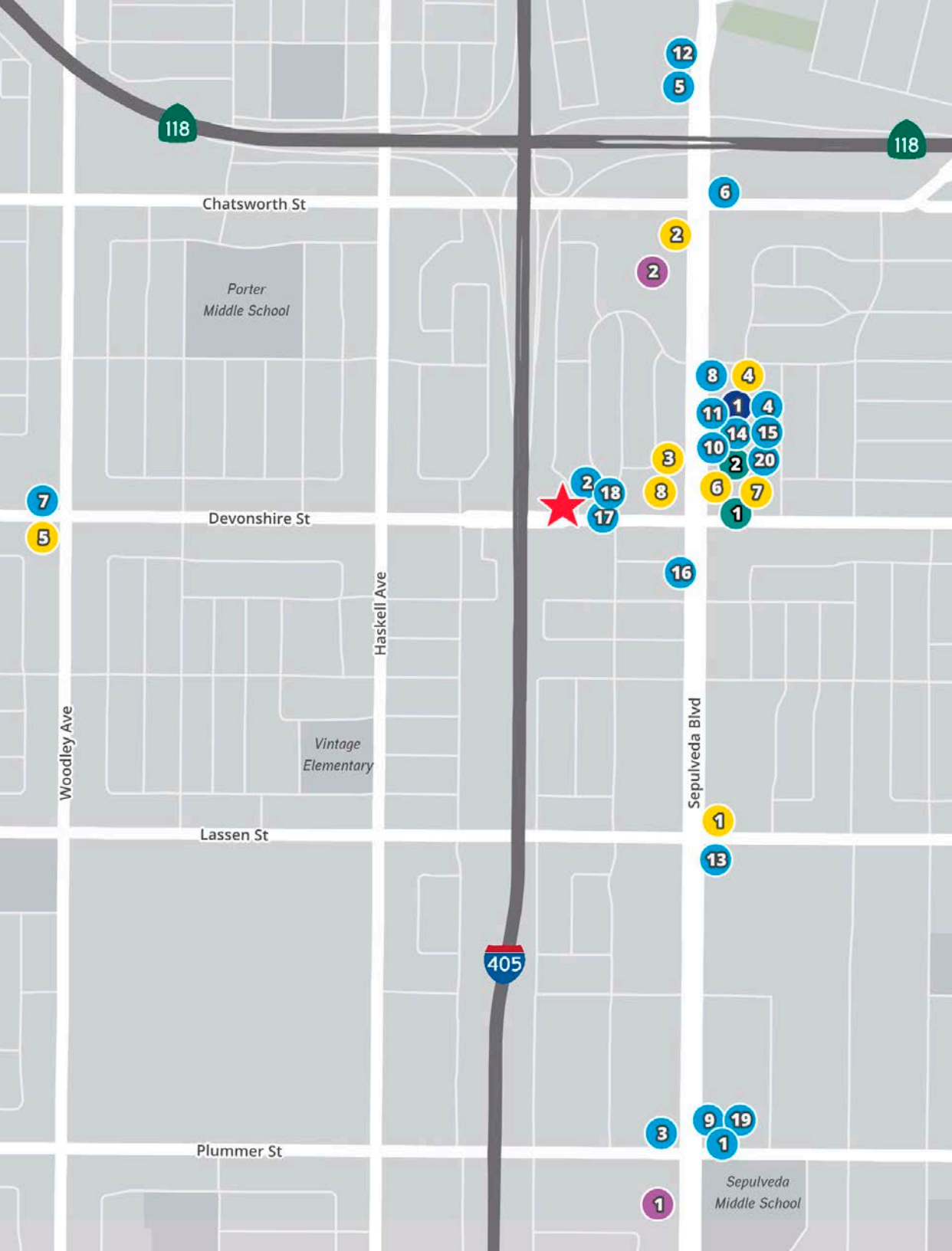
Sepulveda Blvd.

Blackhawk St.

15545 Devonshire St.

Devonshire Blvd.





Amenities

Dining

- 1 Baskin Robbins
- 2 Buon Gusto Ristorante
- 3 Carl's Jr.
- 4 Chipotle
- 5 Coco's Bakery
- 6 Del Taco
- 7 Domino's
- 8 Dunkin' Donuts
- 9 El Pollo Loco
- 10 Habit Burger
- 11 Jersey Mike's
- 12 KFC
- 13 McDonald's
- 14 Menchie's
- 15 Ono Hawaiian BBQ
- 16 Papa John's
- 17 Starbucks
- 18 Subway
- 19 Subway
- 20 Wingstop

Shopping

- 1 CVS
- 2 Dollar Tree
- 3 Rite Aid
- 4 Ross
- 5 Smart & Final Extra
- 6 Target
- 7 ULTA
- 8 Vons

Fitness

- 1 24 Hour Fitness

Banks

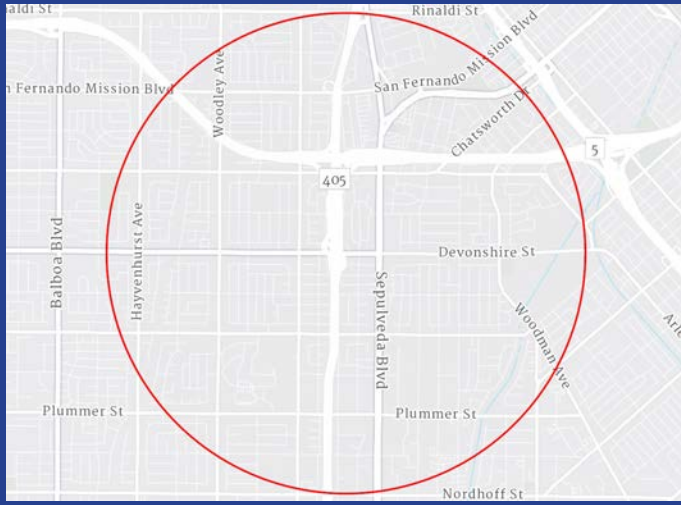
- 1 Bank of America
- 2 Chase Bank

Hotels

- 1 Hometown Inn
- 2 Valley Inn



Demographics



Population Trends & Key Indicators

15545 Devonshire St, Mission Hills, California, 91345 | 1.5 mile radius

55,248	15,616	3.50	38.1	\$88,134	\$593,590	104	85	86
Population	Households	Avg size household	Median age	Median household income	Median home value	Wealth index	Housing affordability	Diversity index

Mortgage indicators



\$13,225

Avg spent on mortgage & basics



28.3%

Percent of income for mortgage

Population by generation



6.3%

Greatest gen: born 1945/earlier



19.1%

Baby boomer: born 1946 to 1964



20.6%

Generation x: born 1965 to 1980



26.3%

Millennial: born 1981 to 1998



22.1%

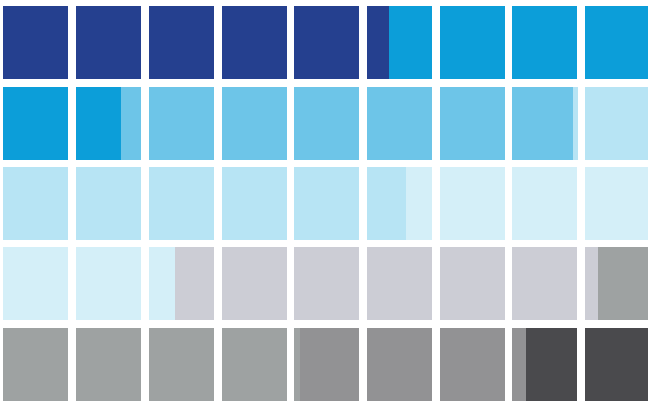
Generation z: born 1999 to 2016



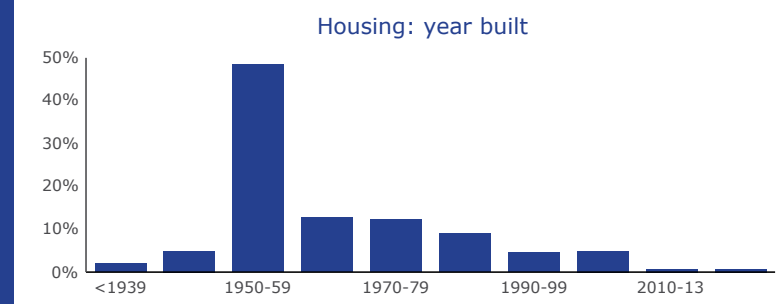
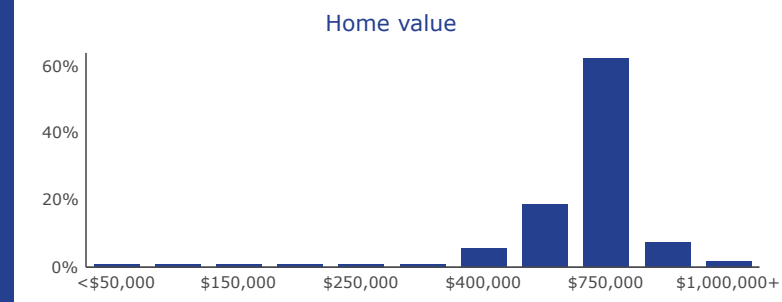
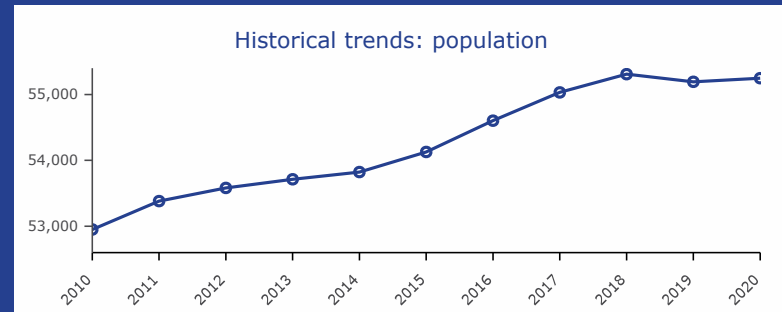
5.6%

Alpha: born 2017 to present

Population by age



Age 0-9 (%)	(12%)	Age 10-19 (%)	(12%)	Age 20-29 (%)	(14%)
Age 30-39 (%)	(15%)	Age 40-49 (%)	(13%)	Age 50-59 (%)	(13%)
Age 60-69 (%)	(11%)	Age 70-79 (%)	(7%)	Age 80+ (%)	(4%)



U.S. Census Bureau, Esri forecasts for 2021 and 2026, Esri Vintage 2021 Time Series



Market Overview

15545 Devonshire St, Mission Hills, California, 91345
1.5 mile radius

Household & population characteristics



\$88,134

Median household income



\$593,590

Median home value



70.0%

Owner occupied housing units



38.1

Median age



50.7%

Female population



47.6%

% Married (age 15 or older)

Annual lifestyle spending



\$2,907

Travel



\$98

Theatre/operas/concerts



\$105

Movies/museums/parks



\$75

Sports events



\$6

Online games

Households & population



55,248

Current total population



55,688

5 Year total population



15,616

Current total households



15,658

5 year total households

Education

16%

No high school diploma



26%

High school graduate



29%

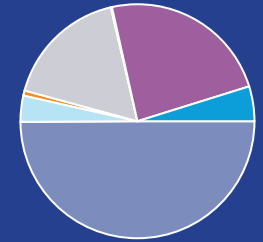
Some college



29%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



1,118

Total businesses



12,478

Total employees

Employment



66%

White collar



21%

Blue collar



13%

Services

10.8%

Unemployment rate

Annual household spending



\$2,253

Apparel & services



\$203

Computers & hardware



\$4,194

Eating out



\$5,803

Groceries



\$6,019

Health care



Contact Info.

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