

FOR LEASE

DEVONSHIRE SQUARE

16909-16933 DEVONSHIRE ST | GRANADA HILLS, CA 91344



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LEASING

BROKERAGE

INVESTMENTS

FEATURES & AMENITIES

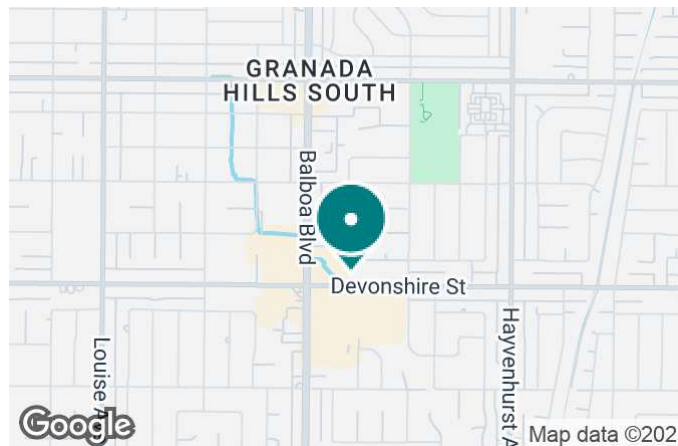
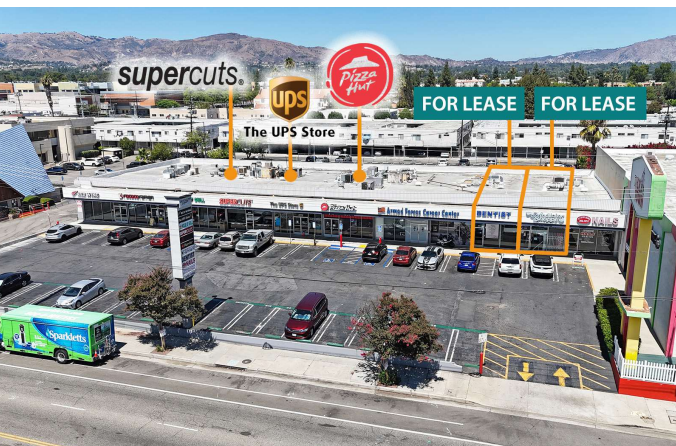
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FEATURES & AMENITIES

- ±1,200 SF MEDICINE SHOP (AVAILABLE 10/1/25)
- ±1,200 SF DENTAL OFFICE (AVAILABLE 5/1/26)
- SEEKING RESTAURANT/RETAIL/MEDICAL USERS
- JOIN NATIONAL A+ TENANTS
- INCREDIBLE VISIBILITY & ACCESS
- AMPLE PARKING
- POLE SIGNAGE AVAILABLE
- CLOSE TO COUNTLESS NATIONAL RETAILERS
- HEAVILY TRAFFICKED GRANADA HILLS INTERSECTION
- AFFLUENT AREA DEMOGRAPHICS WITH HIGH DISPOSABLE INCOMES— \$130K+ HH INCOME WITHIN 1-MILE RADIUS
- HIGH TRAFFIC COUNTS: 32K+ ON DEVONSHIRE; 33K+ ON BALBOA



NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,734	61,975	162,803
Total Population	23,464	197,033	547,507
Average HH Income	\$130,455	\$122,800	\$111,404

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Two retail shop spaces available in high-visibility neighborhood shopping center. Property features prominent pole signage and ample parking in the on-site lot. A+ national co-tenants include Supercuts, Pizza Hut, Red Wing Shoes, Armed Forces Career Center, and more. Seeking restaurant, retail + medical tenants.

LOCATION DESCRIPTION

Well-located property situated at the signalized intersection of Devonshire Street and Balboa Boulevard in prime Granada Hills. High daily auto traffic counts. Affluent community demographics with considerable disposable income. Surrounded by a variety of thriving national retailers.

OFFERING SUMMARY

Lease Rate:	Upon Request
Available SF:	1,200 SF
Building Size:	16,725 SF

SPACES	LEASE RATE	SPACE SIZE
102	Negotiable	1,200 SF
102B	Negotiable	1,200 SF

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SITE OVERVIEW

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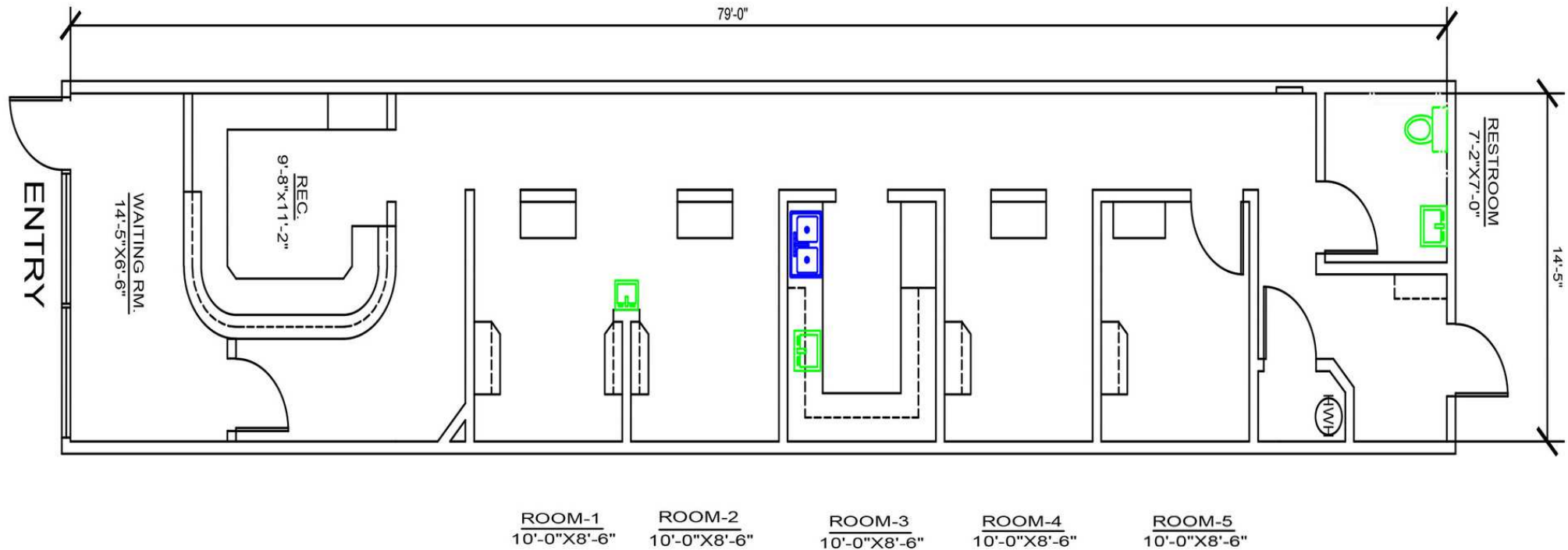
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DENTAL CLINIC FLOOR PLAN

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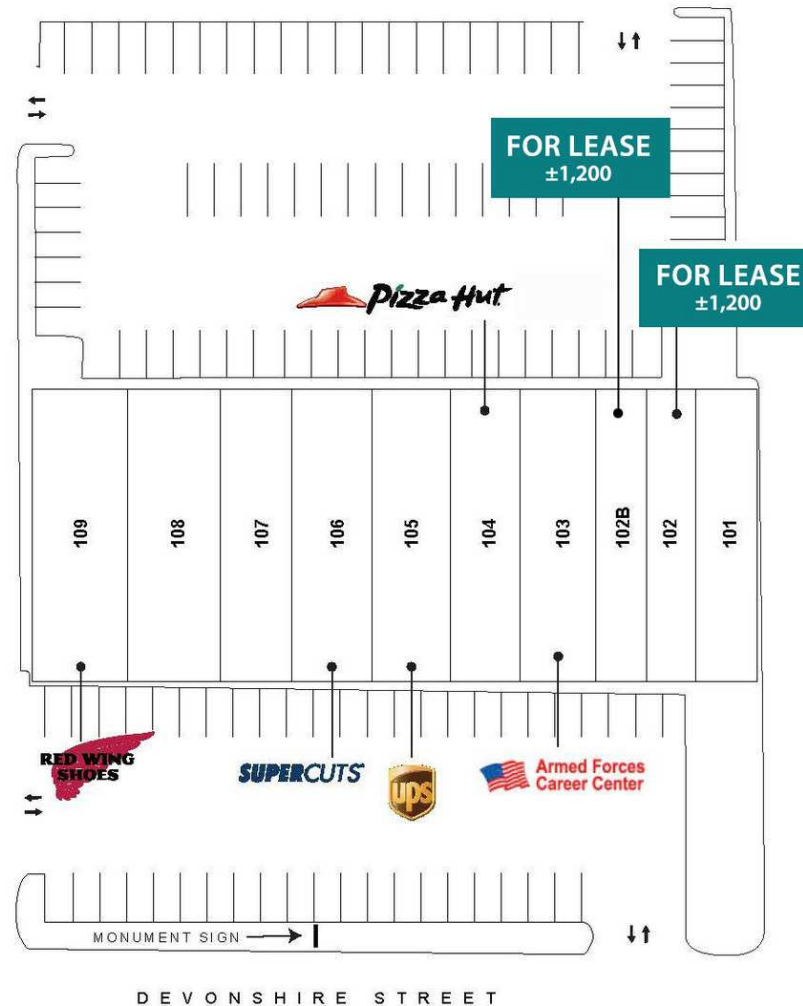
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SITE PLAN

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Suite	Tenant	GLA SF
101	Attitude Nail Salon	1,200
102	AVAILABLE 10/1/25	1,200
102B	AVAILABLE 5/1/26	1,200
103	Armed Forces Career Center	2,800
104	Pizza Hut	1,600
105	The UPS Store	1,525
106	Supercuts	1,600
107	House of Grill	1,600
108	Rococo Ramen	2,000
109	Red Wing Shoes	2,000



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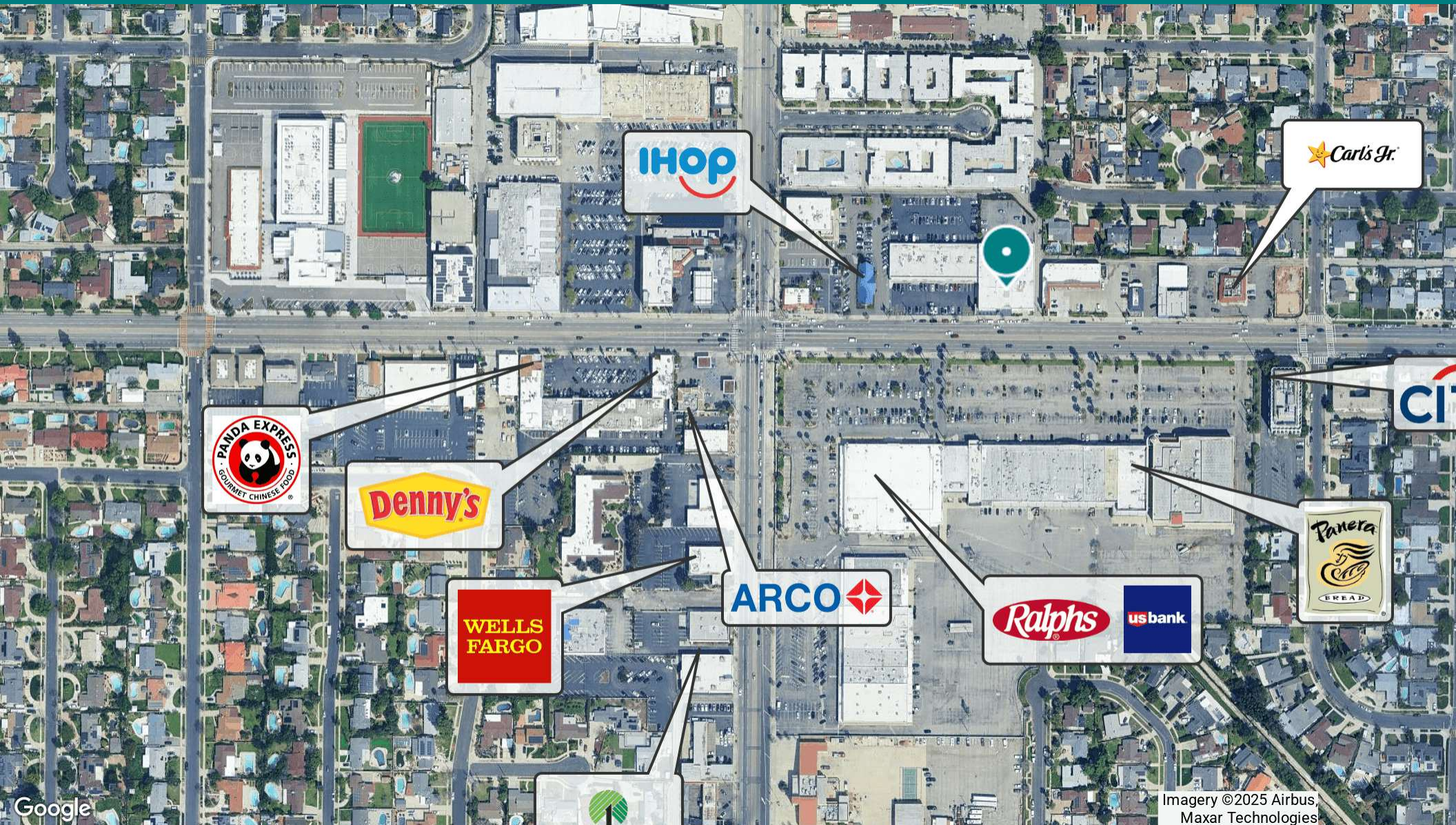
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RETAILER MAP

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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	23,464	197,033	547,507
Average Age	43	41	40
Average Age (Male)	41	39	39
Average Age (Female)	44	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,734	61,975	162,803
# of Persons per HH	3	3.2	3.4
Average HH Income	\$130,455	\$122,800	\$111,404
Average House Value	\$843,324	\$849,257	\$783,869
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	39.4%	49.4%	61.1%
RACE	1 MILE	3 MILES	5 MILES
% White	41.4%	33.3%	27.7%
% Black	3.5%	4.5%	3.8%
% Asian	17.2%	16.2%	12.9%
% Hawaiian	0.2%	0.2%	0.1%
% American Indian	1.2%	1.4%	1.9%
% Other	20.6%	29.5%	38.0%

Demographics data derived from AlphaMap

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