

Major Signalized Corner North San Fernando Valley

**Fully Entitled Drive-Thru Pad(s)
Available For Lease**

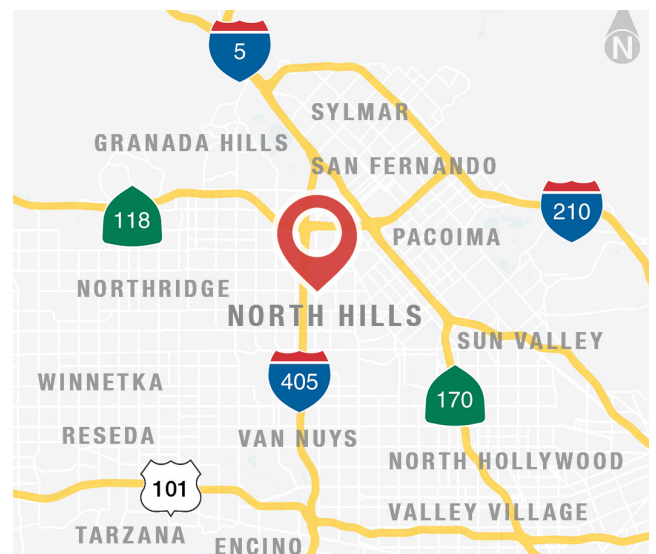


9441-9459 Sepulveda Blvd & 15400 Plummer St

**SWC Sepulveda Blvd & Plummer St.
North Hills, CA**

Property Highlights

- **Fully Entitled Drive-Thru Pad(s)**
- Total Parcel Size of Approx. 55,746 SF
- Proposed Building Sizes of 2,516 SF & 1,750 SF
- Economics: Contact Broker



Demographics	1 Mile	2 Miles	3 Miles
Population	43,010	146,920	275,744
Avg. HH Income	\$101,344	\$106,362	\$110,594
Daytime Population	18,520	67,492	161,472

Traffic Count

Sepulveda Blvd:	25,000 CPD
Plummer St:	23,000 CPD
TOTAL:	48,000 CPD

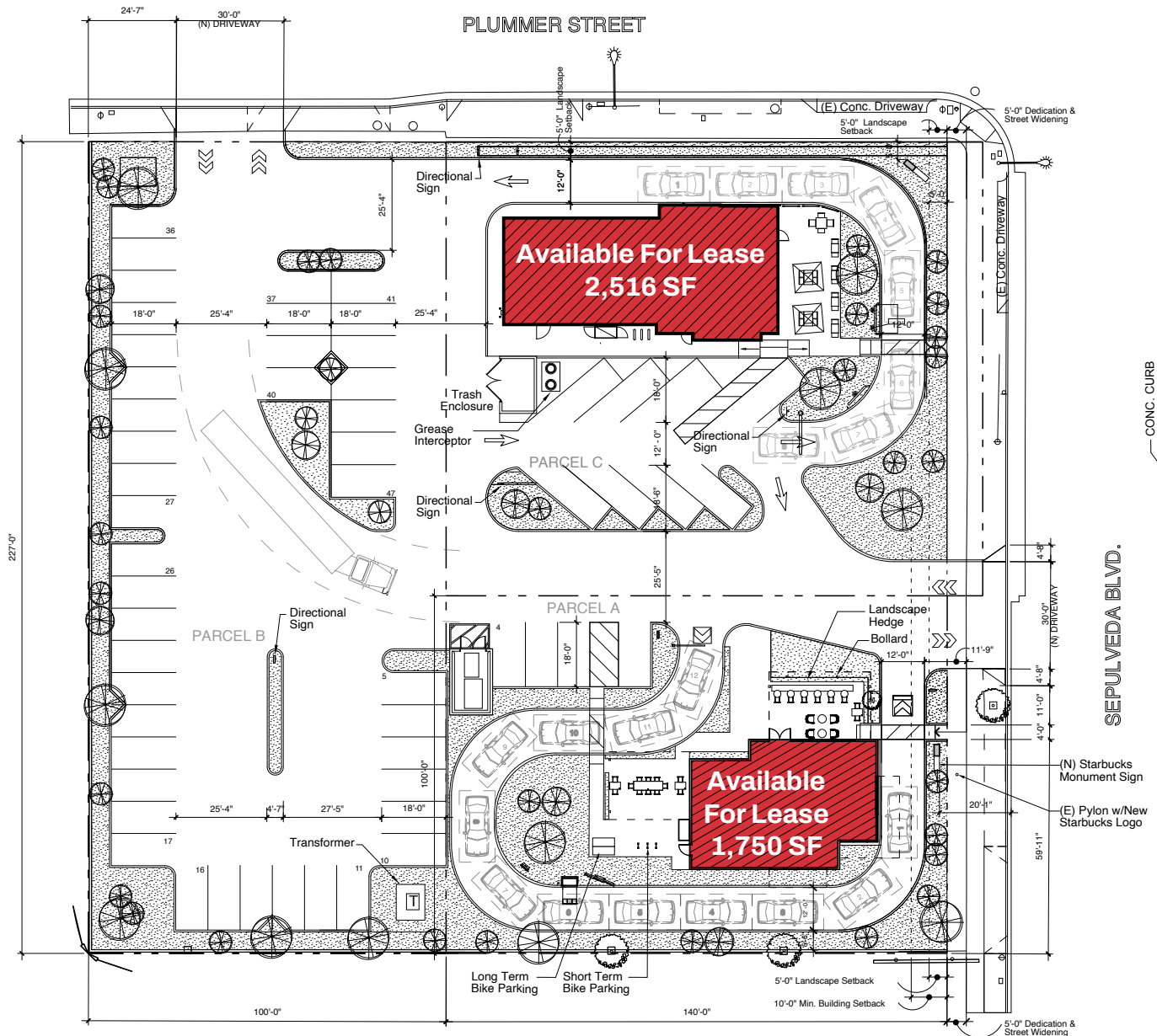
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Conceptual Site Plan



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