



AVAILABLE 



COMMERCIAL REAL ESTATE
the sign of a profitable property



END-CAP RETAIL UNIT AVAILABLE FOR LEASE ON BUSY SEPULVEDA BLVD

8332 Sepulveda Blvd, North Hills, CA 91343



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RETAIL SPACE
NORTH HILLS, CA

PROPERTY FEATURES

8332 Sepulveda Blvd, North Hills, CA 91343







APPROX. 1,250 SF

END-CAP SPACE AVAILABLE

- ✓ End-cap unit facing Sepulveda Blvd.
- ✓ Front corner unit with excellent street exposure
- ✓ Large parking lot easy in, easy out for customers
- ✓ Two spacious bathrooms
- ✓ Open layout ready for retail, service, or creative use

AREA AMENITIES

- ✓ Surrounded by established businesses and dense residential neighborhoods
- ✓ Strong drive-by traffic all day long.
- ✓ Near 405 Freeway
- ✓ Surrounded by established businesses, many dealerships, and dense residential neighborhoods

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	62,299	317,941	734,872
 Avg. HH Income	\$73,829	\$96,811	\$106,383
 Daytime Pop	17,281	95,310	232,604
 Traffic Count	± 79,107 CPD ON SEPULVEDA BLVD & ROSCOE BLVD		

RETAIL SPACE
NORTH HILLS, CA

INTERIOR PHOTOS

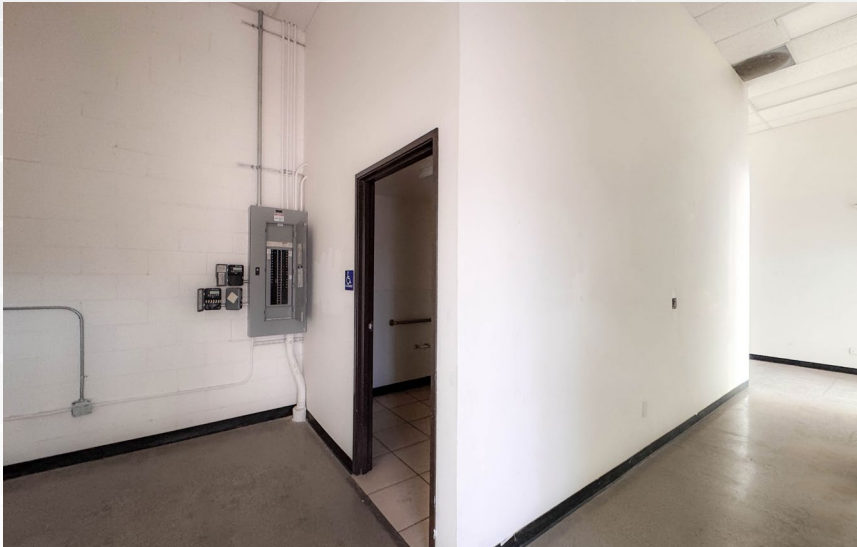
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INTERIOR PHOTOS

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SITE PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AVAILABLE

LIVING SPACES



AERIAL MAP



**COMMERCIAL
REAL ESTATE**

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.