



# For Lease Office Space

15545 Devonshire St.  
Mission Hills, CA 91345



Accelerating success.

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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



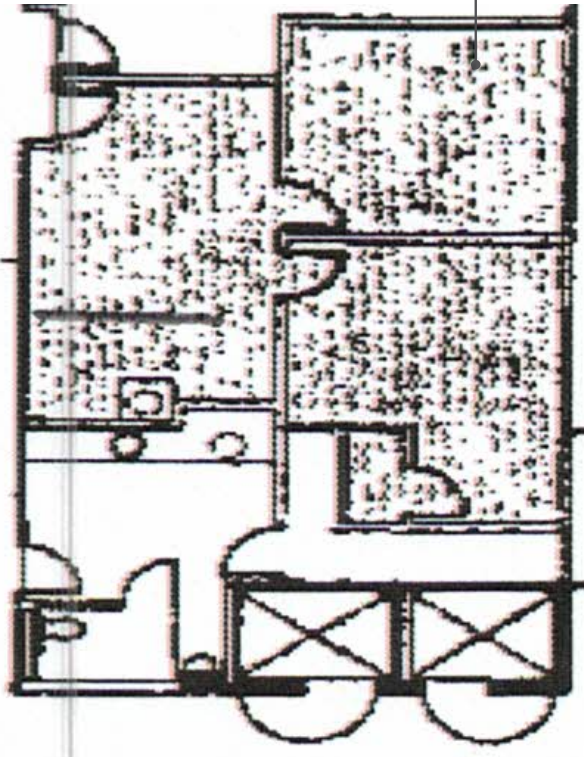
# Availabilities

Suite	Size RSF	Rate	Available
202	855	\$2.65 MG (Net of Utilities)	Immediately
201	1,511	\$2.65 MG (Net of Utilities)	30 Days
101	1,825	\$2.65 MG (Net of Utilities)	Immediately

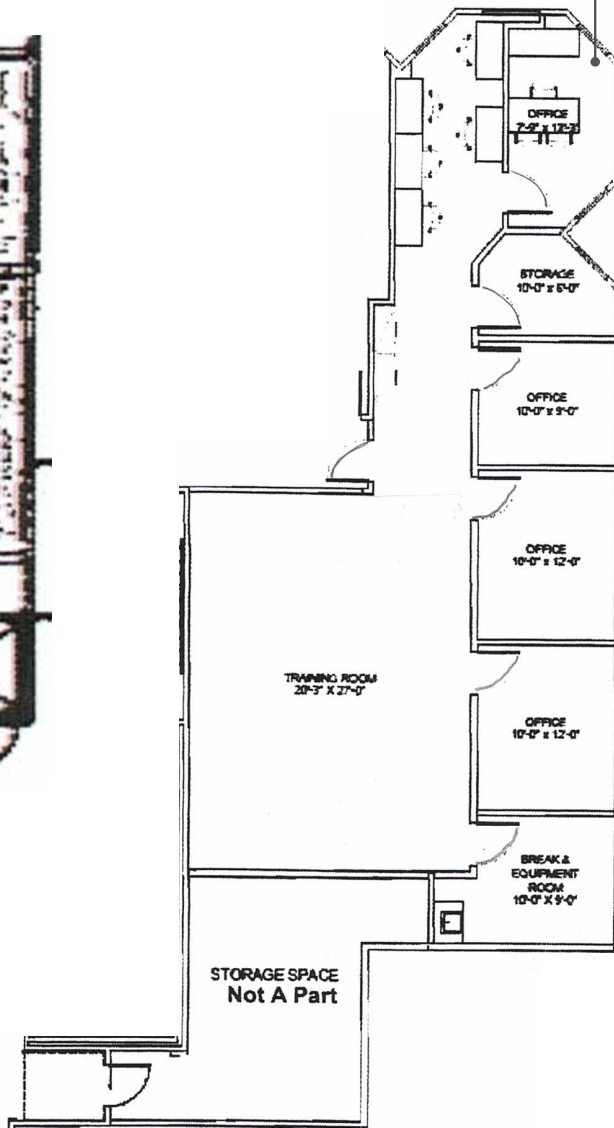


# Floor Plans

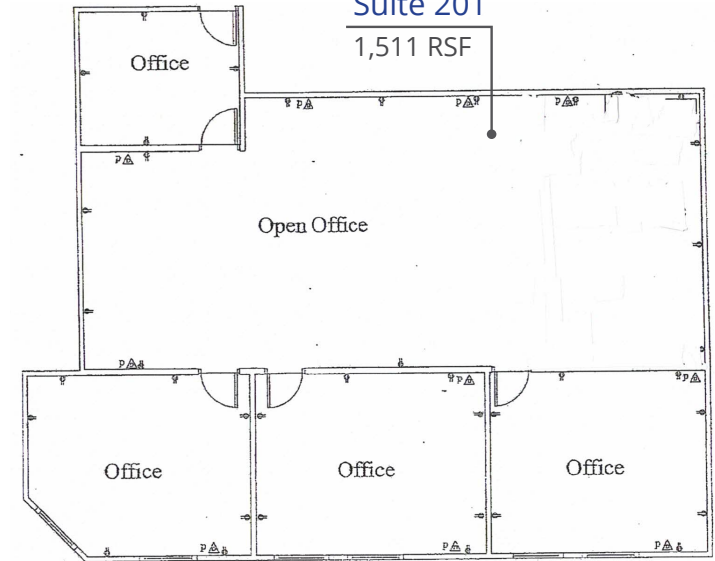
Suite 202  
855 RSF



Suite 101  
1,825 RSF



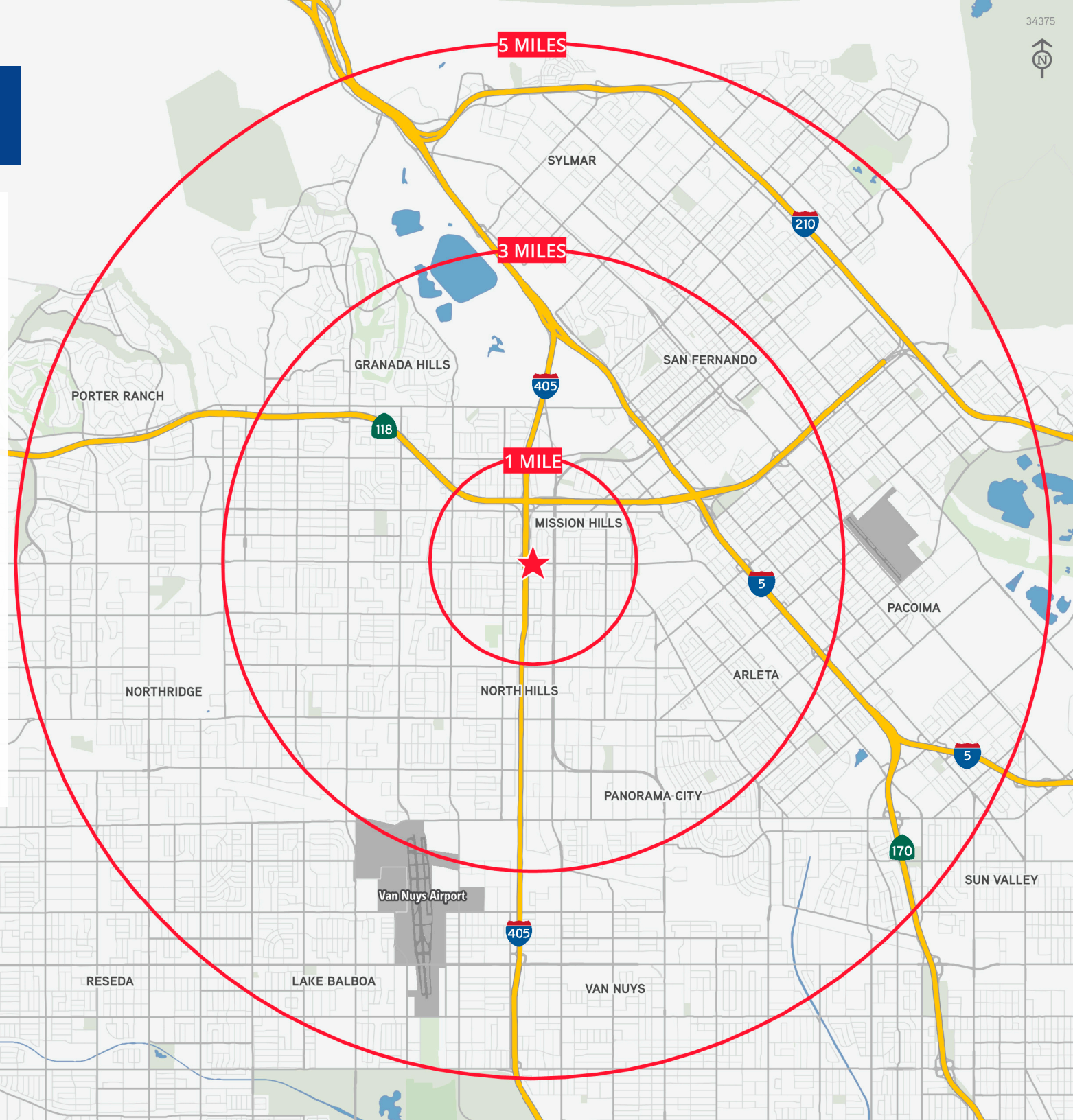
Suite 201  
1,511 RSF





# 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



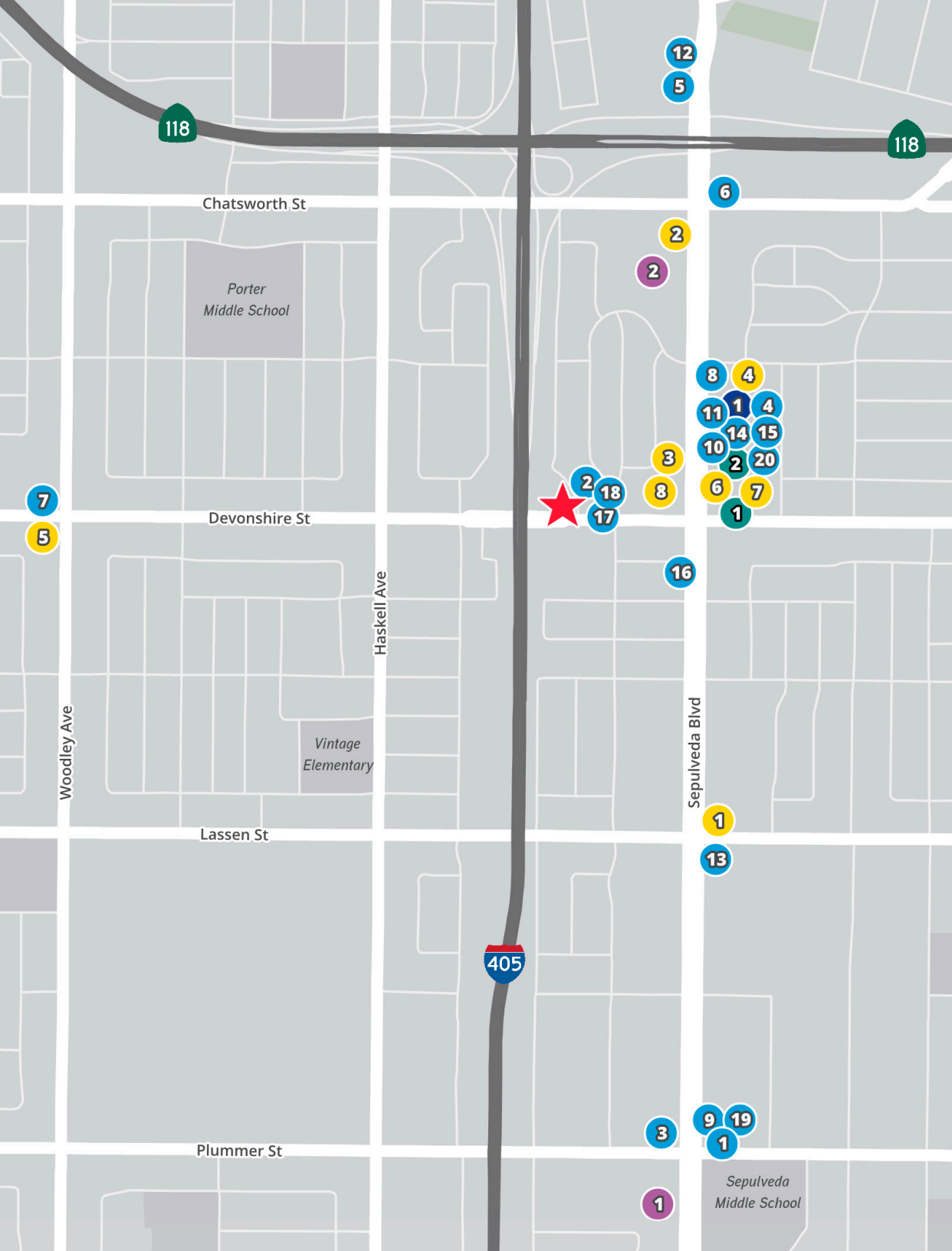
Sepulveda Blvd.

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

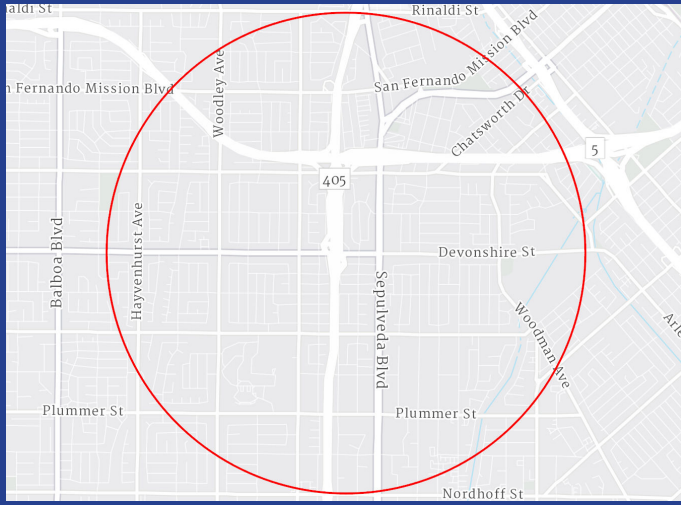
- 1 Bank of America
- 2 Chase Bank

## 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%**

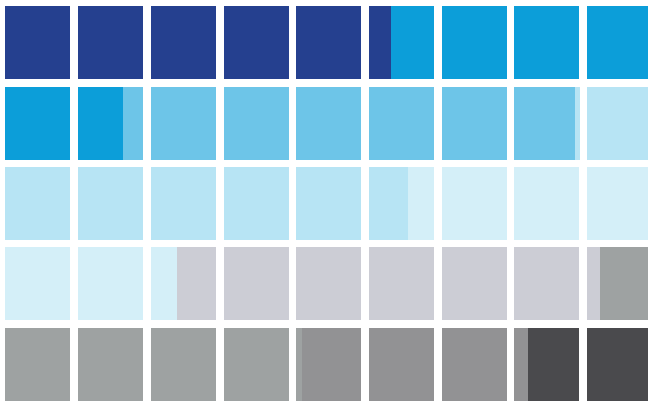
Generation z: born 1999 to 2016



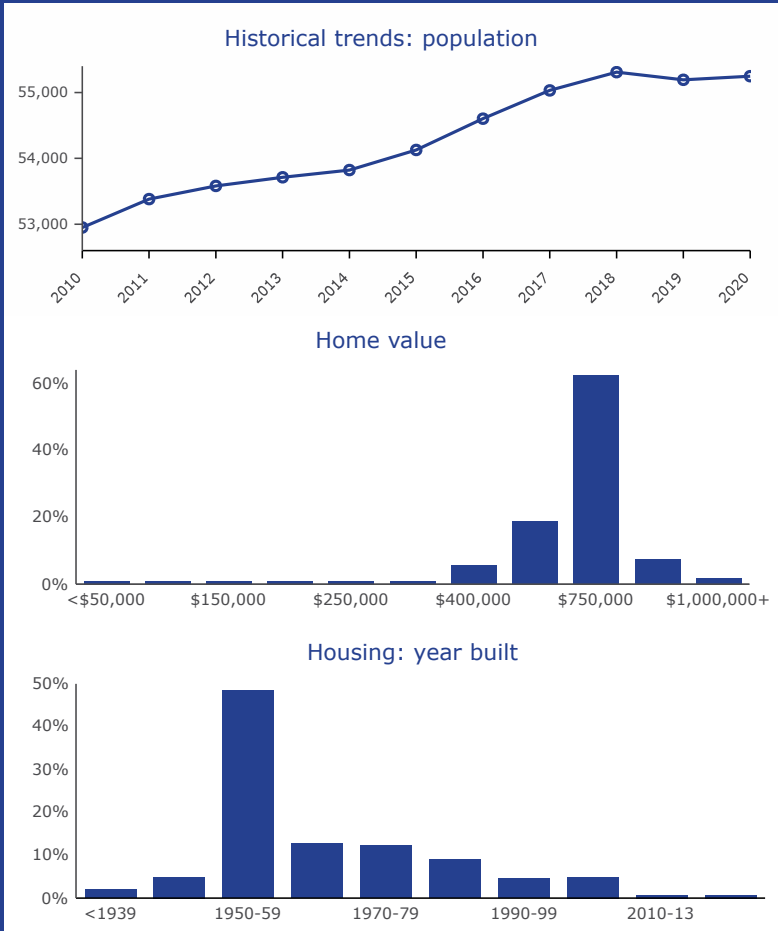
**5.6%**

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%**

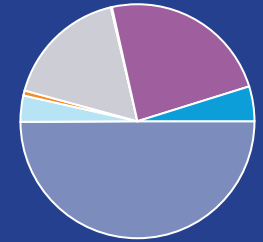
Some college



**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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