

**FOR LEASE** | 2,010 - 2,500 SF



**PRIME RETAIL SHOPPING CENTER | EXCELLENT SAN FERNANDO VALLEY LOCATION**

**9012 - 9054 SEPULVEDA BOULEVARD | NORTH HILLS, CA 91343**






**RANDY CUDE**

*Managing Director*  
661.414.2004  
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DRE License #01005000





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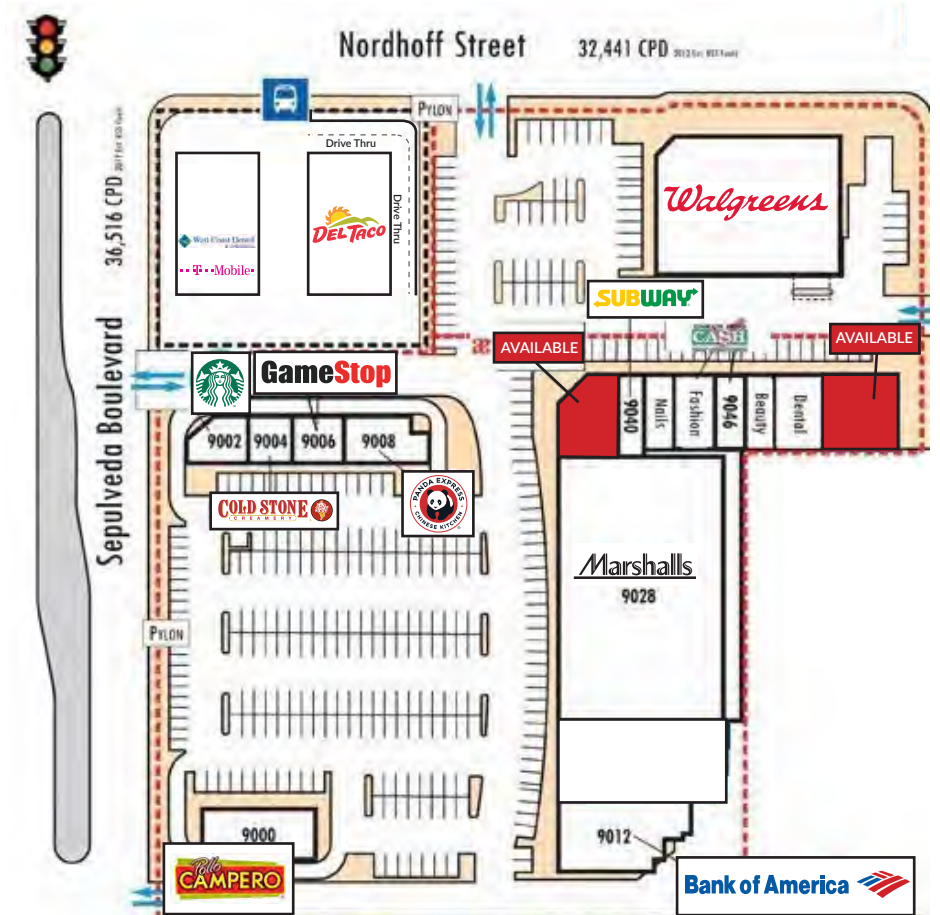
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## PROPERTY HIGHLIGHTS

-  Prime Retail Opportunity in a Highly Desirable San Fernando Valley Location
-  Strong Visibility with Prominent Frontage & Excellent Exposure
-  High Daily Traffic Counts Driving with Consistent Customer Flow
-  Excellent Pedestrian Activity with Steady Walk-in Traffic
-  Signalized Corner Location for Easy Access & Maximum Exposure

## SPACE FEATURES

-  Suite Available – Ready for Immediate Occupancy
-  Ideal for Retail or Potential Restaurant Use
-  Excellent Building & Monument Signage Opportunities
-  Ample On-Site Parking for Customers & Employees



*Surrounded by a Strong National Tenant Mix Including:*



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# UNIT 9038 | 2,500 SF



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# UNIT 9054 | 2,010 SF



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# PROPERTY PHOTOS



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# AMENITIES MAP



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# AREA OVERVIEW

## NORTH HILLS OVERVIEW

North Hills is located in the Central San Fernando Valley region of the City of Los Angeles, 21 miles Northwest of Downtown and is know as one of the oldest communities in the Valley. North Hills is bounded by Balboa Boulevard and Bull Creek ("The Wash") on the West, Devonshire & Lassen Street on the North, the Pacoima Wash on the East, and Roscoe Boulevard on the South. The neighborhood is divided into two sectors by CA Interstate 405.

Ranked #38 out of 111 in LA and #393 out of 1,736 in all of California, North Hills proves itself to be one of the most diverse neighborhoods. The neighborhood is divided into two sectors by CA Interstate 405. North Hills was estimated to have a population of 41,956 and a median home value of \$569,932. Additionally, the city attracts homebuilders to its friendly communities and is poised for significant growth, with a population density of more than 10,000 SF

## SURROUNDING NEIGHBORHOODS



## EXCELLENT NEARBY AMENITIES

For people who like to work and play in LA, North Hills offers a more laid-back feel to come home to. Speaking of which, everything that Los Angeles County has to offer is less than an hour away from North Hills. Hollywood Boulevard, baseball games at Dodger Stadium, and the Los Angeles Financial District are just a short drive down Highway 101.



## PARKS & RECREATION

Balboa Park has a large playground and a man-made lake filled with migratory waterfowl. There are Japanese gardens; places to use drones or sailboats, cricket fields, archery facilities, & much more!



## QUALITY OF LIFE

Unlike many neighborhoods in the greater Los Angeles area, North Hills feels like a true suburb. It has many quieter side streets, cul-de-sacs lined with residential homes, and even a few luxury properties. Living in North Hills also provides easy access to unique outdoor spaces, parks, and natural areas, all of which are just a short drive away.



## TRANSPORTATION & FREEWAY ACCESS

The top three means of transportation people in North Hills use to get to work are: car, bus or trolley bus and walking. A total of 24,577 residents commute by car, 1,795 prefer going to work by bus or trolley bus and 280 by walking. The 405 freeway runs north-south through North Hills, providing easy access for commuters who work in West Los Angeles.



# DEMOGRAPHIC DATA



## POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	66,255	298,547	695,466
Estimated Households	19,147	91,058	218,382
Median Age	33	36.8	37



## HOUSEHOLD INCOME

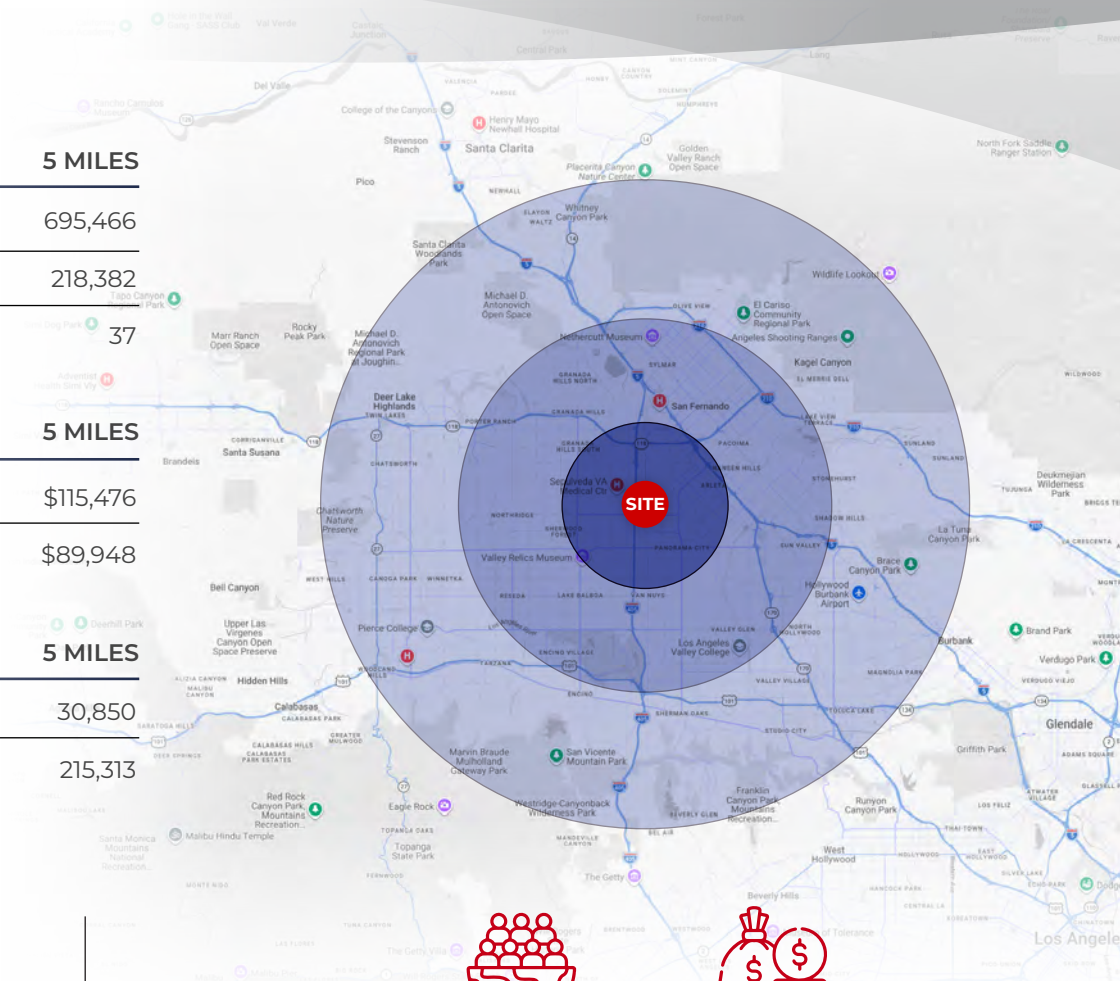
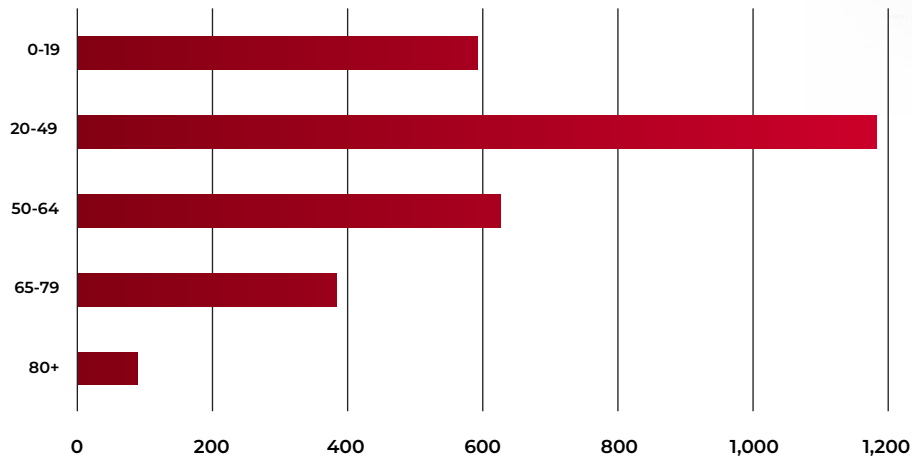
	1 MILE	3 MILES	5 MILES
Average Household Income	\$87,869	\$107,918	\$115,476
Median Household Income	\$68,403	\$84,324	\$89,948



## DAYTIME POPULATION

	1 MILE	3 MILES	5 MILES
Total Businesses	1,139	10,548	30,850
Total Employees	6,774	81,389	215,313

## AGE DISTRIBUTION



**695,466\***  
TOTAL POPULATION



**\$115,476\***  
AVERAGE INCOME



**215,313\***  
DAYTIME EMPLOYMENT



**30,850\***  
TOTAL BUSINESSES

\* 5 MILE RADIUS

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