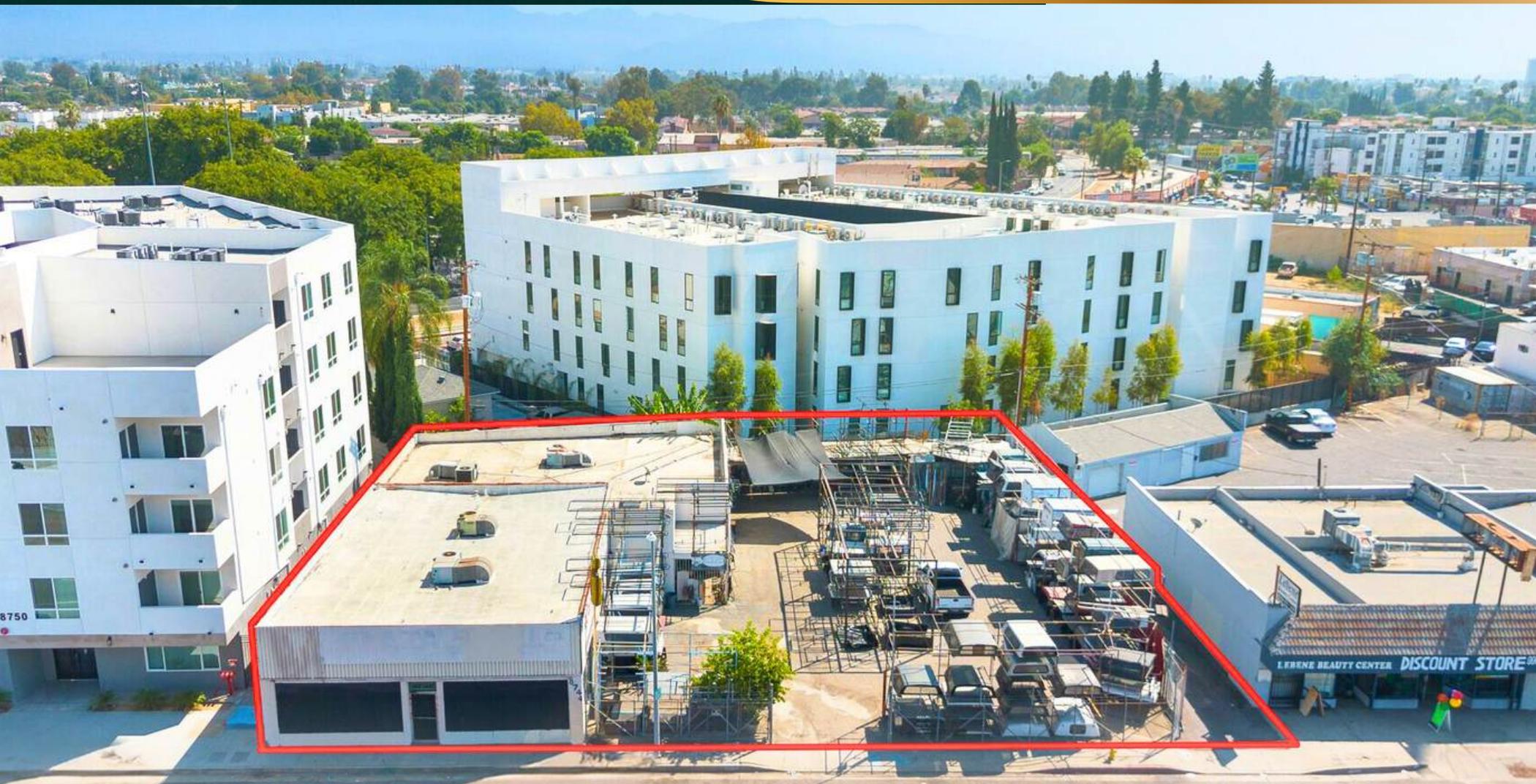




8744 SEPULVEDA BLVD,  
NORTH HILLS, CA 91343

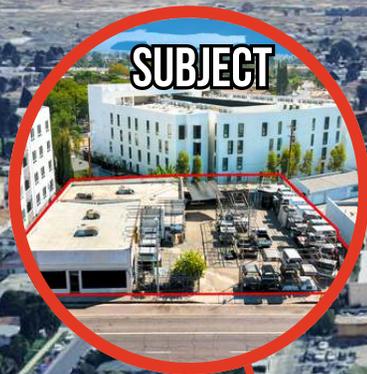


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# PROPERTY AERIAL MAP

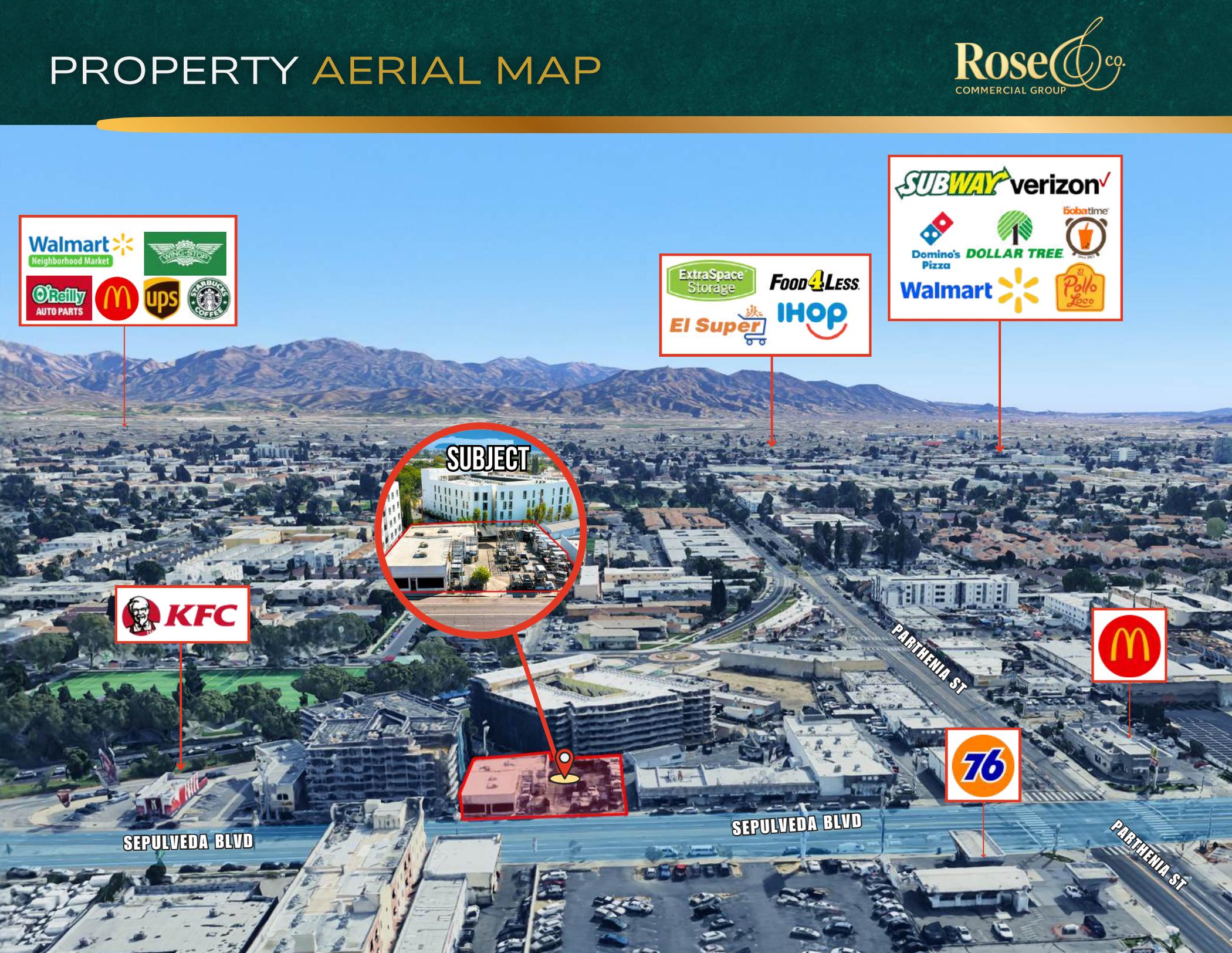


SEPULVEDA BLVD

SEPULVEDA BLVD

PARTHENIA ST

PARTHENIA ST



# PROPERTY OVERVIEW



**PRICE**  
\$2,500,000



**SIZE**  
4,875 SF



**PARCEL NUMBER**  
2654-012-0062



**YEAR BUILT**  
1929



**LOT**  
12,663 SF



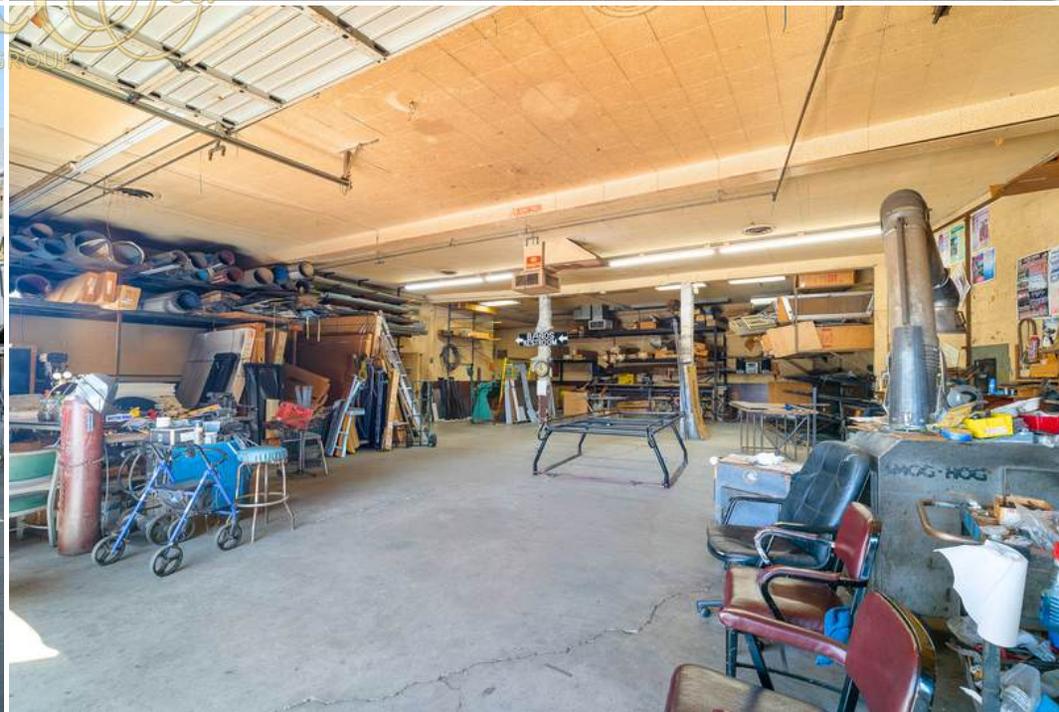
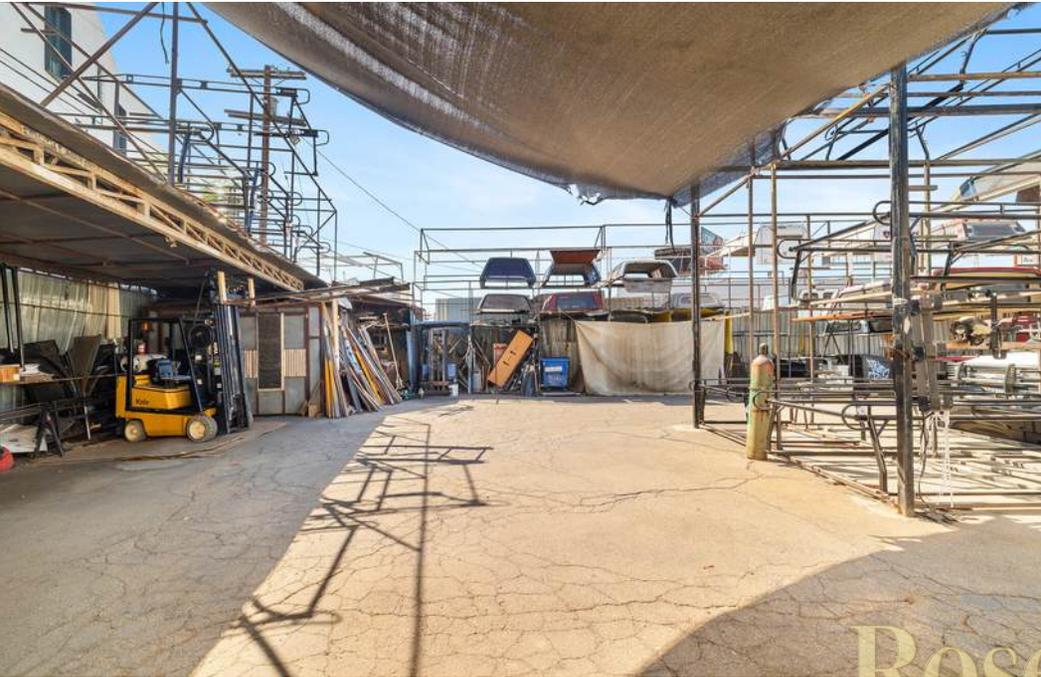
**ZONING**  
LAC2

**Rose & Co.**  
COMMERCIAL GROUP



- **Prime Sepulveda Blvd frontage** with heavy traffic exposure
- **Ideal for Owner-User or Developer** with strong redevelopment potential
- **Central San Fernando Valley location** near major freeways and dense population
- **Ample on-site parking** to accommodate customers and employees
- **Established trade corridor** surrounded by retail, dining, and service businesses
- **Established Business** – Property can be sold with a 30-year truck accessories business, featuring a strong core clientele and proven track record

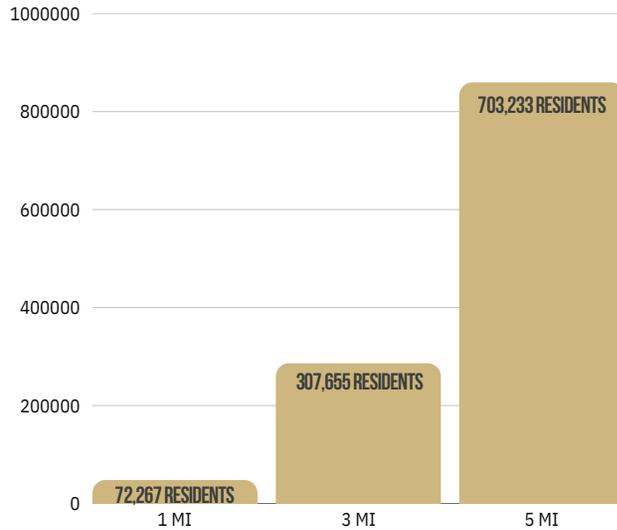
# PROPERTY PHOTOS



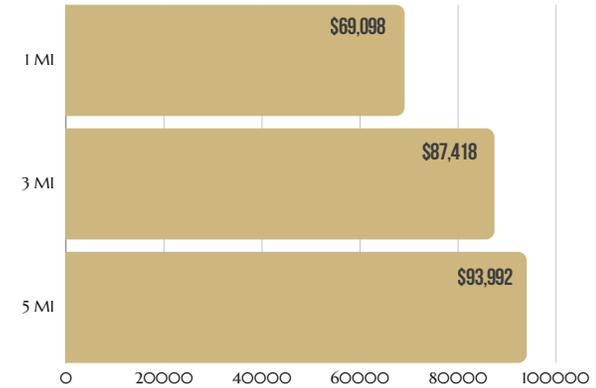
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COMMERCIAL GROUP

# COMMUNITY PROFILE

## POPULATION



## AVERAGE HOUSEHOLD INCOME



## TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
Sepulveda Blvd	Parthenia St	33,413 vehicles/day	.02 miles
Sepulveda Blvd	Parthenia St	33,865 vehicles/day	.02 miles
Parthenia St	Columbus Ave	25,204 vehicles/day	.10 miles
Parthenia St	Columbus Ave	25,057 vehicles/day	.10 miles
Parthenia St	Sepulveda Blvd	28,828 vehicles/day	.11 miles
Parthenia St	Sepulveda Blvd	28,997 vehicles/day	.11 miles
Sepulveda Blvd	N Sepulveda Blvd	34,330 vehicles/day	.14 miles
Sepulveda Blvd	N Sepulveda Blvd	33,218 vehicles/day	.14 miles
Sepulveda Blvd	Chase St	35,342 vehicles/day	.22 miles
Parthenia St	Langdon Ave	26,218 vehicles/day	.22 miles



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