

13416 VAN NUYS BLVD, PACOIMA, CA 91331



FOR LEASE


IKON
PROPERTIES

PROPERTY SUMMARY

**13416 VAN NUYS BLVD,
PACOIMA, CA 91331**

Property Type: Commercial/Office

Year Built: 1949

Parcel Number: 2620-007-004

Available for Lease: 750 SF

Lot: 8,645/.2 SF/AC

Zoning: LAC2



**SUBJECT
PROPERTY**

Van Nuys Blvd

Tamarack Ave

PROPERTY HIGHLIGHTS

- ✔ Located in the Heart of Pacoima
- ✔ Easy Access from 118 & 210 freeways
- ✔ Located near major shopping centers & public transportations
- ✔ Strong demographics and High Traffic Counts
- ✔ Fully remodeled with brand new floors and interiors

SUBJECT
PROPERTY



PROPERTY PHOTOS

13416 VAN NUYS BLVD, PACOIMA, CA 91331



DEMOGRAPHICS

13416 VAN NUYS BLVD, PACOIMA, CA 91331

POPULATION

	1 Mile	3 Mile	5 Mile
2028 Projection	28,538	220,747	524,768
2023 Estimate	30,382	230,021	542,583
2010 Census	36,009	248,840	566,334
Growth 2023 - 2028	-6.07%	-4.03%	-3.28%
Growth 2010 - 2023	-15.63%	-7.56%	-4.19%

2023 POPULATION

	1 Mile		3 Mile		5 Mile	
White	3,612	11.89%	33,554	14.59%	117,444	21.65%
Black	482	1.59%	6,274	2.73%	17,077	3.15%
Am. Indian & Alaskan	629	2.07%	4,501	1.96%	9,359	1.72%
Asian	507	1.67%	18,258	7.94%	49,007	9.03%
Hawaiian & Pacific Island	18	0.06%	260	0.11%	705	0.13%
Other	25,134	82.73%	167,175	72.68%	348,991	64.32%
U.S. Armed Forces	0		5		92	

HOUSEHOLDS

	1 Mile		3 Mile		5 Mile	
2028 Projection	5,930		54,976		144,736	
2023 Estimate	6,370		57,442		149,954	
2010 Census	7,802		62,763		157,661	
Growth 2023 - 2028	-6.91%		-4.29%		-3.48%	
Growth 2010 - 2023	-18.35%		-8.48%		-4.89%	
Owner Occupied	3,541	55.59%	32,776	57.06%	75,514	50.36%
Renter Occupied	2,829	44.41%	24,667	42.94%	74,440	49.64%

DEMOGRAPHICS DETAILED REPORT

13416 VAN NUYS BLVD, PACOIMA, CA 91331

2023 POPULATION BY OCCUPATION

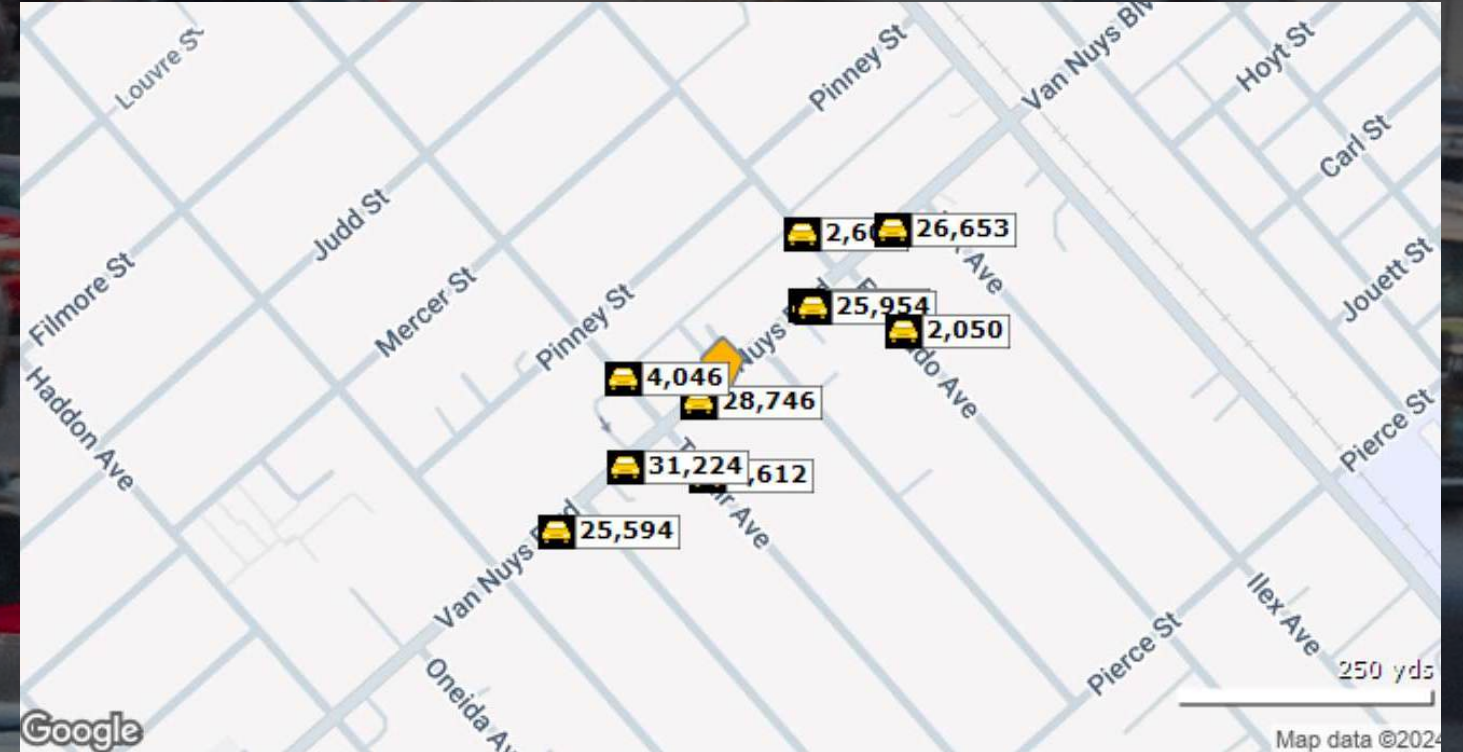
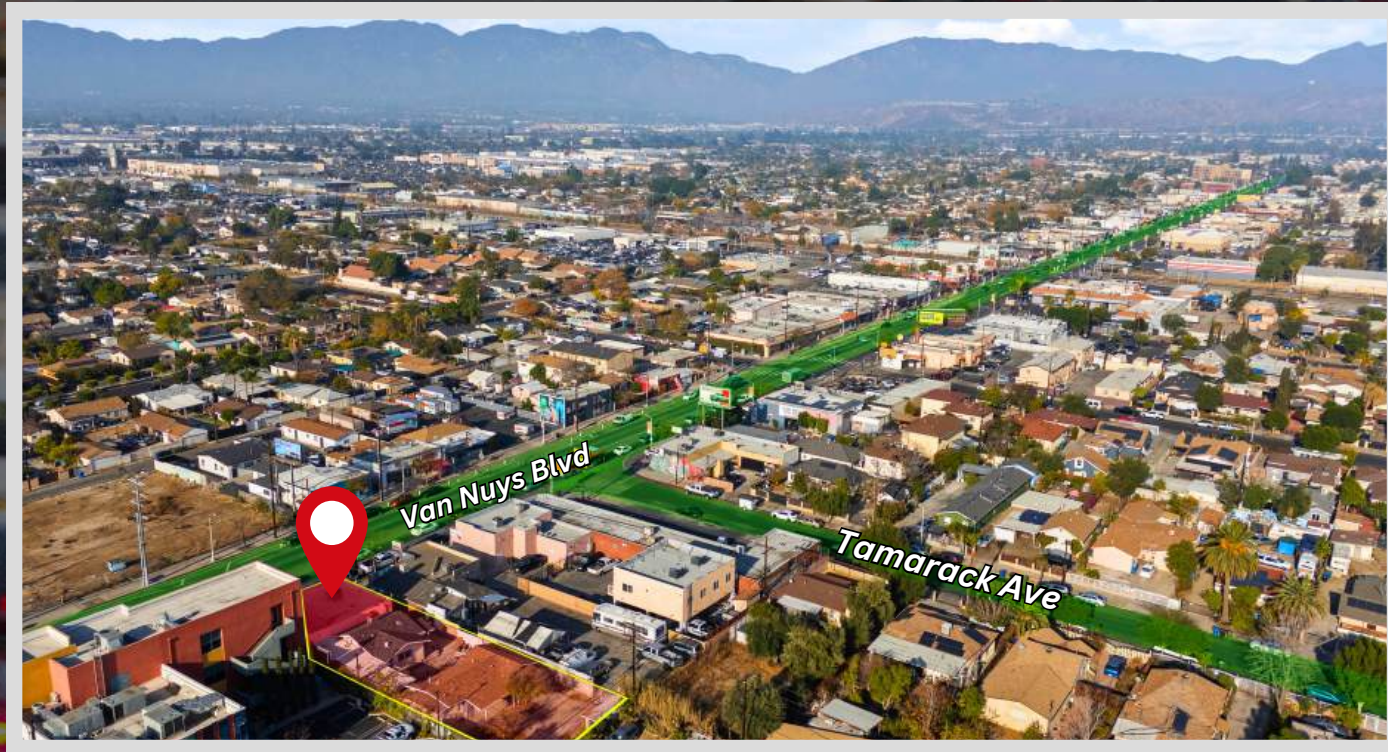
	1 Mile		3 Mile		5 Mile	
Real Estate & Finance	478	1.84%	5,170	2.45%	13,901	2.76%
Professional & Management	4,045	15.56%	38,970	18.48%	102,271	20.29%
Public Administration	414	1.59%	3,843	1.82%	8,490	1.68%
Education & Health	2,620	10.08%	22,973	10.90%	55,924	11.09%
Services	3,665	14.10%	25,339	12.02%	61,981	12.30%
Information	208	0.80%	2,312	1.10%	7,761	1.54%
Sales	3,190	12.27%	24,572	11.65%	58,442	11.59%
Transportation	628	2.42%	5,059	2.40%	13,911	2.76%
Retail	1,627	6.26%	12,850	6.09%	31,016	6.15%
Wholesale	206	0.79%	2,323	1.10%	5,452	1.08%
Manufacturing	1,651	6.35%	13,645	6.47%	27,900	5.53%
Production	2,664	10.25%	21,947	10.41%	45,882	9.10%
Construction	2,206	8.49%	14,354	6.81%	31,960	6.34%
Utilities	913	3.51%	7,574	3.59%	16,684	3.31%
Agriculture & Mining	185	0.71%	1,313	0.62%	2,125	0.42%
Farming, Fishing, Forestry	108	0.42%	833	0.40%	1,350	0.27%
Other Services	1,182	4.55%	7,761	3.68%	19,036	3.78%

2010 HOUSEHOLDS BY HH SIZE

	1 Mile		3 Mile		5 Mile	
1-Person Households	834	10.69%	8,234	13.12%	24,832	15.75%
2-Person Households	1,238	15.87%	11,503	18.33%	33,986	21.56%
3-Person Households	1,216	15.59%	10,966	17.47%	28,505	18.08%
4-Person Households	1,394	17.87%	11,904	18.97%	29,215	18.53%
5-Person Households	1,098	14.07%	8,500	13.54%	18,798	11.92%
6-Person Households	768	9.84%	5,087	8.11%	10,470	6.64%
7-or more Person Households	1,254	16.07%	6,569	10.47%	11,856	7.52%

TRAFFIC COUNT

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TRAFFIC COUNT

Street	Traffic Volume	Distance from Subject
Van Nuys Blvd	28,746	MPSI .01
Telfair Ave	3,612	MPSI .04
Telfair Ave	4,046	MPSI .06
Van Nuys Blvd	31,224	MPSI .06
Van Nuys Blvd	25,728	MPSI .08
Van Nuys Blvd	25,954	MPSI .08
el Dorado Ave	2,600	MPSI .11
el Dorado Ave	2,050	MPSI .11
Van Nuys Blvd	25,594	MPSI .12
Van Nuys Blvd	26,653	MPSI .14

EXCLUSIVELY REPRESENTED BY



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