

FOR LEASE

WOODMAN + LANARK

8205 WOODMAN AVENUE | PANORAMA CITY, CA 91402



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LEASING

BROKERAGE

INVESTMENTS

FEATURES & AMENITIES

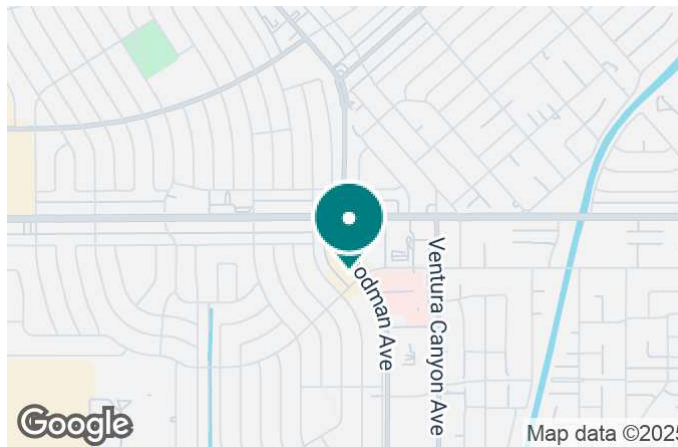
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FEATURES & AMENITIES

- ±1,700 SF Former Mailbox + Shipping Store
- Convenient Access From Both Cross Streets
- Monument Sign + Prominent Storefront Signage
- Signalized Intersection of Woodman + Lanark
- Adjacent to Major Medical Center (Kaiser Permanente)



NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	9,834	110,890	248,568
Total Population	32,827	366,126	743,549
Average HH Income	\$80,833	\$70,858	\$82,106

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

±1,700 SF former mailbox + shipping store available in busy, well-located retail strip center. Property features high street visibility on high traffic signalized intersection, prominent storefront signage, monument sign, and ample parking in the onsite lot conveniently accessible from both cross streets.

LOCATION DESCRIPTION

Corner strip center situated at the signalized intersection of Woodman + Lanark in prime Panorama City.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,700 SF
Lot Size:	21,780 SF
Building Size:	11,000 SF

SPACES	LEASE RATE	SPACE SIZE
106	Negotiable	1,700 SF

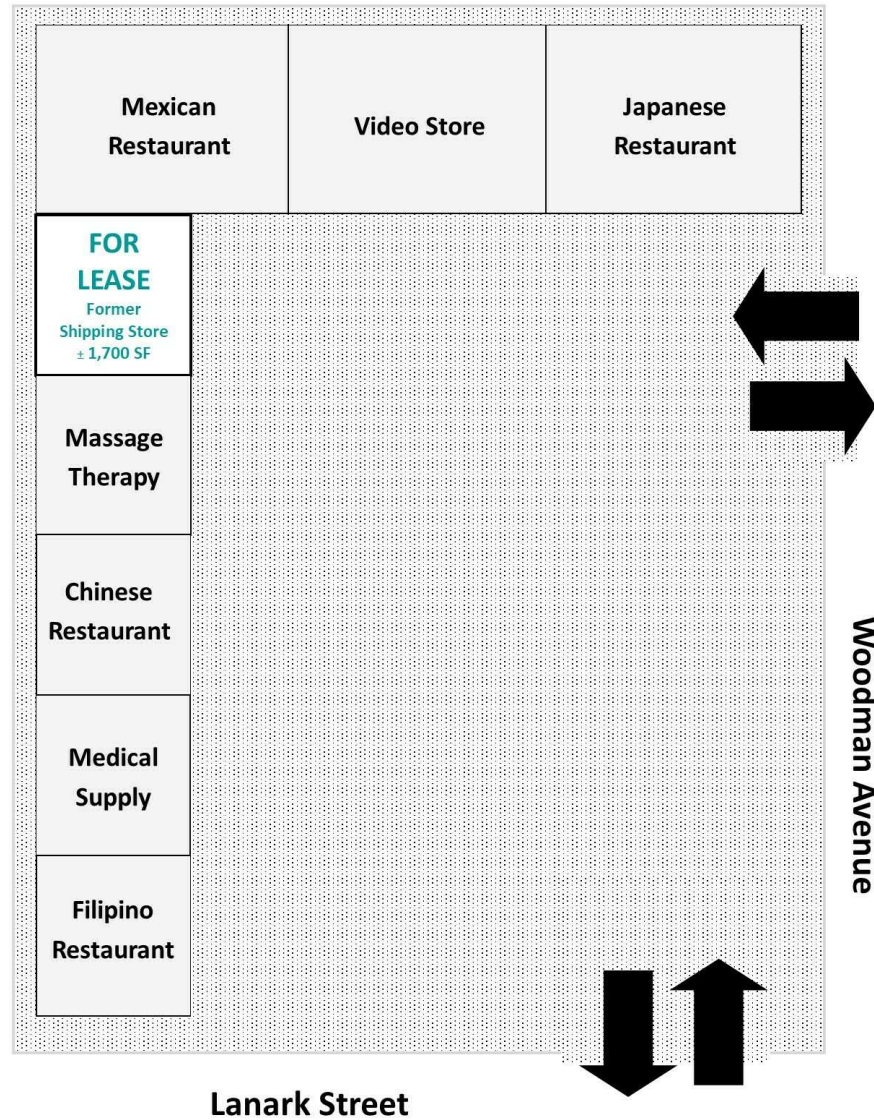
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SITE PLAN

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ADJACENT KAISER MEDICAL COMPLEX

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RETAILER MAP

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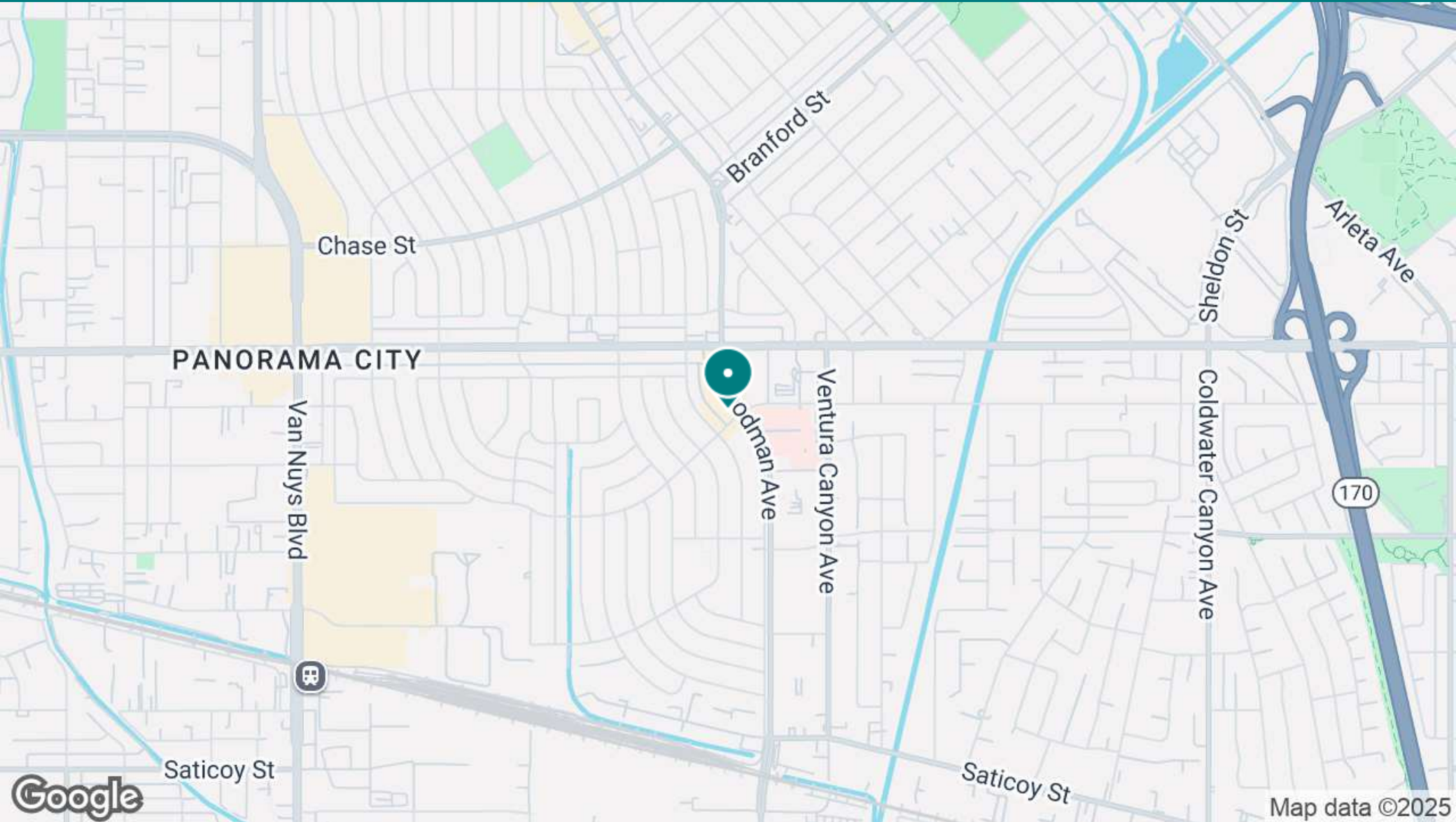
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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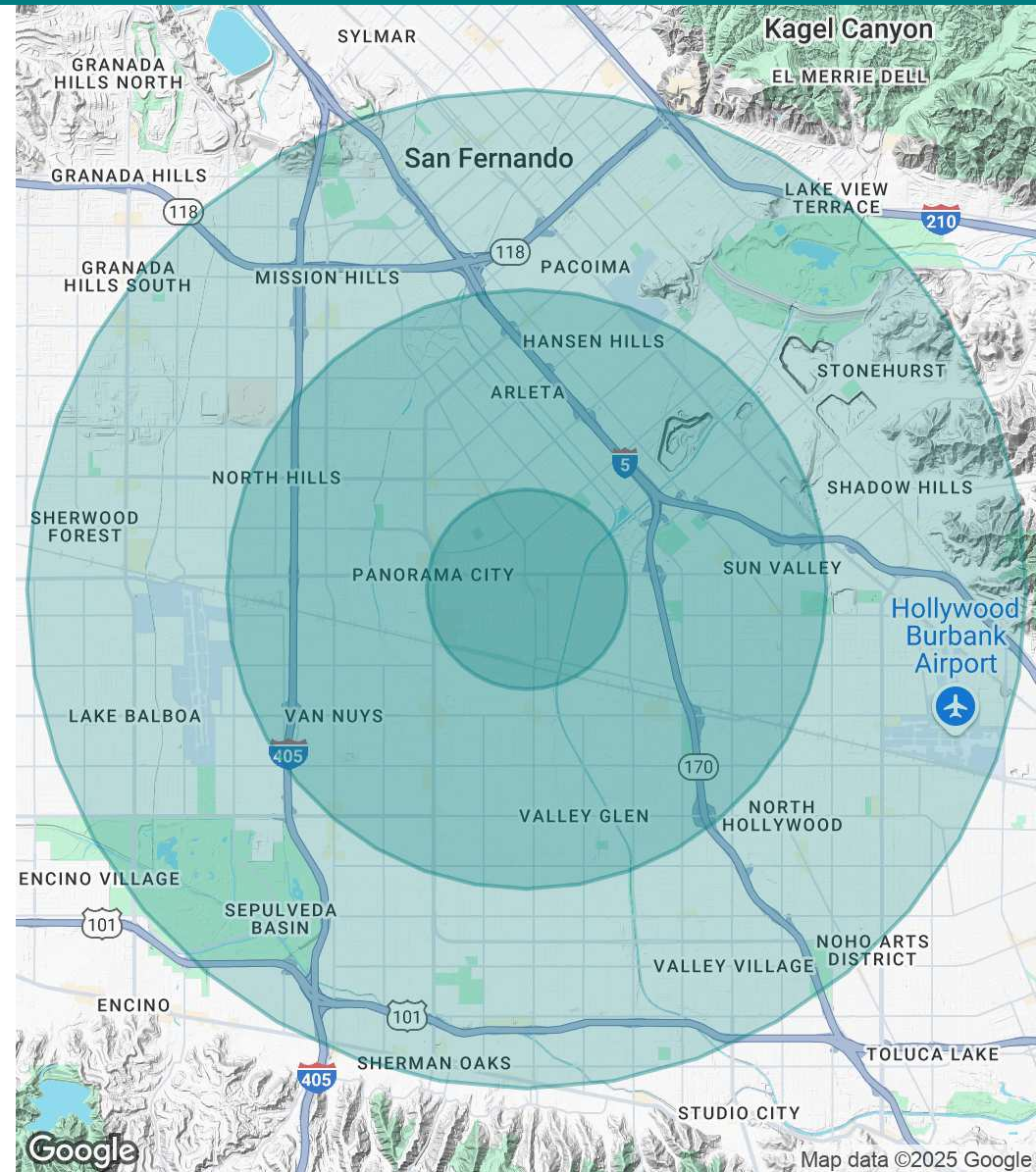
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	32,827	366,126	743,549
Average Age	38.3	34.7	36.1
Average Age (Male)	35.6	33.9	35.3
Average Age (Female)	41.1	35.7	37.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,834	110,890	248,568
# of Persons per HH	3.3	3.3	3.0
Average HH Income	\$80,833	\$70,858	\$82,106
Average House Value	\$499,277	\$458,540	\$545,684

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	13,711	160,752	386,658
Total Population - Black	673	13,087	31,013
Total Population - Asian	5,833	34,052	61,284
Total Population - Hawaiian	17	346	1,114
Total Population - American Indian	69	2,352	3,970
Total Population - Other	10,648	131,488	204,838

* Demographic data derived from 2020 ACS - US Census



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