



**COMMERCIAL**  
REAL ESTATE  
*the sign of a profitable property*

**AVAILABLE**



## RETAIL ENDCAP SPACE AVAILABLE ON HIGH TRAFFIC CORNER

13547 Roscoe Blvd, Panorama City, CA 91402



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5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

RETAIL ENDCAP SPACE  
PANORAMA CITY

AVAILABLE

**EXCLUSIVELY LISTED BY**

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PRESIDENT

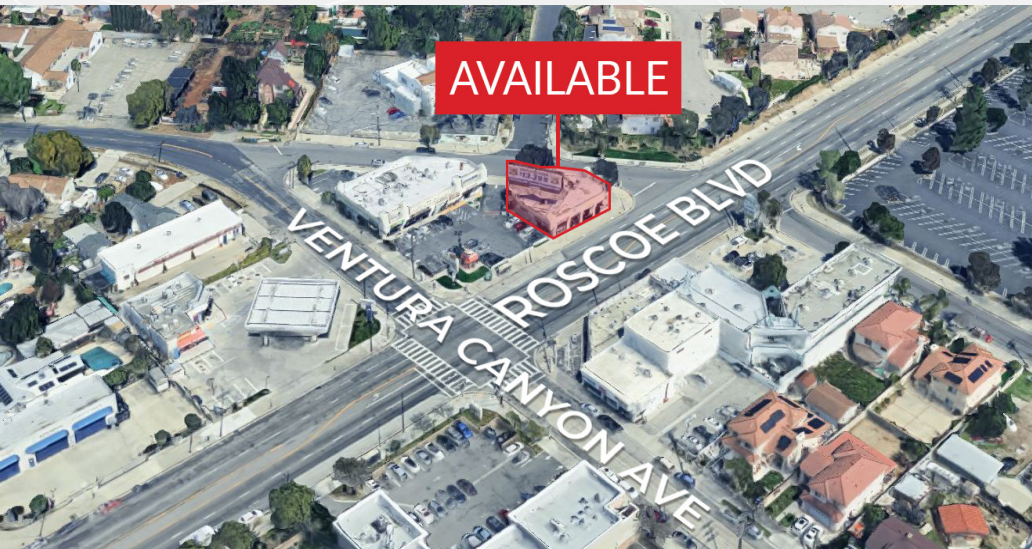
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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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# PROPERTY FEATURES

13547 Roscoe Blvd, Panorama City, CA 91402







## APPROX. 829 SF

RETAIL ENDCAP SPACE AVAILABLE

- ✓ Rare endcap space
- ✓ Located in a dense residential block
- ✓ Onsite parking
- ✓ High traffic counts along this section of Roscoe Blvd (±45,000 cars daily)

## AREA AMENITIES

- ✓ Located in the heart of Panorama City, directly across from Kaiser Permanente Medical Center
- ✓ Prime signalized corner location with excellent visibility and exposure
- ✓ Located at SW signalized corner of Roscoe Blvd.

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	30,872	342,363	707,448
 Avg. HH Income	\$97,756	\$80,415	\$91,655
 Daytime Pop	25,611	275,549	576,151
 Traffic Count	± 47,954 CPD ON ROSCOE BLVD		



**AVAILABLE**

LIVING SPACES



**AERIAL MAP**

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