

LEASE

ROSCOEWOOD PLAZA

13755 Roscoe Blvd Panorama City, CA 91402



PROPERTY DESCRIPTION

Introducing a prime lease opportunity at 13755 Roscoe Blvd in Panorama City, CA. This expansive property boasts a versatile layout designed to accommodate various business needs. High ceilings, ample natural light, and modern finishes provide an inviting and professional atmosphere. The spacious parking lot ensures convenience for employees and visitors alike. Plus, its strategic location offers excellent visibility and accessibility. Whether for retail, office, medical, or other commercial use, this property presents an exceptional canvas for realizing your business aspirations. Take advantage of this premier space to elevate your operations and leave a lasting impression.

LOCATION DESCRIPTION

Located in vibrant Panorama City, our property is surrounded by a rich tapestry of amenities and conveniences. The area boasts a diverse array of dining options, from local eateries to well-known chains, offering something for every palate. Additionally, the location is in proximity to shopping destinations such as The Plant and Panorama Mall, perfect for convenience during lunch breaks and after-work errands. For a breath of fresh air, the nearby Woodley Avenue Park invites tranquil respites and leisurely strolls. With easy access to major highways, the property is seamlessly connected to the rest of the city, ensuring that tenants and employees can navigate the area with ease and efficiency.

OFFERING SUMMARY

Lease Rate:	\$4.00 - 5.00 SF/month (MG)
Number of Units:	23
Available SF:	1,200 - 11,145 SF
Lot Size:	0.64 Acres

Yar Meshkaty
(310) 658-4525
CalDRE #01060780



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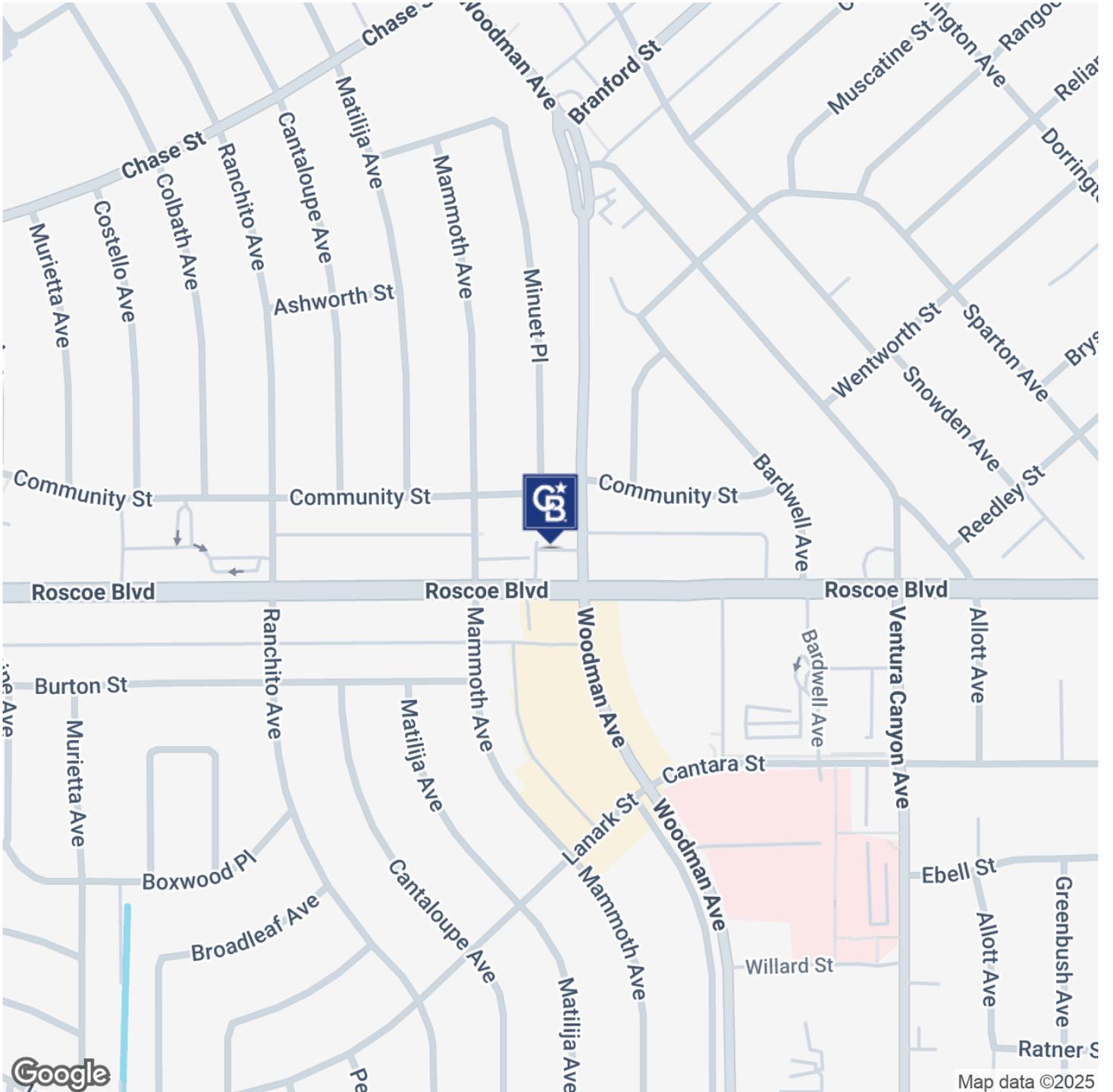


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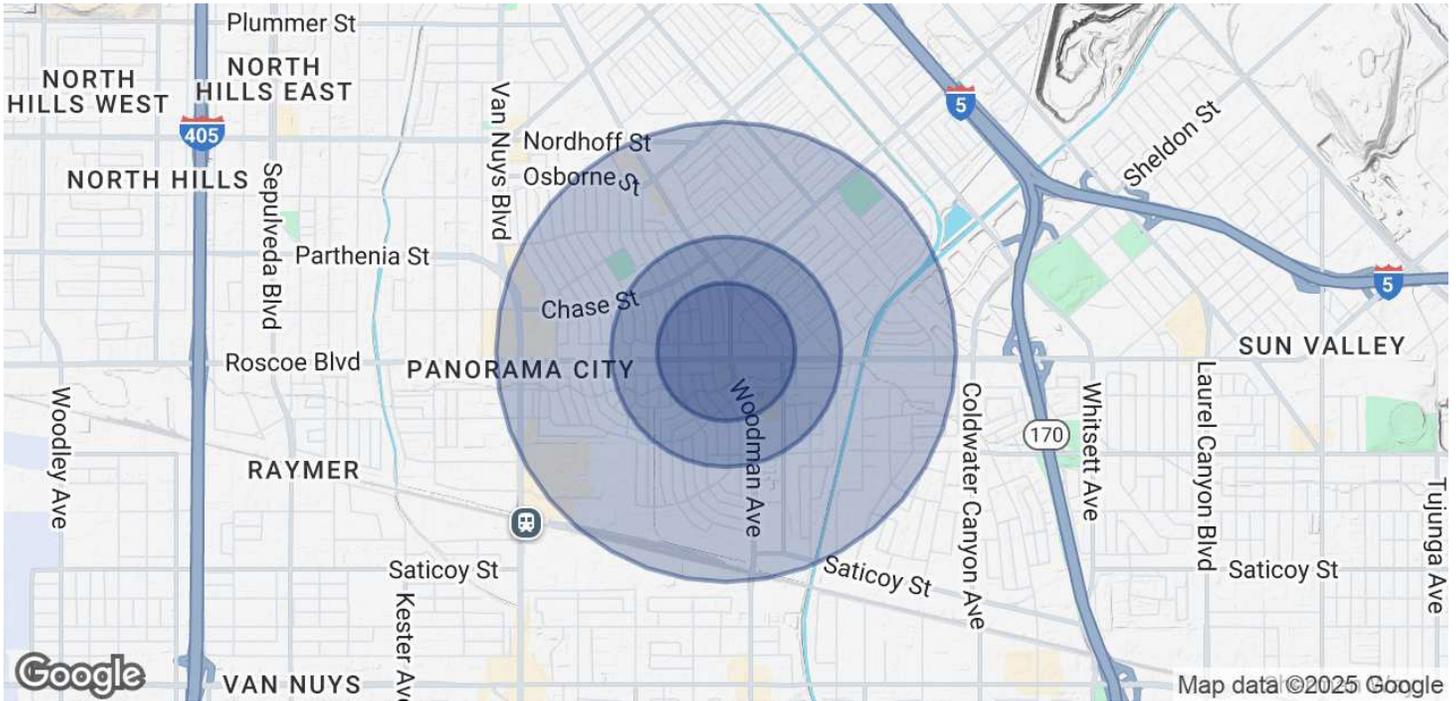


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,884	8,352	31,682
Average Age	40	41	41
Average Age (Male)	39	40	39
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	726	2,161	8,662
# of Persons per HH	4	3.9	3.7
Average HH Income	\$108,463	\$110,889	\$105,150
Average House Value	\$725,744	\$743,030	\$740,931

Demographics data derived from AlphaMap

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