

FOR LEASE

7-ELEVEN ANCHORED STRIP CENTER
16155 DEVONSHIRE STREET | GRANADA HILLS, CA 91344



BRETT MERO
CALDRE #01190225
818.380.9970
BRETT@CBM1.COM

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LEASING
BROKERAGE
INVESTMENTS

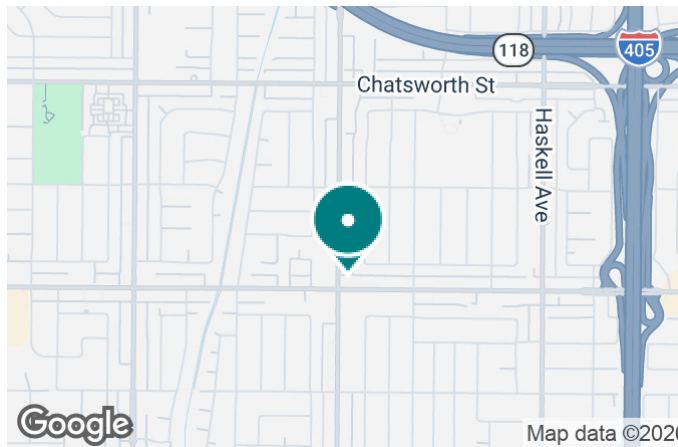
FEATURES & AMENITIES

7-ELEVEN ANCHORED STRIP CENTER | 16155 DEVONSHIRE STREET, GRANADA HILLS, CA 91344 16155 DEVONSHIRE ST. FLYER 2026 | PAGE 2



FEATURES & AMENITIES

- 1,878 SF Retail Storefront
- Join 7-Eleven in High Traffic Center
- Prominent Storefront Signage
- High Street Visibility
- Ample Parking in Onsite Lot
- Convenient Access From Major Area Thoroughfare
- Adjacent to Several Popular Restaurants
- Close to the 405 and 118 Freeways
- Strong, Consistent Commuter Traffic
- Ideal for a Range of Service-Oriented Businesses



NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,878	67,288	181,869
Total Population	21,619	228,528	613,968
Average HH Income	\$123,507	\$108,550	\$109,341

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Opportunity to locate next to 7-Eleven and capitalize on their high traffic volume. 1,878 SF storefront featuring excellent window-line frontage and strong street visibility. Ample parking in onsite lot, offering customers convenient access and steady traffic. Ideal for a variety of service-oriented businesses.

LOCATION DESCRIPTION

High visibility retail strip center located along Devonshire Street in close to the 405 and 118 Freeways benefiting from strong commuter traffic along one of the area's primary thoroughfares.

OFFERING SUMMARY

Lease Rate:	\$3.00 SF/month (MG)
Available SF:	1,878 SF
Building Size:	4,200 SF

SPACES	LEASE RATE	SPACE SIZE
16155 Devonshire Street, Granada Hills, CA	\$3.00 SF/month	1,878 SF

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ADDITIONAL PHOTOS

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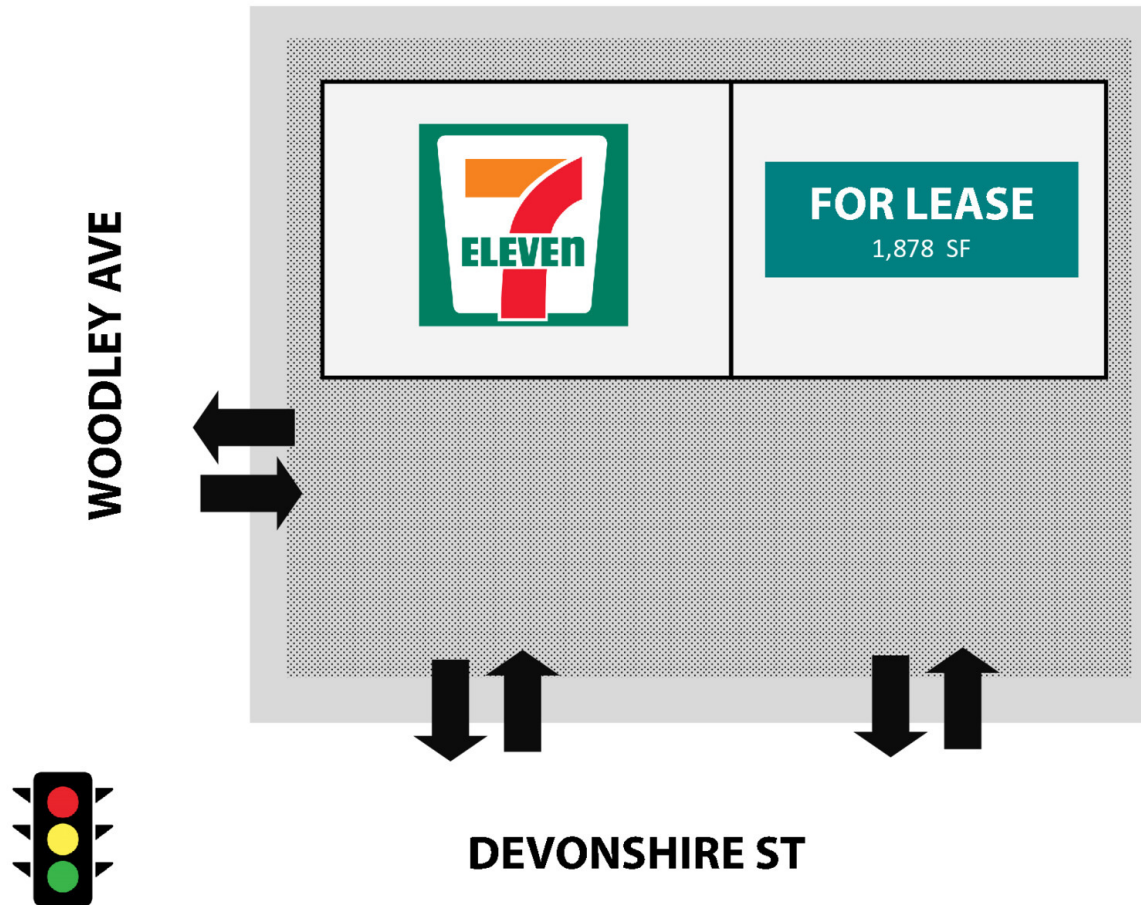


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SITE PLAN

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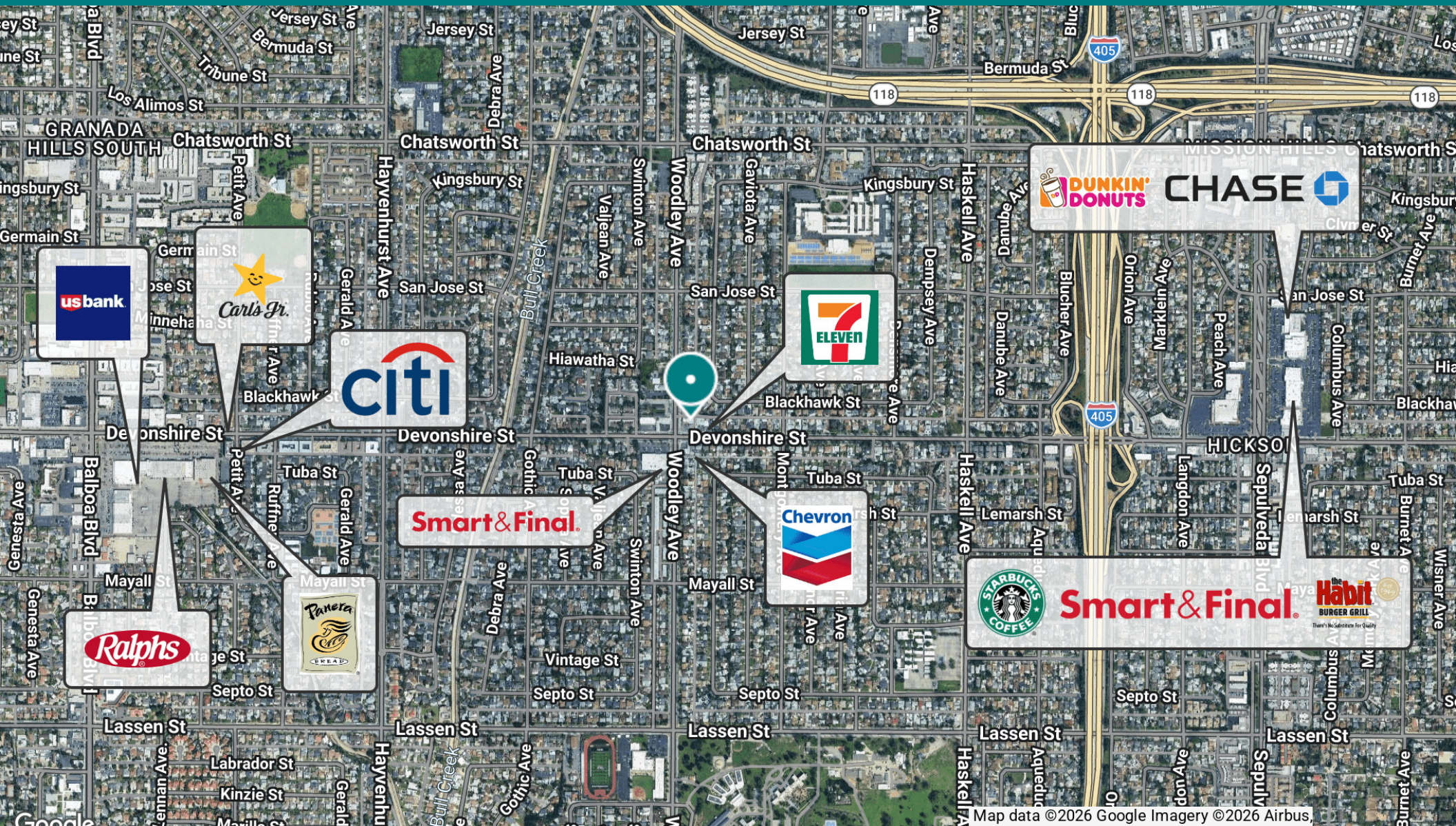
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RETAILER MAP

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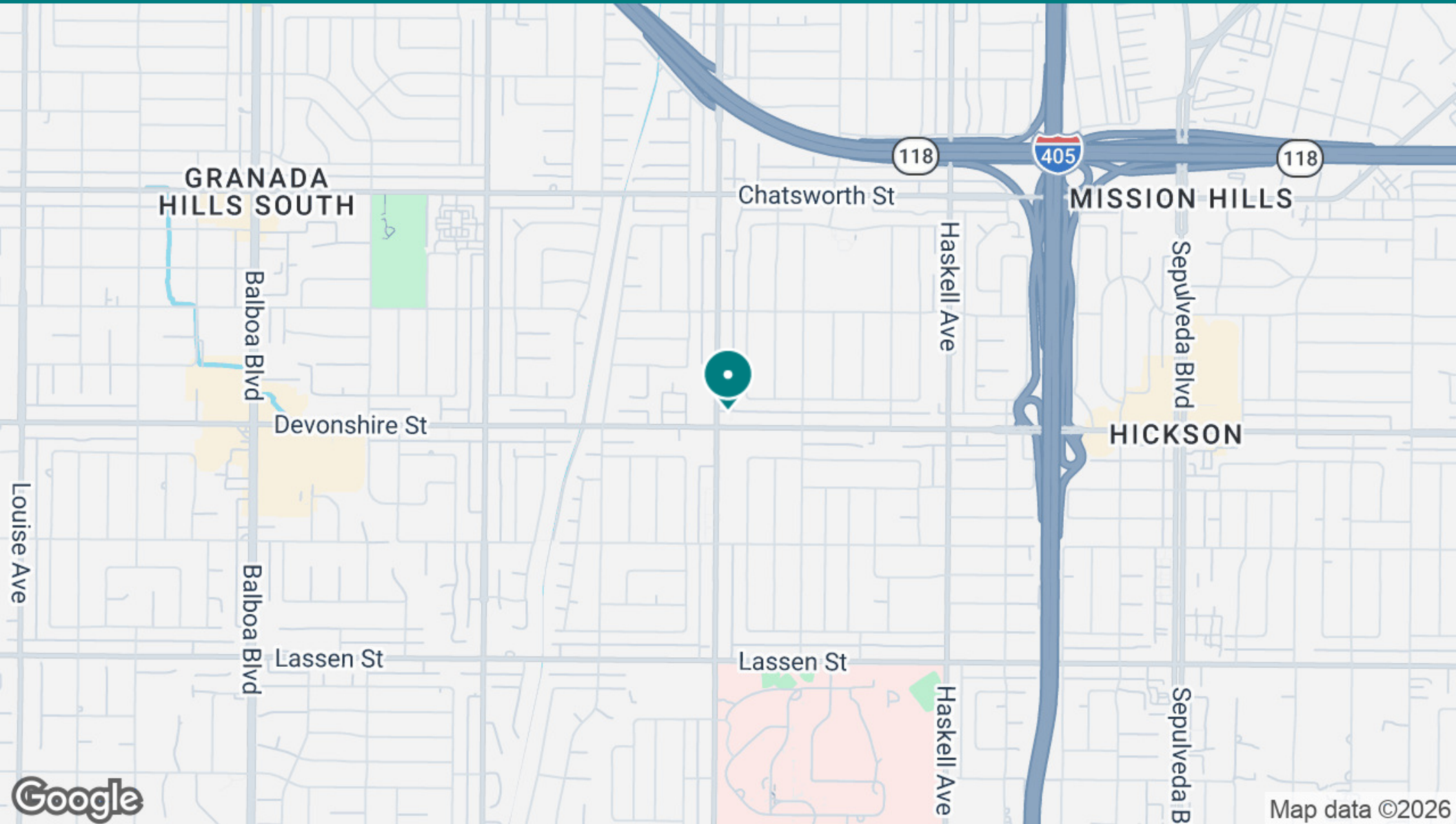


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LOCATION MAP

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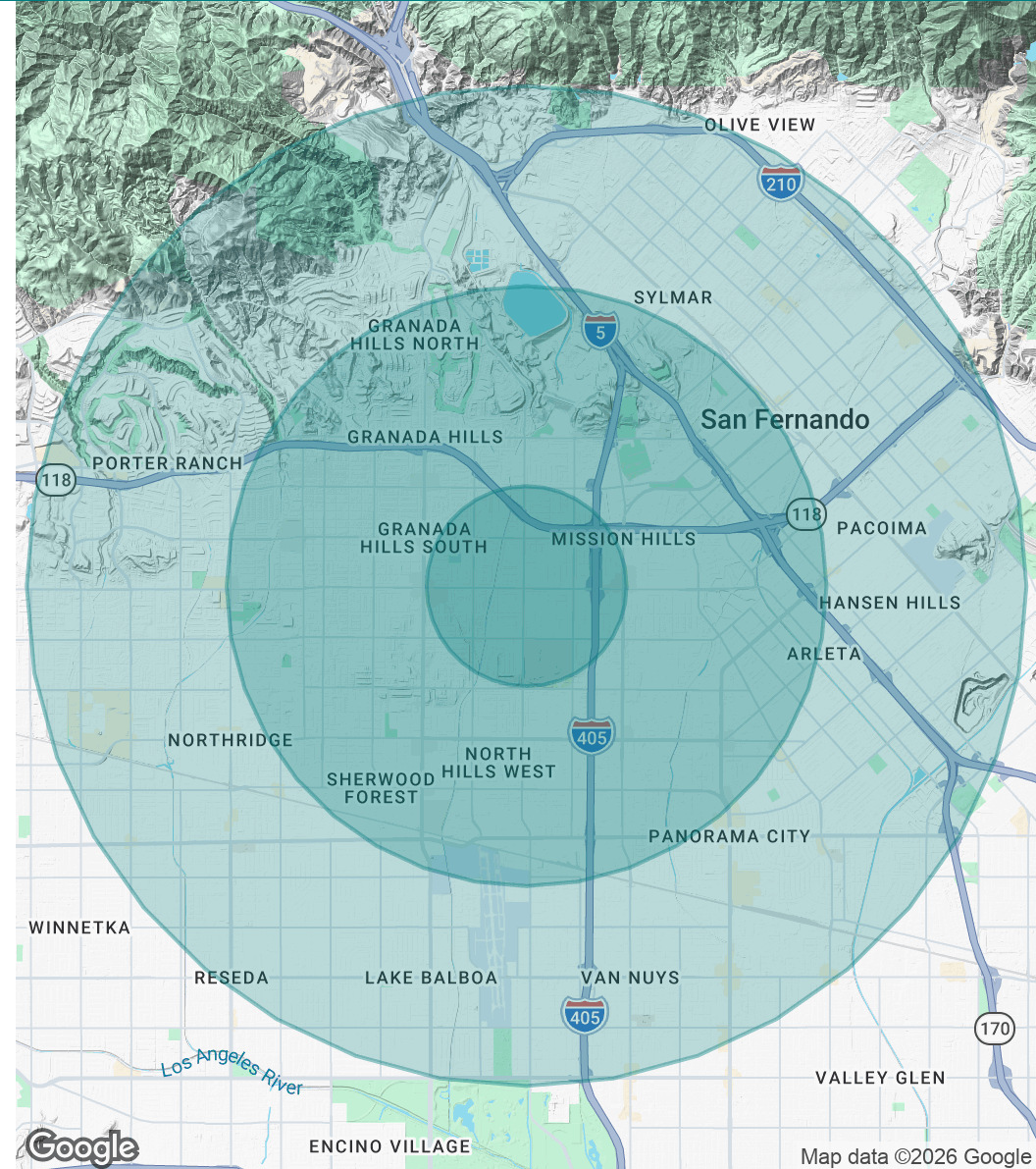
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,619	228,528	613,968
Average Age	42	39	39
Average Age (Male)	41	38	38
Average Age (Female)	44	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,878	67,288	181,869
# of Persons per HH	3.1	3.4	3.4
Average HH Income	\$123,507	\$108,550	\$109,341
Average House Value	\$796,803	\$757,814	\$773,967
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	47.6%	61.1%	62.7%
RACE	1 MILE	3 MILES	5 MILES
% White	36.1%	27.3%	27.5%
% Black	3.4%	3.8%	3.7%
% Asian	16.6%	13.2%	11.8%
% Hawaiian	0.2%	0.2%	0.1%
% American Indian	1.4%	1.9%	1.9%
% Other	25.4%	38.0%	39.1%

Demographics data derived from AlphaMap



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