

TWO PARCELS FOR LEASE - CAN BE LEASED SEPARATELY

Ground Lease/Drive Thru Opportunity

7610 Sepulveda Blvd. & 15243 Saticoy St., Van Nuys, CA 91405

K KWP
REAL ESTATE



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AVAILABLE

2209-034-033 ±22,113 SF

2209-034-019 ±13,088 SF

Can be combined to ±35,201 SF

Zoning: LAC2

Rent: Call broker for details

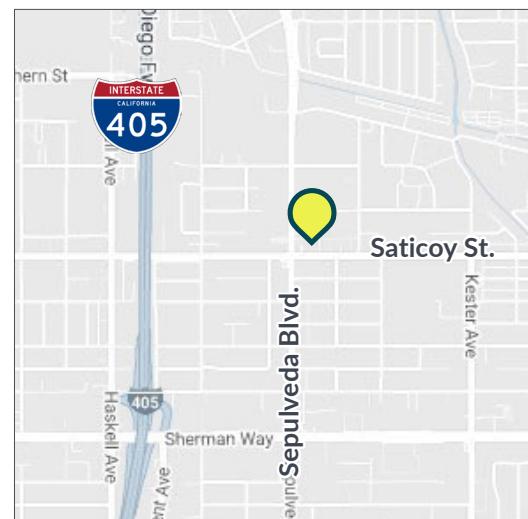
Lease Type: Ground lease/building lease



PROPERTY HIGHLIGHTS

- Side by side corner parcels available for a potential drive thru or car wash
- Majority of tenants are on month-to-month or short-term leases
- Located at the busy intersection of Sepulveda Blvd. and Saticoy St. with ±49,195 CPD
- Located in a very dense trade area with a population of ±43,513 within one mile
- Easy access off the 405 Freeway
- Down the street from Robert Fulton College Preparatory
- Approximately one mile from the Van Nuys Airport
- Just south of the Galpin Motors Wholesale Warehouse (over 100,000 SF facility)

* Prospective tenants are hereby advised that all uses are subject to City approval



TRADE AREA



SIDE BY SIDE PARCELS FOR LEASE ON CORNER OF SEPULVEDA & SATICOY
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**±49,195 CPD
AT INTERSECTION**

**±35,201 SF
COMBINED LOT SIZE**

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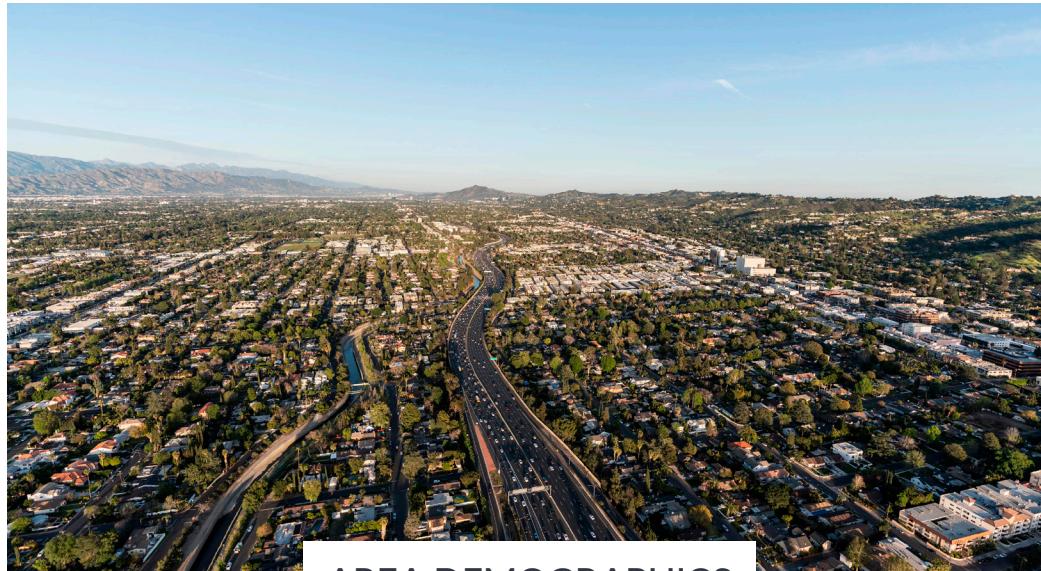


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AREA DEMOGRAPHICS



	0.5 Mile	1 Mile	2 Miles
POPULATION			
2025 Estimated Population	6,548	43,513	174,473
2030 Projected Population	6,455	43,386	172,014
2020 Census Population	5,963	44,358	178,526
2010 Census Population	6,912	42,017	172,312
Projected Annual Growth 2025 to 2030	-0.3%	-	-0.3%
Historical Annual Growth 2010 to 2025	-0.4%	0.2%	-
2025 Median Age	36.9	35.4	34.6
HOUSEHOLDS			
2025 Estimated Households	2,371	15,121	55,503
2030 Projected Households	2,415	15,410	55,667
2020 Census Households	2,181	14,300	53,466
2010 Census Households	2,435	12,919	49,884
Projected Annual Growth 2025 to 2030	0.4%	0.4%	-
Historical Annual Growth 2010 to 2025	-0.2%	1.1%	0.8%
RACE & ETHNICITY			
2025 Estimated White	34.2%	28.6%	26.8%
2025 Estimated Black or African American	7.4%	7.2%	6.3%
2025 Estimated Asian or Pacific Islander	14.2%	12.4%	12.2%
2025 Estimated American Indian or Native Alaskan	2.3%	2.1%	1.9%
2025 Estimated Other Races	41.9%	49.8%	52.9%
2025 Estimated Hispanic	50.5%	58.5%	61.7%
INCOME			
2025 Estimated Average Household Income	\$116,320	\$91,733	\$90,461
2025 Estimated Median Household Income	\$79,845	\$68,655	\$69,698
2025 Estimated Per Capita Income	\$42,348	\$32,103	\$29,029
EDUCATION			
2025 Estimated High School Graduate	22.7%	23.6%	25.3%
2025 Estimated Some College	20.8%	16.6%	17.0%
2025 Estimated Associates Degree Only	9.7%	6.7%	6.4%
2025 Estimated Bachelors Degree Only	21.5%	19.4%	16.7%
2025 Estimated Graduate Degree	6.3%	6.7%	6.1%
BUSINESS			
2025 Estimated Total Businesses	525	2,139	8,188
2025 Estimated Total Employees	4,067	21,714	60,744
2025 Estimated Employee Population per Business	7.8	10.2	7.4
2025 Estimated Residential Population per Business	12.5	20.3	21.3



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