

13243 OSBORNE ST, ARLETA, CA 91331



FOR LEASE





LOCAL COMMUNITY MAP



Osporne St

SUBJECT



PROPERTY SUMMARY



SUBJECT

Osborne St

Remick Ave

**13243 OSBORNE ST,
ARLETA, CA 91331**

Property Type:	Vehicle Rentals, Vehicle Sales
Year Built:	2005
Parcel Number:	2622-014-043
Building:	9,426 SF
Lot:	9,291/.21 SF/AC
Zoning:	LAP

PROPERTY HIGHLIGHTS

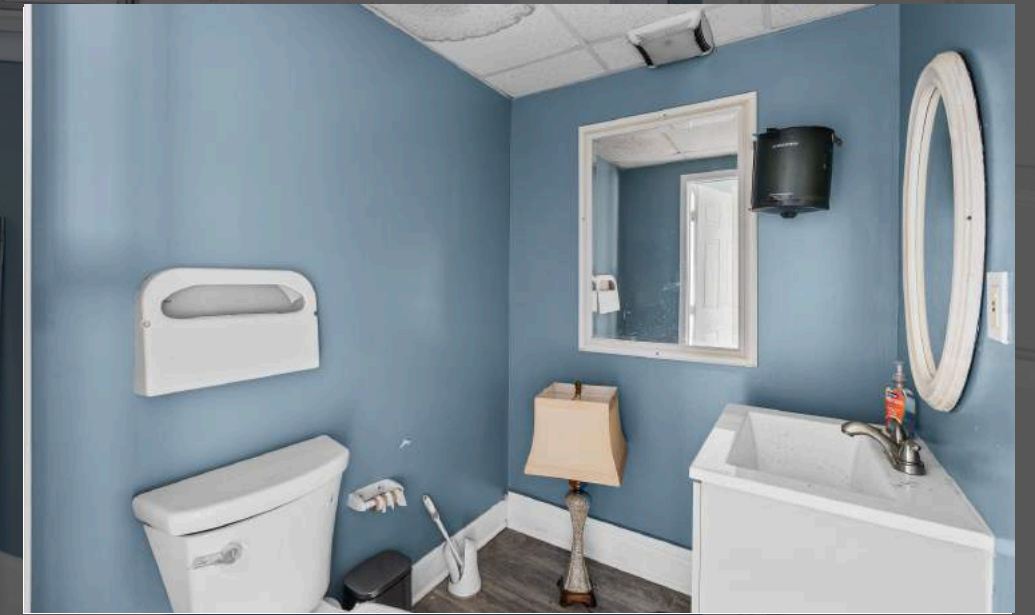


SUBJECT

- ✓ Located in the heart of Arleta
- ✓ Secured gated parking with 2 entry points
- ✓ Freestanding building with turn-key office
- ✓ Strong demographics and traffic counts
- ✓ Seconds away from 5 Freeway

PROPERTY PHOTOS

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DEMOGRAPHICS & TRAFFIC COUNTS

13243 OSBORNE ST • ARLETA, CA 91331

POPULATION

	1 Mile	3 Mile	5 Mile
2028 Projection	33,874	251,748	610,559
2023 Estimate	35,139	261,687	629,621
2010 Census	37,055	278,616	645,145
Growth 2023 - 2028	-3.60%	-3.80%	-3.03%
Growth 2010 - 2023	-5.17%	-6.08%	-2.41%

2023 POPULATION

	1 Mile	3 Mile	5 Mile
White	30,723 87.43%	213,180 81.46%	513,173 81.51%
Black	576 1.64%	9,803 3.75%	26,237 4.17%
Am. Indian & Alaskan	1.93% 2,346	4,751 1.82%	10,687 1.70%
Asian	6.68% 109	27,249 10.41%	61,083 9.70%
Hawaiian & Pacific Island	0.31% 707	666 0.25%	1,579 0.25%
Other	2.01%	6,038 2.31%	16,862 2.68%
U.S. Armed Forces	4	12	88

HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
2028 Projection	7,176	61,037	167,155
2023 Estimate	7,465	63,548	172,536
2010 Census	7,949	67,834	176,757
Growth 2023 - 2028	-3.87%	-3.95%	-3.12%
Growth 2010 - 2023	-6.09%	-6.32%	-2.39%
Owner Occupied	4,986 66.79%	32,629 51.35%	80,572 46.70%
Renter Occupied	2,479 33.21%	30,919 48.65%	91,963 53.30%

TRAFFIC COUNT

	Count Year	Traffic Volume	Distance from Subject
Golden State Freeway	2020	315,684	MPSI .09
5	2022	299,653	MPSI .09
Osborne St	2022	32,299	MPSI .10
5	2022	315,046	MPSI .16
Laurel Canyon Blvd	2022	24,523	MPSI .17
I- 5	2020	322,041	MPSI .32
I- 5	2022	317,505	MPSI .32
Arleta Ave	2022	17,804	MPSI .35
Arleta Ave	2022	22,586	MPSI .35
Arleta Ave	2018	15,337	MPSI .36

EXCLUSIVELY REPRESENTED BY



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