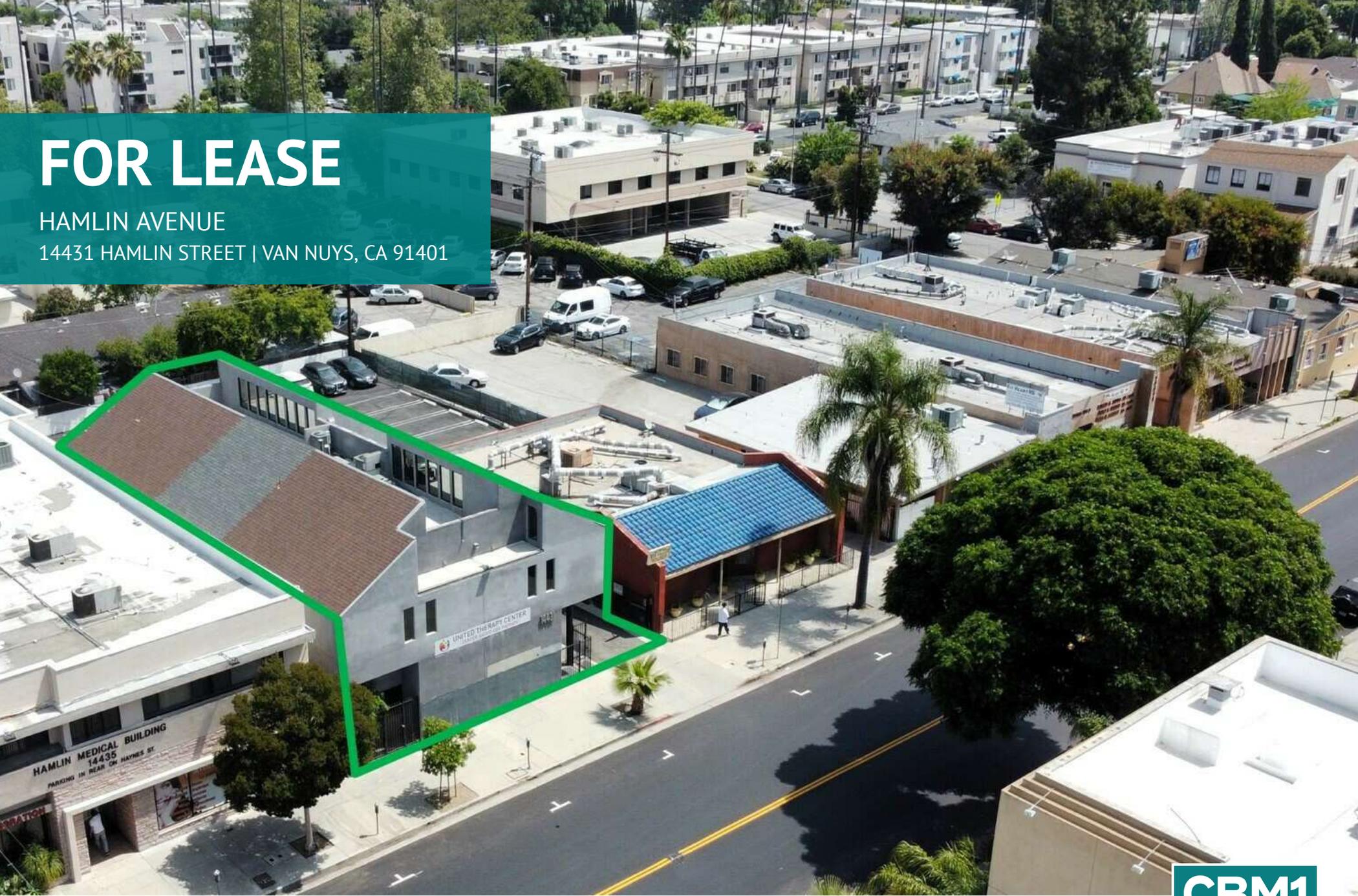


FOR LEASE

HAMLIN AVENUE

14431 HAMLIN STREET | VAN NUYS, CA 91401



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LEASING
BROKERAGE
INVESTMENTS

FEATURES & AMENITIES

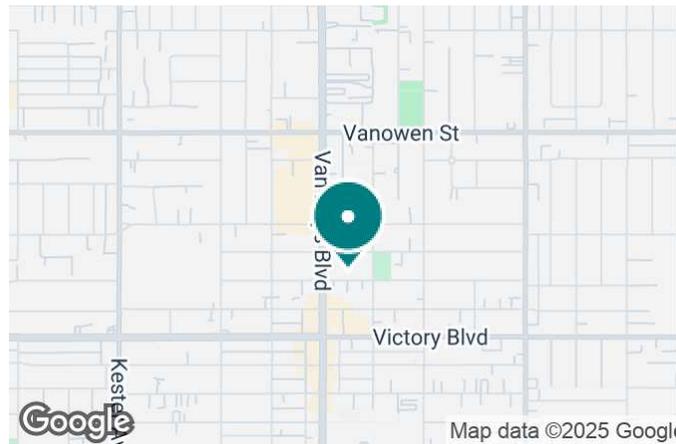
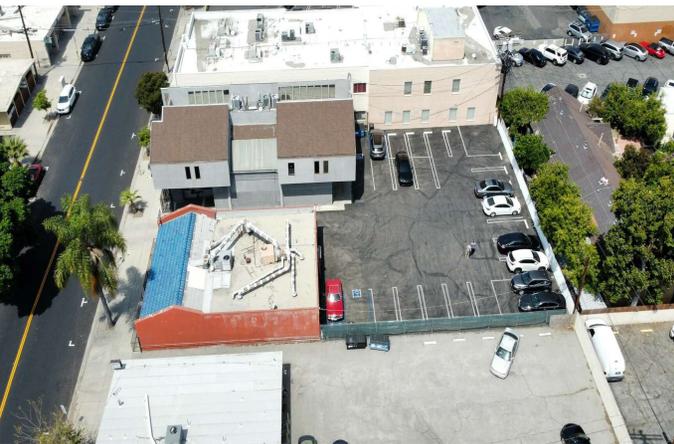
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BROCHURE | PAGE 2



FEATURES & AMENITIES

- Versatile space suitable for medical, office, or showroom use
- Modern design with large windows for natural light
- Approx. 3,000 SF ground level space
- Approx. 1000 SF Space on the second floor
- Open layout for flexible customization
- Convenient parking facilities for customers
- Well-maintained and ready for immediate occupancy
- Proximity to key transportation links for accessibility



NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	17,074	110,769	241,911
Total Population	50,659	308,319	683,518
Average HH Income	\$82,020	\$98,585	\$110,233

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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BROCHURE | PAGE 3



PROPERTY HIGHLIGHTS

- Versatile space suitable for medical, office, or showroom use
- Modern design with large windows for natural light
- Approx. 3,300 SF ground level space
- Approx. 1000 SF Space on the second floor
- Open layout for flexible customization
- Convenient parking facilities for customers
- Well-maintained and ready for immediate occupancy
- Proximity to key transportation links for accessibility

OFFERING SUMMARY

Lease Rate:	\$2.50 - 3.00 SF/month (Full Service)
Available SF:	1,000 - 3,300 SF
Lot Size:	7,492 Acres
Building Size:	5,776 SF

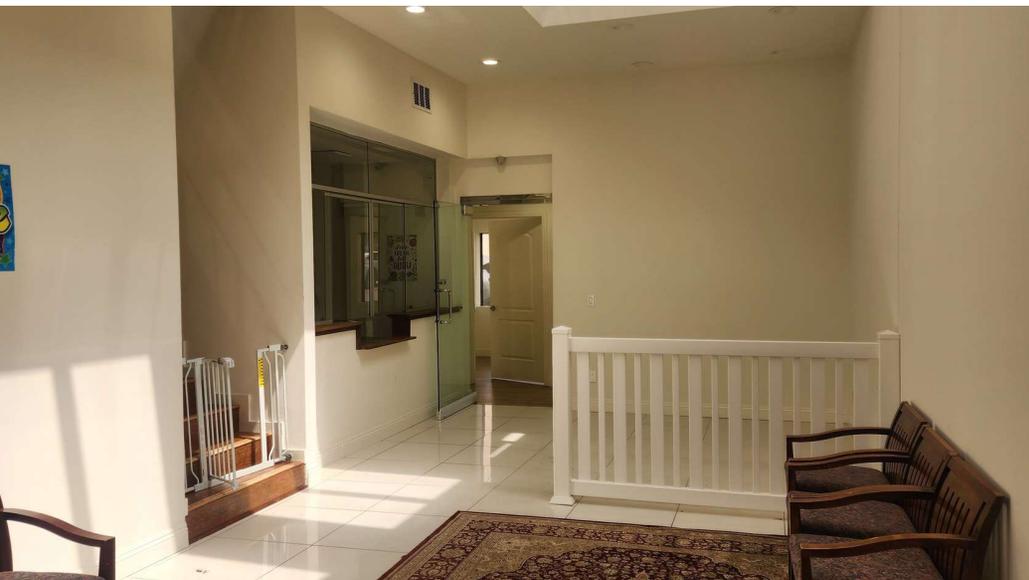
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INTERIOR PHOTOS

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BROCHURE | PAGE 4

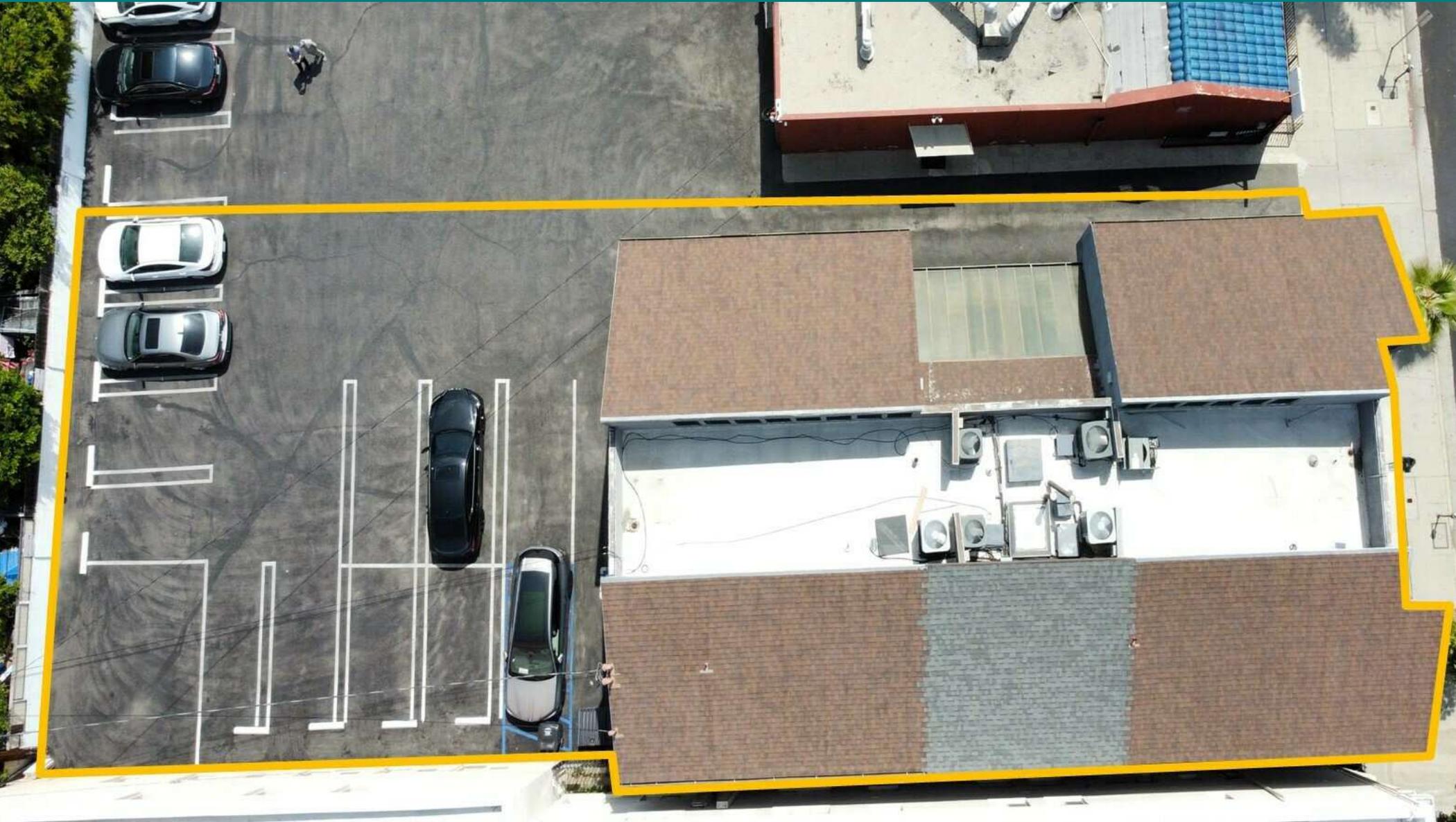


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SITE VIEW

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BROCHURE | PAGE 5



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ADDITIONAL PHOTOS

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BROCHURE | PAGE 6



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LOCATION MAP

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BROCHURE | PAGE 7



Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies

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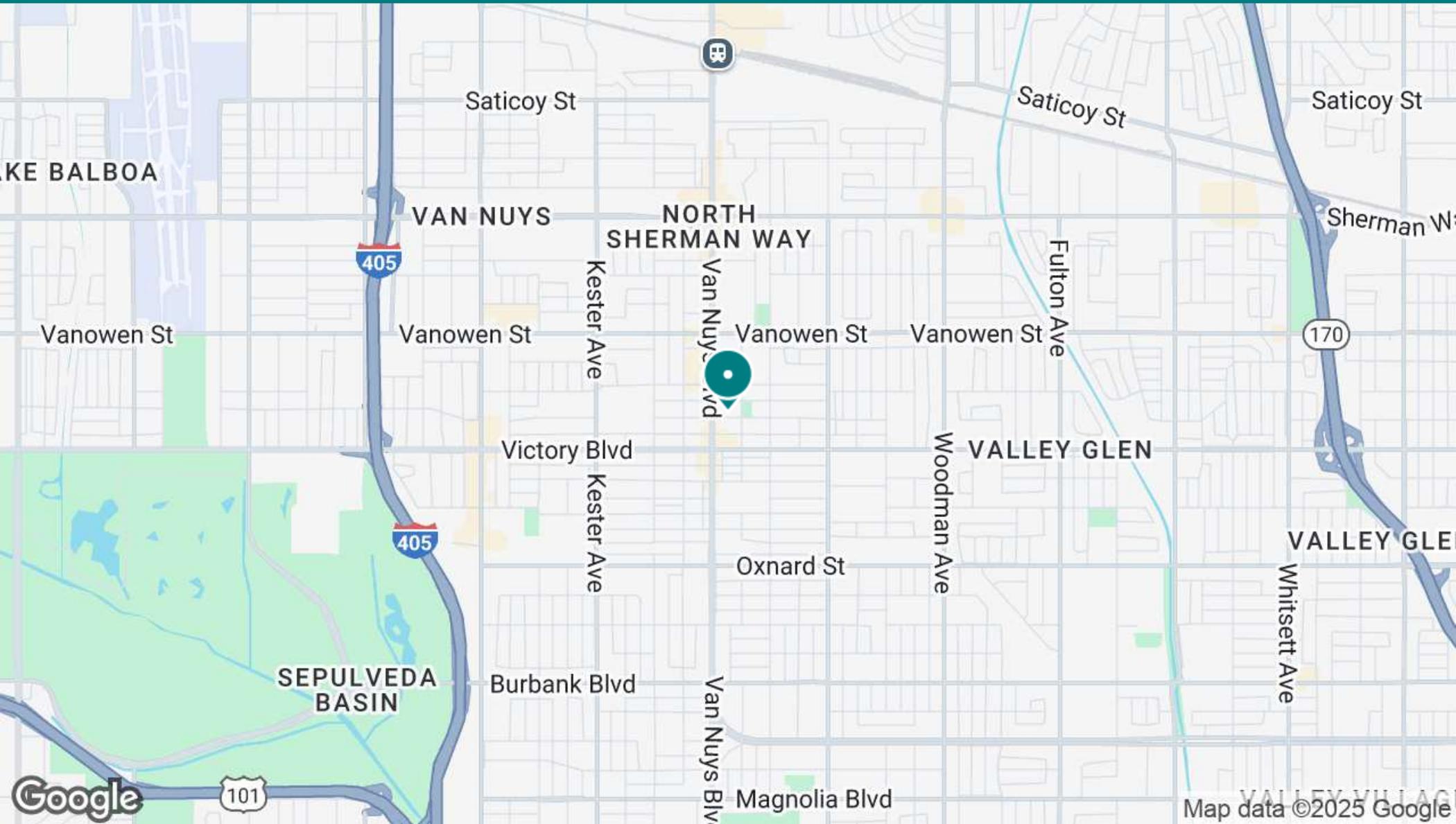
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LOCATION MAP

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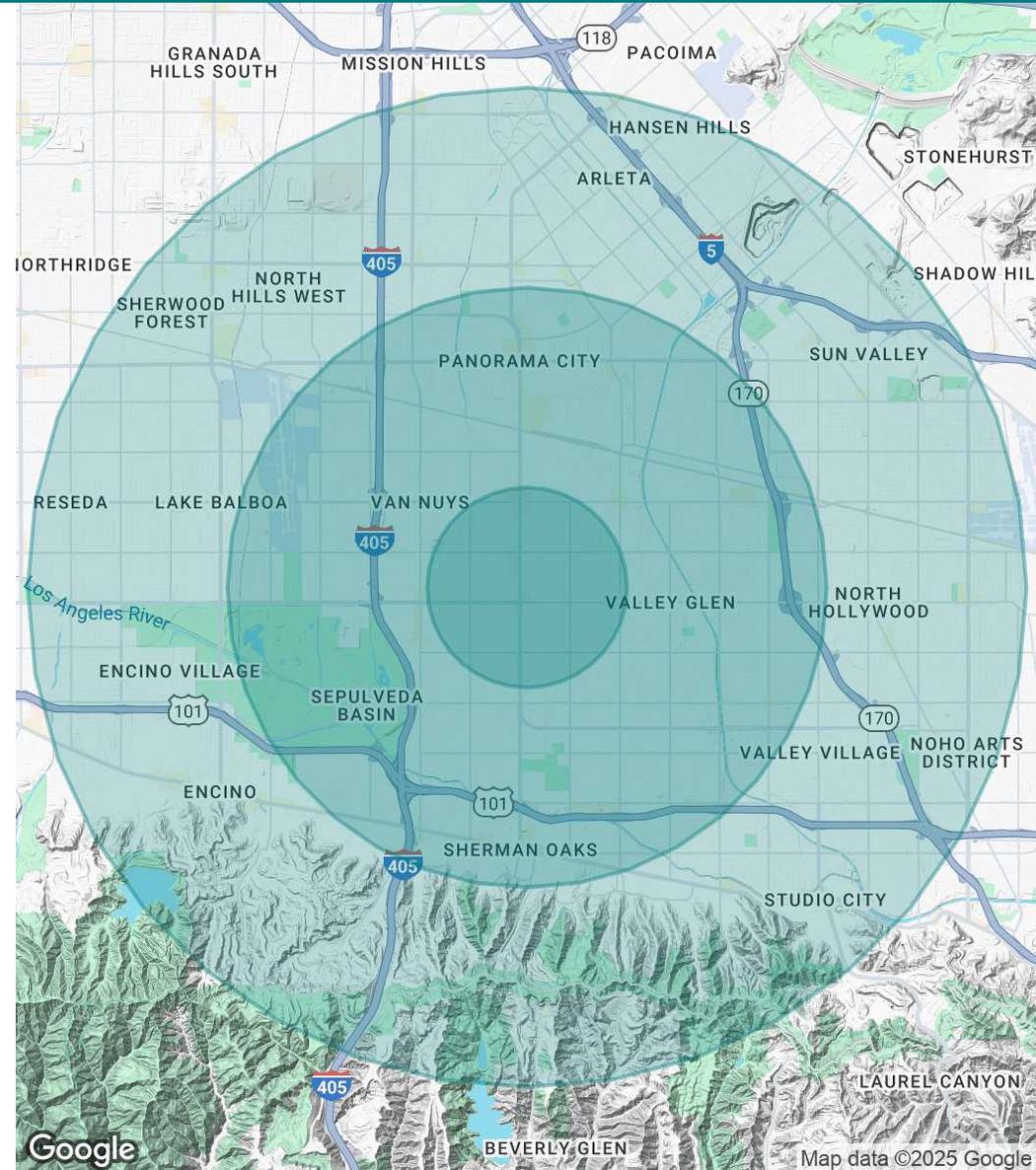
DEMOGRAPHICS MAP & REPORT

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BROCHURE | PAGE 9

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	50,659	308,319	683,518
Average Age	38	39	40
Average Age (Male)	37	38	39
Average Age (Female)	38	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	17,074	110,769	241,911
# of Persons per HH	3	2.8	2.8
Average HH Income	\$82,020	\$98,585	\$110,233
Average House Value	\$833,590	\$903,523	\$941,483
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	63.1%	50.2%	50.1%
RACE	1 MILE	3 MILES	5 MILES
% White	30.3%	38.9%	39.0%
% Black	4.7%	4.8%	4.6%
% Asian	5.6%	8.9%	9.3%
% Hawaiian	0.1%	0.1%	0.1%
% American Indian	2.0%	1.5%	1.5%
% Other	42.8%	32.5%	31.3%

Demographics data derived from AlphaMap



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