

PRIME RETAIL SPACE AVAILABLE IN NORTH HILLS

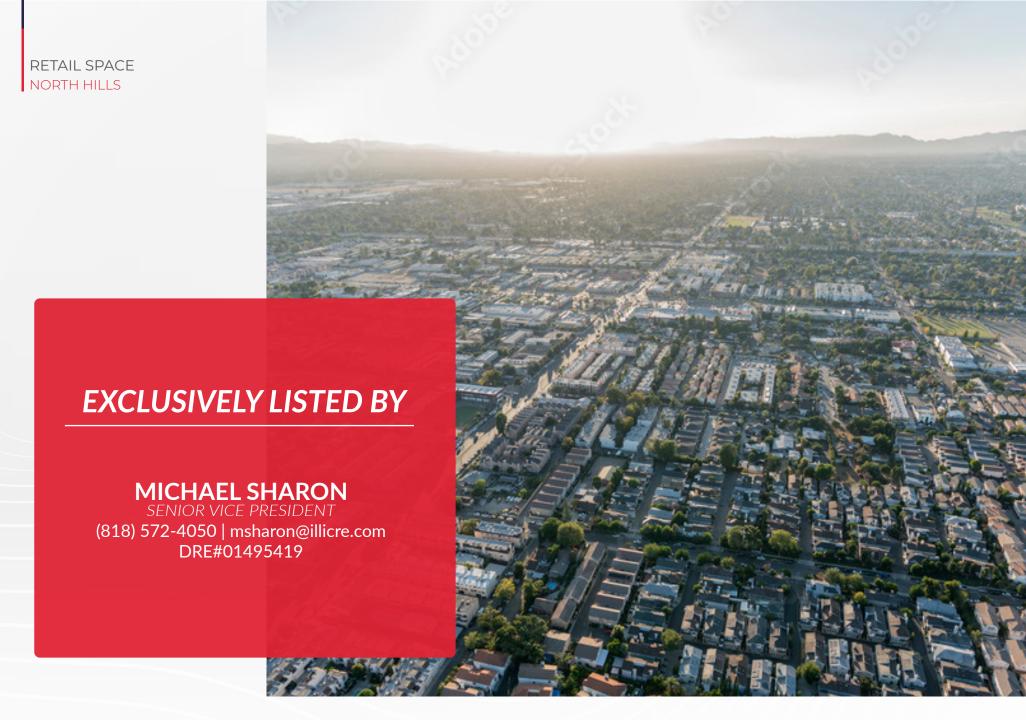
16161 Nordhoff St., North Hills, CA 91343



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

RETAIL SPACE NORTH HILLS

PROPERTY FEATURES

COMMERCIAL REAL ESTATE the sign of a profitable property

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APPROX. 960 SF

RETAIL SPACE

- ✓ Located at a signalized intersection
- ✓ Great signage opportunity
- ✓ Plenty of visibility

AREA AMENITIES

- ✓ High traffic counts
- ✓ Located in a densely populated residential area
- ✓ Close proximity to 405 Fwy
- ✓ Located near local high schools

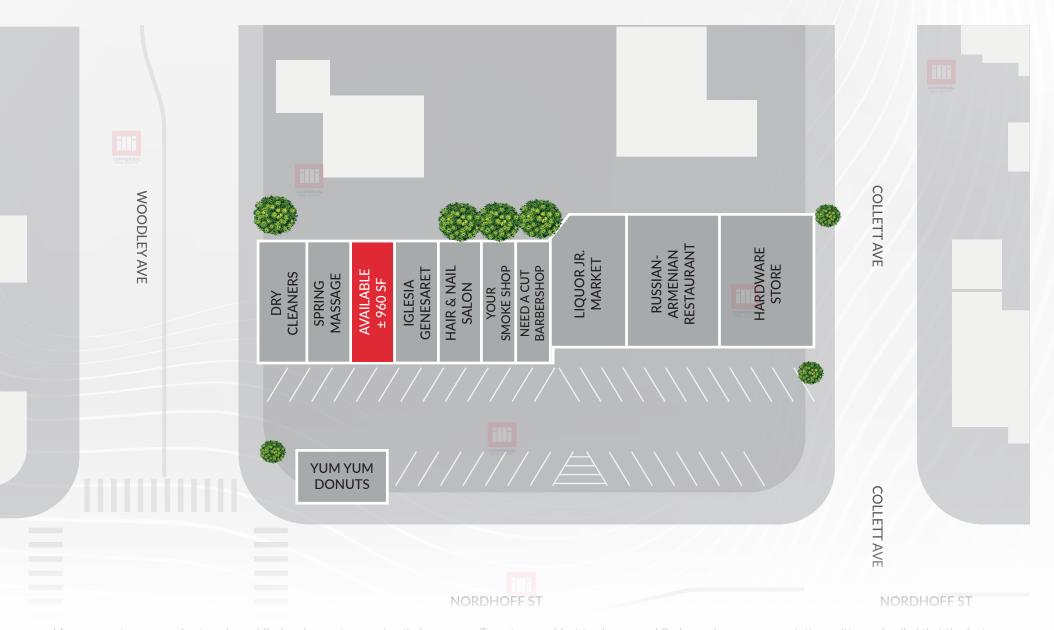
— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	27,738	277,594	669,348
Avg. HH Income	\$107,794	\$90,334	\$94,016
QQ Daytime Pop	22,411	223,698	542,076
Traffic Count	± 59,287 CPD ON STREET		

RETAIL SPACE NORTH HILLS

SITE PLAN



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Measurement are approximate only, and Broker does not guarantee their accuracy. Ienants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



























AERIAL MAP

