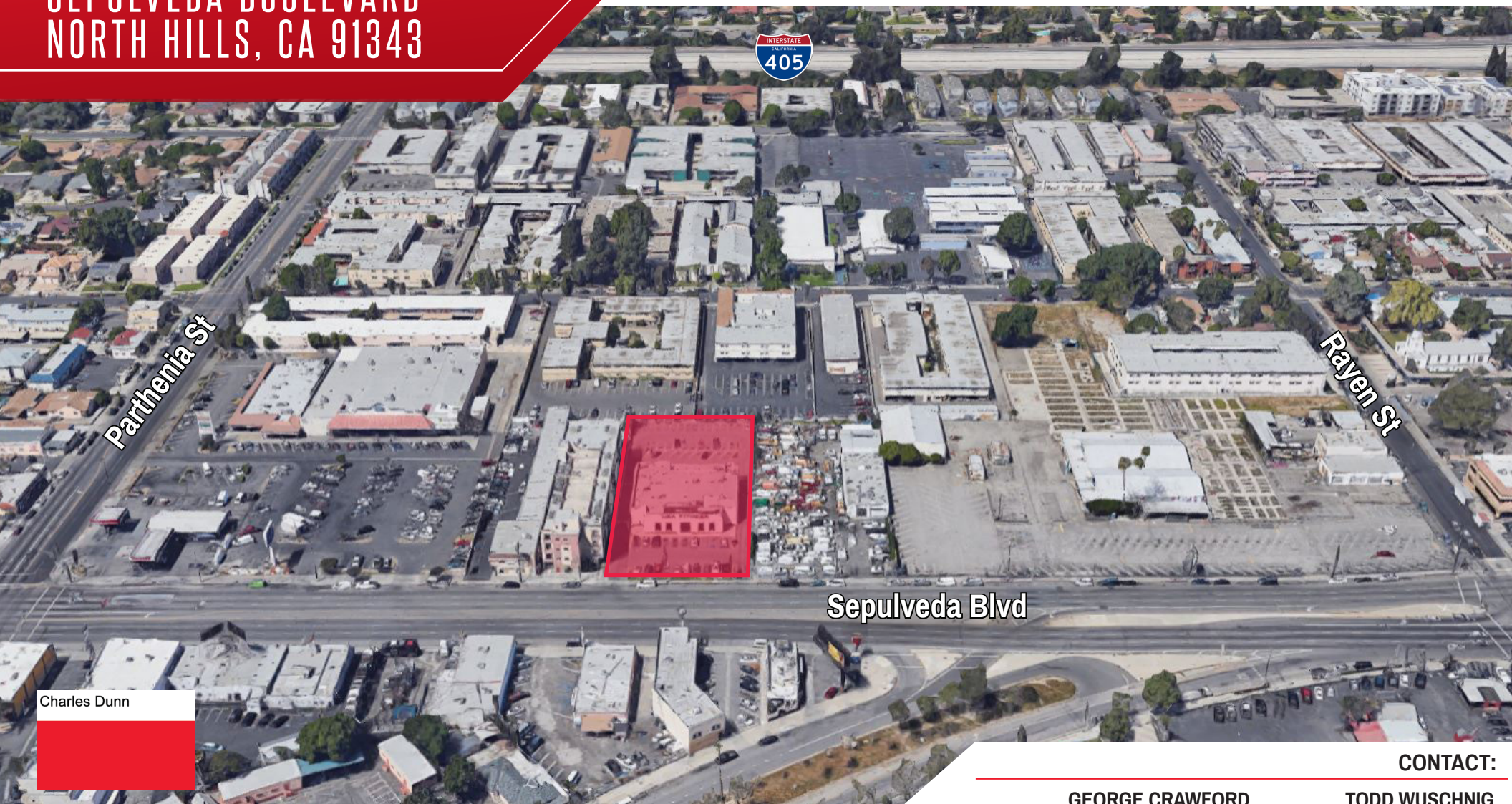


8759

SEPULVEDA BOULEVARD
NORTH HILLS, CA 91343

HIGHLY VISIBLE RETAIL / OFFICE FOR LEASE COMMERCIAL PROPERTY



Charles Dunn

CHARLES DUNN COMPANY, INC.

800 West Sixth Street, Suite 800 | Los Angeles, CA 90017 | Lic. #01201641 | charlesdunn.com

CONTACT:

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Senior Associate

Lic. #01962453

Direct | 213.534.3234

gcrawford@charlesdunn.com

TODD WUSCHNIG

Director

Lic. #01367230

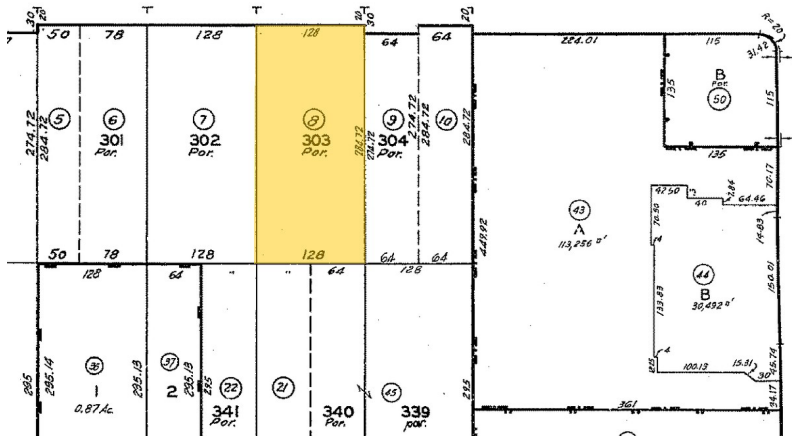
Direct | 818.455.8205

twuschnig@charlesdunn.com

PROPERTY OVERVIEW

PROPERTY ATTRIBUTES

- High visibility on the Sepulveda Blvd
- Excellent location for retail, bar/restaurant or medial office
- Street signage and building signage available.
- Free-standing building
- Excellent on-site parking
- Easy access to the 405 Freeway
- High daily traffic count: 35,624 cars per day*



PROPERTY ADDRESS

8759 Sepulveda Boulevard
North Hills, CA 91343

PARKING SPACES

63 Spaces

CURRENT USE

Health Club

ASKING RATE

Negotiable

PARKING RATIO

7/1000

ZONING

C2-1

SQUARE FEET

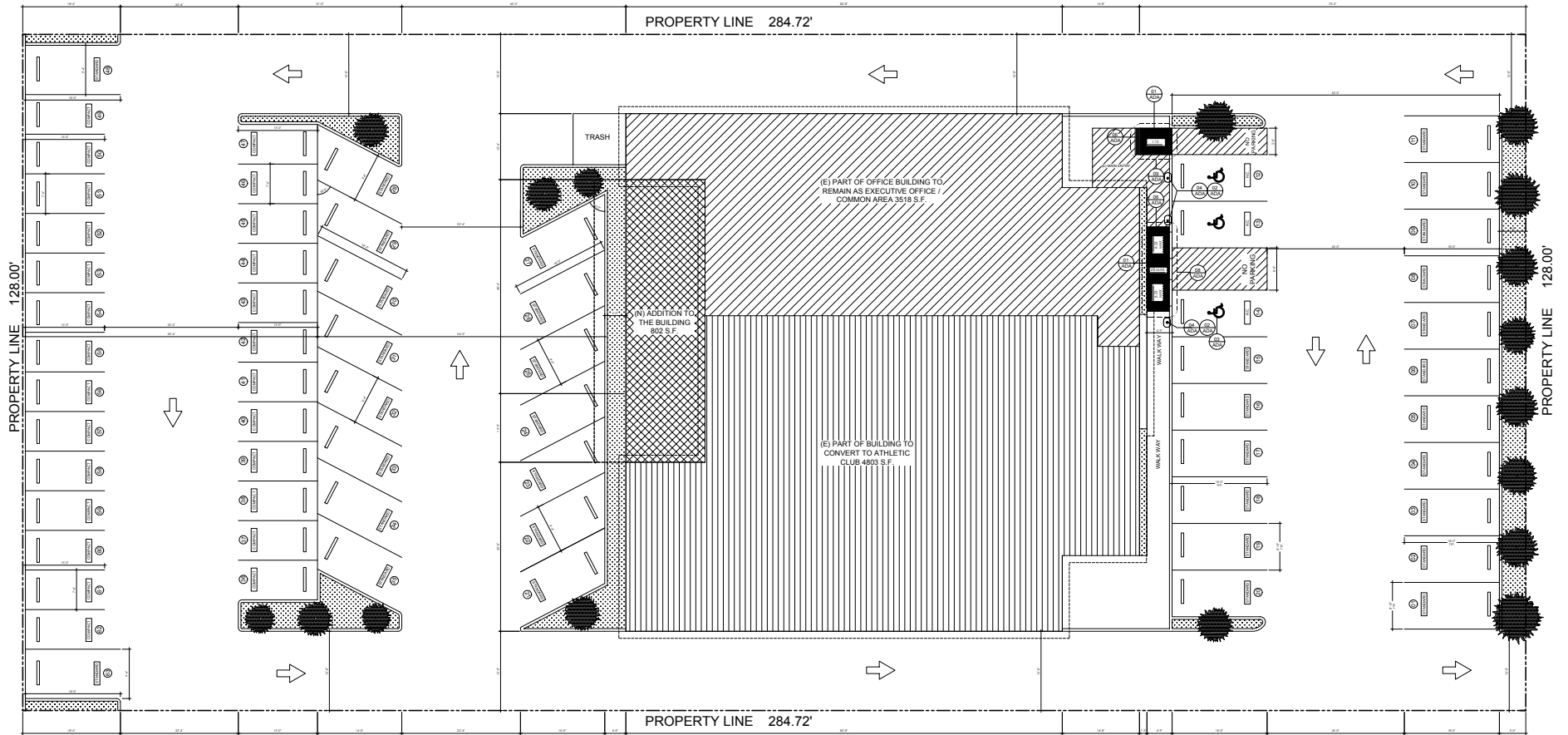
9,123 SF

LOT SIZE

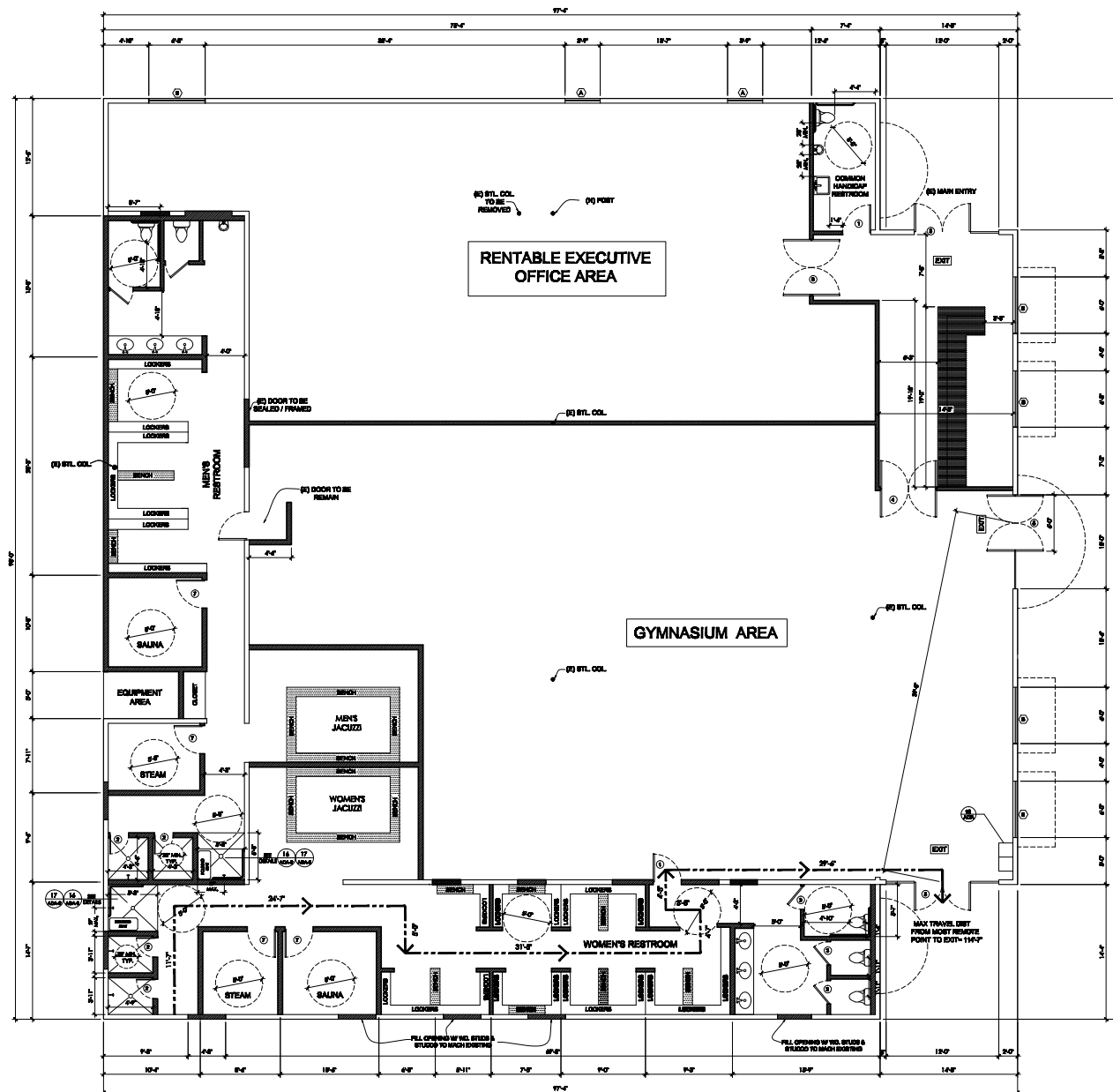
36,439 SF

*Source: Costar and Walk Score ©

SITE PLAN



FLOOR PLAN



NEIGHBORING RETAILERS



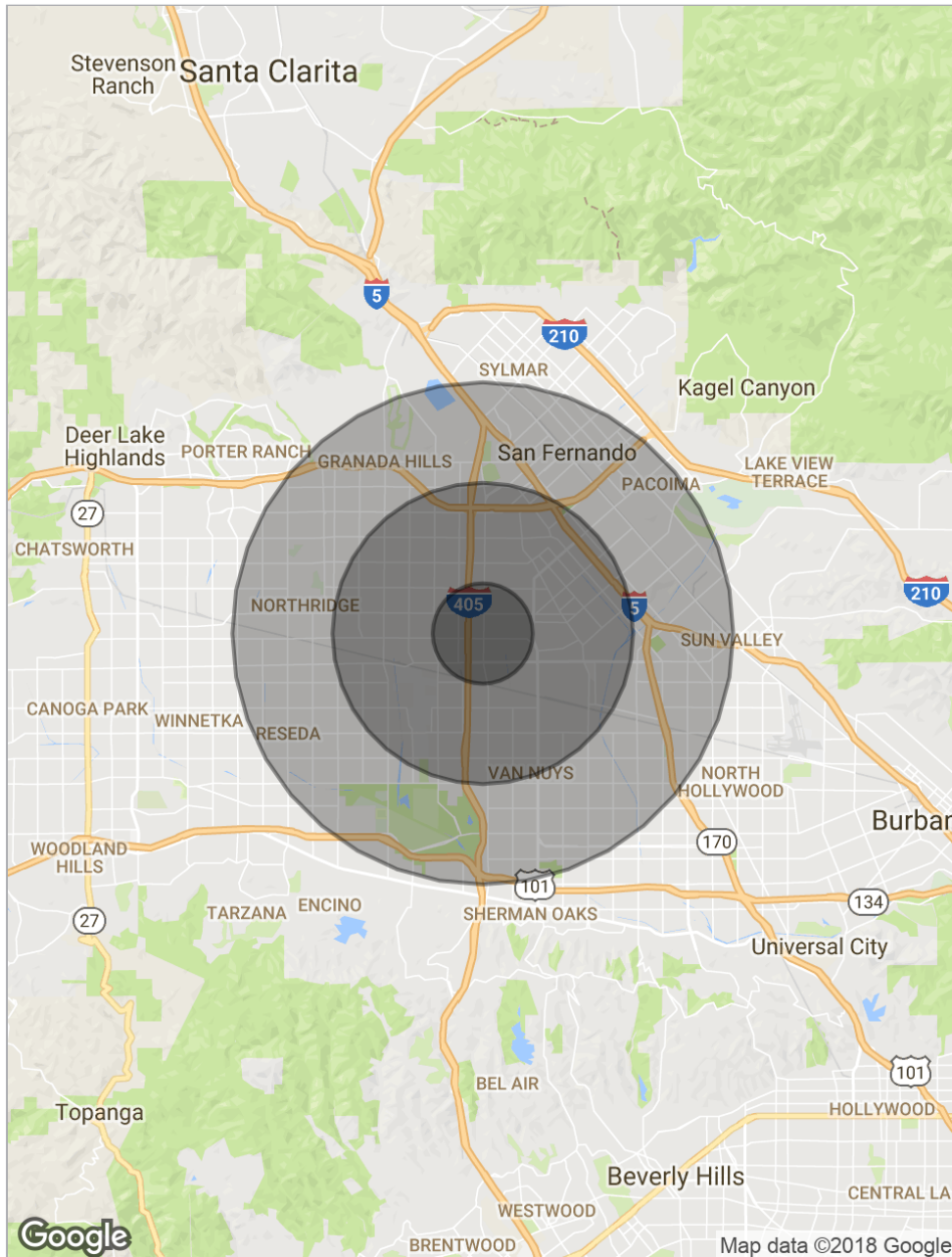
PROPERTY PHOTOS



PROPERTY PHOTOS



DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total population	60,705	311,032	696,517
Median age	28.0	31.7	32.7
Median age (male)	26.2	30.7	31.5
Median age (Female)	30.0	32.9	34.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	16,280	88,162	208,071
# of persons per HH	3.7	3.5	3.3
Average HH income	\$51,885	\$61,733	\$65,636
Average house value	\$460,150	\$489,618	\$512,283
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	77.5%	64.8%	59.8%
RACE (%)	1 MILE	3 MILES	5 MILES
White	33.9%	41.1%	50.0%
Black	4.1%	3.6%	3.6%
Asian	9.0%	11.8%	10.4%
Hawaiian	0.2%	0.3%	0.3%
American Indian	0.1%	0.4%	0.5%
Other	44.6%	38.1%	31.5%

* Demographic data derived from 2010 US Census

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