

SPACE AVAILABLE ON SEPULVEDA BLVD IN NORTH HILLS!



CORBIN AVE

& PLUMMER ST

**NEIGHBORING
RETAILERS**



OPORTUN



Features

- **SPACE AVAILABLE FROM ±604 SF TO ±2,800 SF**
- **ABUNDANT PARKING**
- **IDEAL LOCATION FOR INSURANCE, TAX, OFFICE AND ANY RETAIL BUSINESS**
- **GREAT LOCATION ALONG SEPULVEDA**
- **GREAT TENANT MIX**
- **TRAFFIC COUNTS (CPD):**
CORBIN AVE — 33,286
PLUMMER ST — 21,114
THE ABOVE NEEDS TO BE UP-DATED

AREA AMENITIES

- **PRIME NORTH HILLS LOCATION JUST NORTH OF ONE OF THE BUSIEST INTERSECTIONS IN THE SAN FERNANDO VALLEY**
- **79% HISPANIC POPULATION IN A 1-MILE RADIUS**
- **ENTER POP INFO HERE**
- **THE NORTHRIDGE FASHION CENTER**
- **3 MILE DEMOGRAPHICS:**
INCOME — \$90,787

CONTACT..

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**1517 S. SEPULVEDA BLVD.
LOS ANGELES, CA 90025**

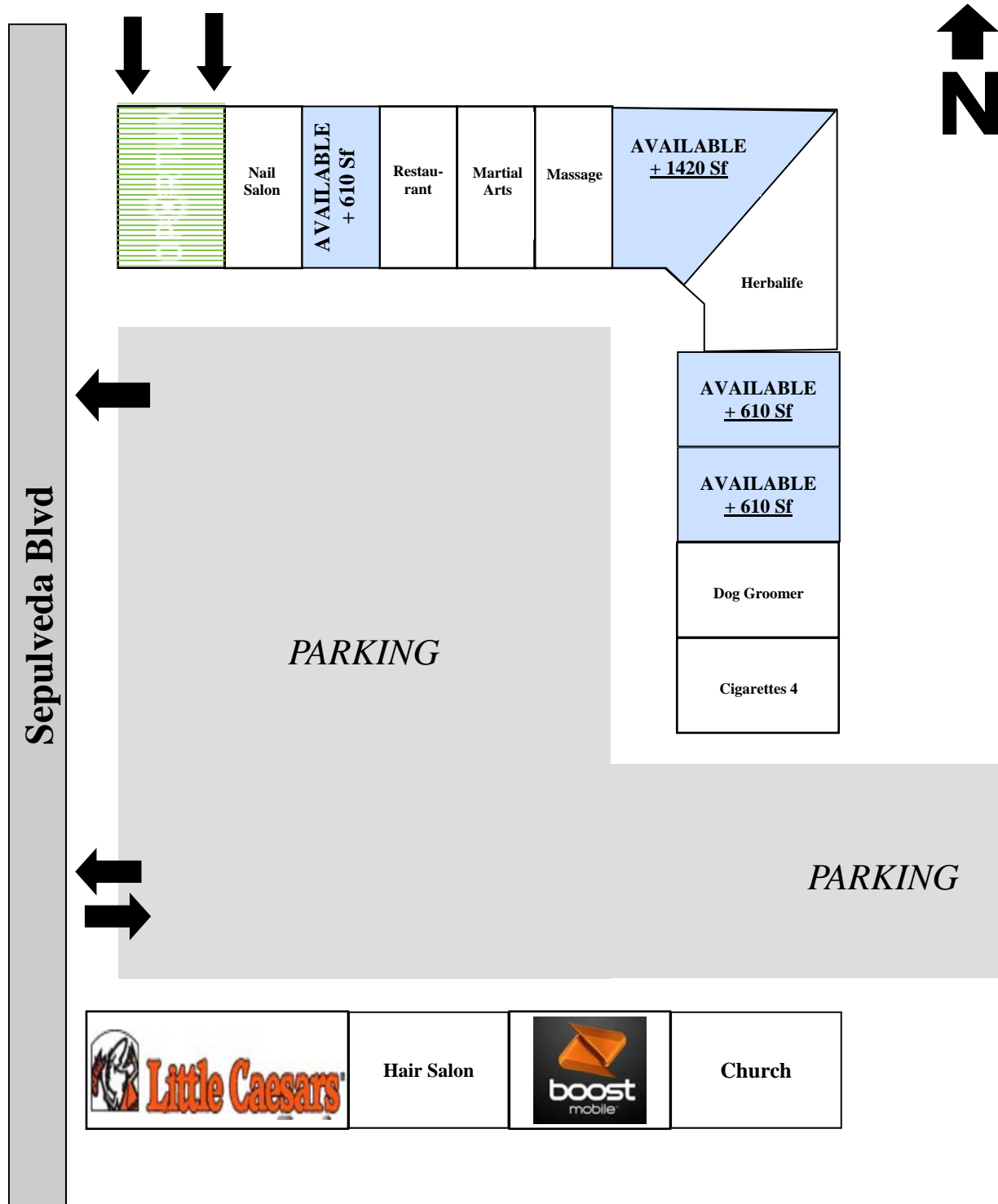
**17030 VENTURA BLVD, #200
ENCINO, CA 91316**

**1590 N. BATAVIA ST, #4
ORANGE, CA 92867**

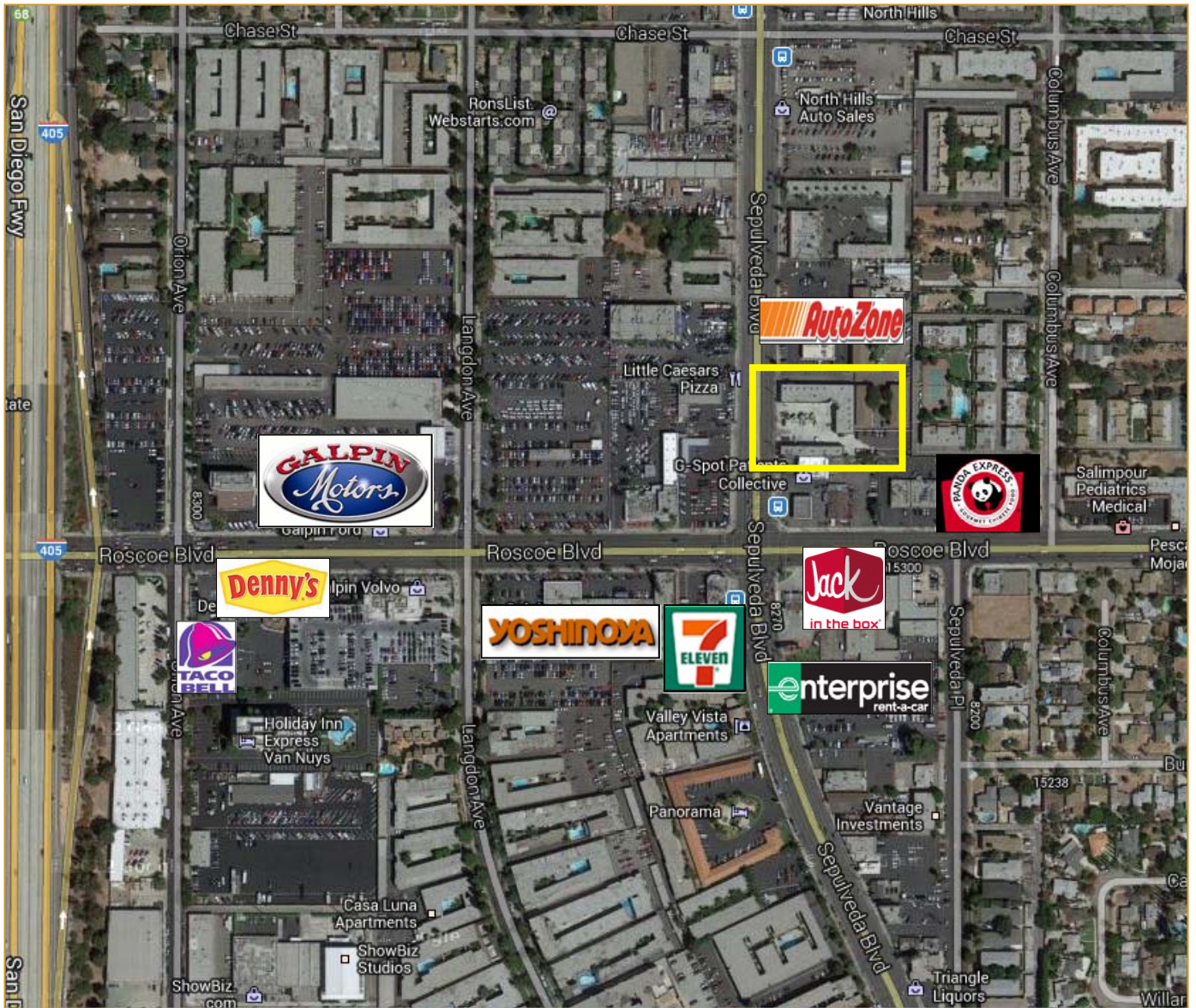
**8332 SEPULVEDA BLVD.
NORTH HILLS, CA 91343**

new listings

Site Plan



Aerial Map



DEMOGRAPHICS

DemographicsNow

Demographic Snapshot Comparison

Geography: 1 Mile: 8332 SEPULVEDA BLVD NORTH HILLS, CA 91343, 3 Miles: 8332 SEPULVEDA BLVD NORTH HILLS, CA 9134...

	1 Mile: 8332 SEPULVEDA BLVD NORTH HILLS, CA 91343	3 Miles: 8332 SEPULVEDA BLVD NORTH HILLS, CA 91343	5 Miles: 8332 SEPULVEDA BLVD NORTH HILLS, CA 91343
Population: 2012B			
Total Population	54,737	317,456	740,945
Female Population	48.9%	49.7%	50.2%
Male Population	51.0%	50.2%	49.7%
Population Density	20,809	11,440	9,469
Population Median Age	28.0	33.0	34.0
Total Employees	14,418	87,304	252,011
Total Establishments*	1,745	11,960	36,080
Population Growth 2000-2010	-0.2%	4.6%	4.4%
Population Growth 2012B-2017	-0.0%	0.0%	0.6%
Income: 2012B			
Average Household Income	\$51,222	\$68,161	\$75,059
Median Household Income	\$36,690	\$48,750	\$53,397
Per Capita Income	\$13,412	\$19,865	\$23,416
Avg Income Growth 2000-2010	N/A%	N/A%	5,922.9%
Avg Income Growth 2012B-2017	13.9%	14.0%	14.1%
Households: 2012B			
Households	14,196	91,773	229,700
Average Household Size	3.83	3.41	3.16
Hhld Growth 2000-2010	-1.0%	2.0%	2.5%
Hhld Growth 2012B-2017	0.8%	1.4%	1.9%
Housing Units: 2012B			
Owner Occupied Units	14,196	91,773	229,700
% Owner Occupied Units	94.9%	96.1%	96.1%
% Vacant Housing Units	5.0%	3.8%	3.8%
Owner Occ Housing Growth 2000-2010	-3.5%	1.1%	-0.5%
Owner Occ Housing Growth 2000-2017	-7.2%	1.8%	0.4%
Owner Occ Housing Growth 2012B-2017	-1.1%	1.2%	1.4%
Occ Housing Growth 2000-2010	-0.5%	1.9%	2.3%
Occ Housing Growth 2010-2017	2.6%	3.2%	3.9%
Occ Housing Growth 2012B-2017	0.8%	1.4%	1.9%
Race and Ethnicity: 2012B			
% American Indian or Alaska Native Population	0.8%	0.7%	0.7%
% Asian Population	9.1%	11.0%	10.0%
% Black Population	3.6%	4.1%	4.2%
% Hawaiian or Pacific Islander Population	0.1%	0.1%	0.1%
% Multirace Population	4.9%	4.6%	4.6%
% Other Race Population	41.7%	30.2%	26.4%
% White Population	39.4%	48.9%	53.7%
% Hispanic Population	79.1%	63.5%	56.2%
% Non Hispanic Population	20.8%	36.4%	43.7%

*Establishment counts include D&B business location records that have a valid telephone, known SIC code and D&B rating as well as exclude cottage industries (businesses that operate from a residence).