



**NEW LISTINGS**



OPORTUN



**END-CAP SPACE AVAILABLE IN NORTH HILLS**

*Located at Sepulveda Blvd. & just north of Roscoe*

**FEATURES**

- Space Available ±610 SF & 1,410SF
- Abundant parking
- Ideal location for any type of retail or office business
- Great Location
- Great Tenant Mix

**AREA AMENITIES**

- Prime North Hills Location, located just north of one of the busiest intersections in Southern California
- 79% Hispanic in a 1-mile radius
- Approx 90k Employees in a 3-mile radius
- 1-mile population over 54k people
- Close proximity to the 405 fwy

**8332 Sepulveda Blvd.  
North Hills, CA 91343**

**CONTACT...**

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Lic#01190225**

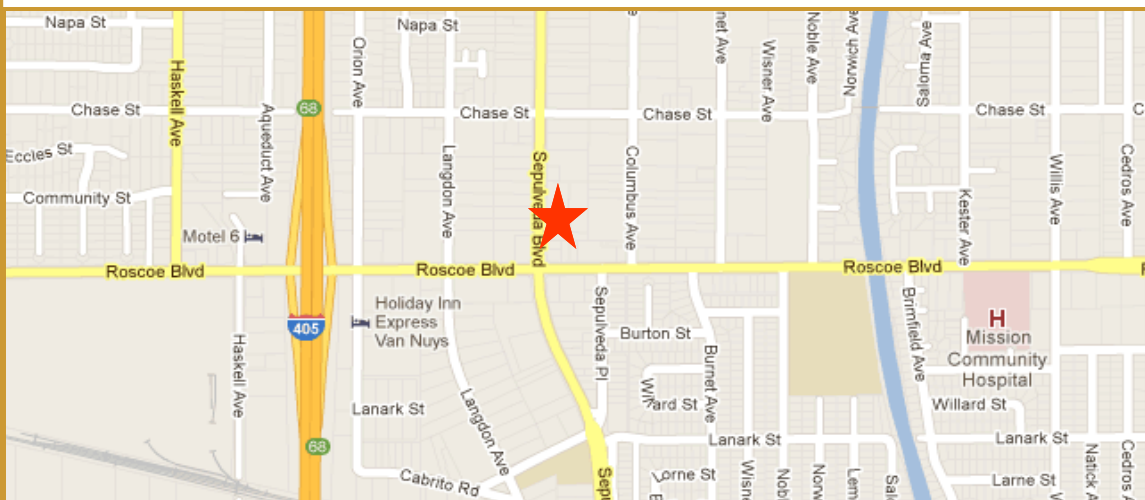
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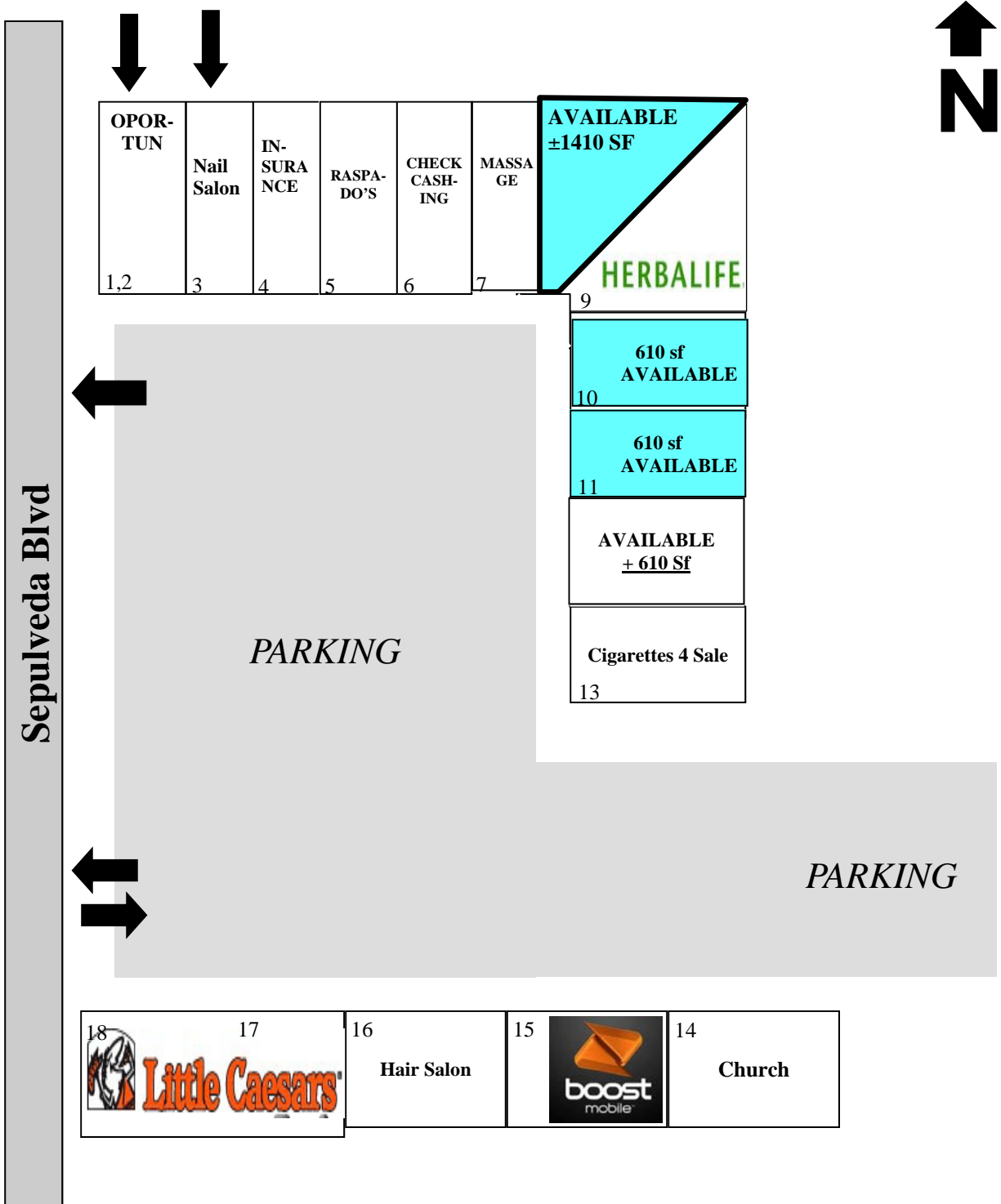
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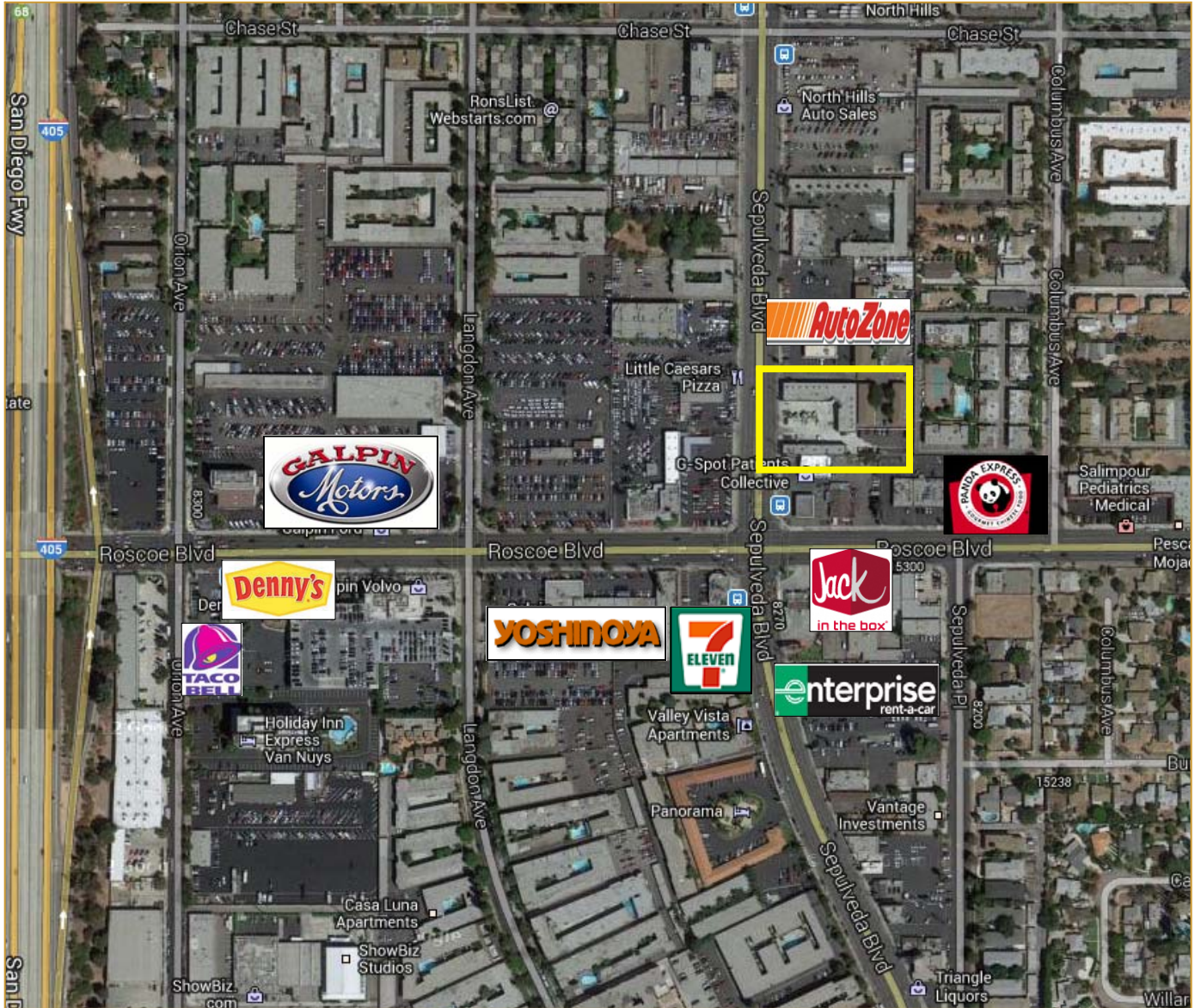
**1517 S. Sepulveda Blvd.  
Los Angeles, CA 90025**



# 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
<b>Population: 2012B</b>			
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%
<b>Income: 2012B</b>			
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%
<b>Households: 2012B</b>			
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%
<b>Housing Units: 2012B</b>			
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%
<b>Race and Ethnicity: 2012B</b>			
% 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).