

# FOR LEASE

JOIN NATIONAL CO-TENANTS IN PRIME WESTCHESTER LOCATION!  
8820 S. SEPULVEDA BLVD | LOS ANGELES, CA 90045



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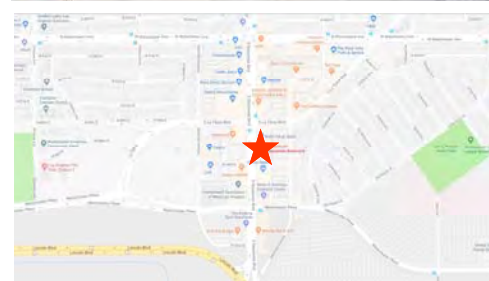
17030 VENTURA BLVD #200 | ENCINO, CA 91316  
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## FEATURES + AMENITIES

- 4,000 SF SPACE AVAILABLE
- PERFECT FOR OFFICE OR FINANCIAL INSTITUTION
- GREAT VISIBILITY ALONG HIGH TRAFFIC INTERSECTION
- AMPLE PARKING
- NATIONAL CO-TENANTS INCLUDE STARBUCKS, BED BATH & BEYOND, OFFICE DEPOT AND WELLS FARGO

## NEIGHBORING RETAILERS



DEMOGRAPHICS SNAPSHOT	1-MILE	3-MILE	5-MILE
POPULATION	14,271	212,557	611,308
AVG HH INCOME	\$118,513	\$95,730	\$95,057

EXCLUSIVELY REPRESENTED BY

**BRETT MERO**

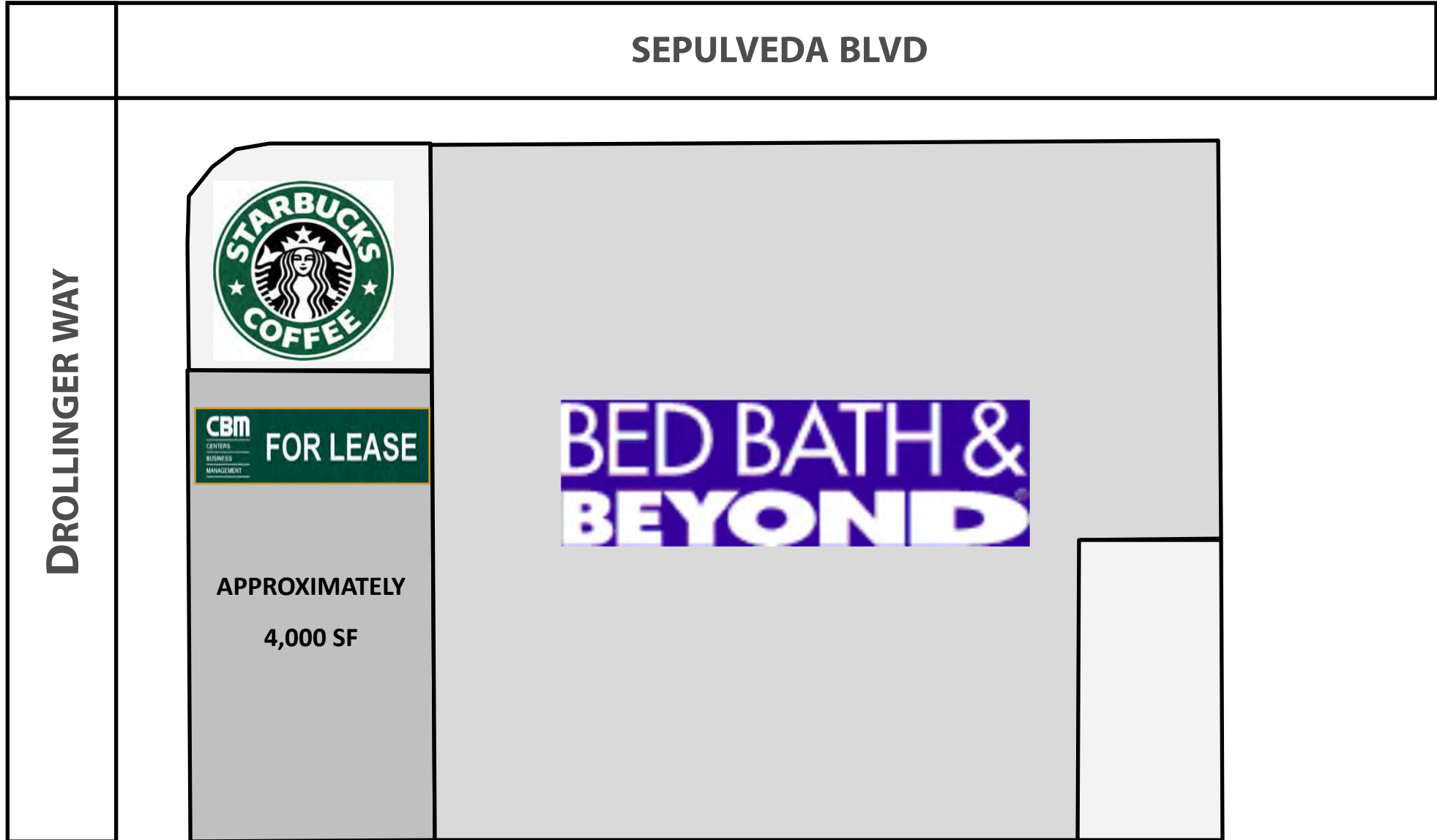
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# SITE PLAN

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# ADDITIONAL PHOTOS

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# AERIAL PHOTOS

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# AERIAL OVERVIEW

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# DEMOGRAPHICS

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	1 mile(s)	3 mile(s)	5 mile(s)
<b>Population: 2017B</b>			
Total Population	14,271	212,557	611,308
Female Population	51.83%	51.74%	51.80%
Male Population	48.17%	48.26%	48.20%
Population Density	4,542	7,517	7,782
Population Median Age	41.4	36.4	37.0
Employed Civilian Population 16+	8,203	110,373	309,990
% White Collar	79.9%	66.2%	66.7%
% Blue Collar	20.1%	33.8%	33.3%
Total Q4 2017 Employees	18,483	171,582	329,972
Total Q4 2017 Establishments*	1,432	11,913	28,780
Population Growth 2000-2010	-2.90%	1.95%	1.00%
Population Growth 2017B-2022	-1.37%	1.32%	0.63%
<b>Income: 2017B</b>			
Average Household Income	\$118,513	\$95,730	\$95,057
Median Household Income	\$89,295	\$65,013	\$61,781
Per Capita Income	\$47,990	\$36,972	\$37,815
Avg Income Growth 2000-2010	55.94%	39.11%	39.17%
Avg Income Growth 2017B-2022	12.39%	14.37%	14.46%
<b>Households: 2017B</b>			
Households	5,821	81,378	241,920
Average Household Size	2.45	2.54	2.49
Hhld Growth 2000-2010	-4.40%	3.86%	1.72%
Hhld Growth 2017B-2022	-1.02%	3.10%	2.07%
<b>Housing Units: 2017B</b>			
Occupied Units	5,821	81,378	241,920
% Occupied Units	98.80%	97.97%	97.02%
% Vacant Housing Units	1.20%	2.03%	2.98%
Owner Occ Housing Growth 2000-2010	4.38%	3.48%	2.47%
Owner Occ Housing Growth 2000-2022	6.45%	9.76%	7.22%
Owner Occ Housing Growth 2017B-2022	-0.09%	2.72%	1.84%
Occ Housing Growth 2000-2010	-4.40%	3.86%	1.72%
Occ Housing Growth 2010-2022	3.75%	10.04%	8.22%
Occ Housing Growth 2017B-2022	-1.02%	3.10%	2.07%
<b>Race and Ethnicity: 2017B</b>			
% American Indian or Alaska Native Population	0.43%	0.59%	0.59%
% Asian Population	12.23%	8.63%	8.54%
% Black Population	9.77%	20.25%	24.15%
% Hawaiian or Pacific Islander Population	0.47%	0.39%	0.41%
% Multirace Population	6.75%	5.84%	5.40%
% Other Race Population	7.21%	19.04%	17.68%
% White Population	63.15%	45.27%	43.23%
% Hispanic Population	22.30%	39.76%	36.35%
% Non Hispanic Population	77.02%	60.40%	63.91%



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- N Trade Areas (in miles) - 1
- N Trade Areas (in miles) - 3
- N Trade Areas (in miles) - 5