

AVAILABLE



FORMER PIZZA HUT

8646-8658 Woodman Avenue, Arleta, CA 91331



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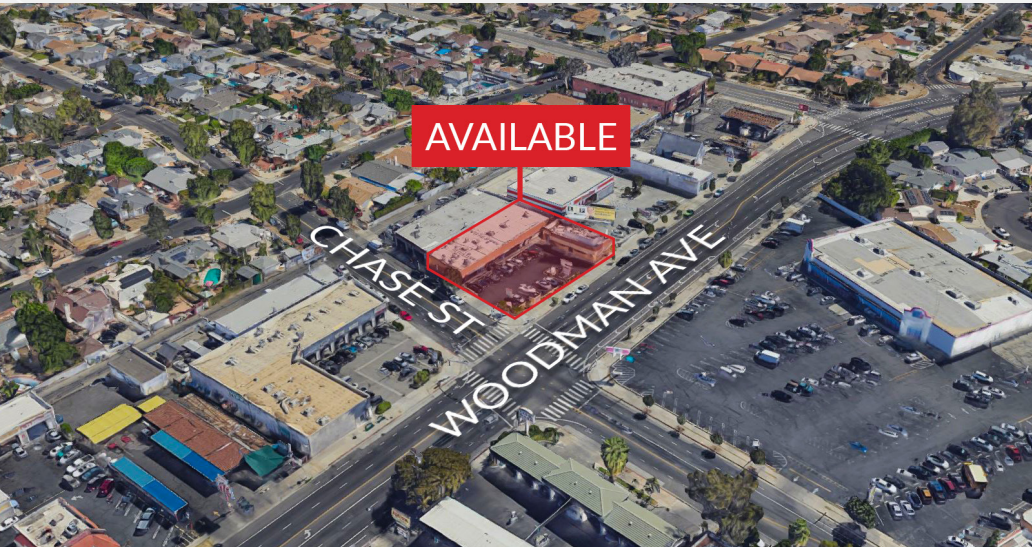
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RESTAURANT SPACE
ARLETA, CA

PROPERTY FEATURES

8658 Woodman Avenue, Arleta, CA 91331



APPROX. 1,135 SF

SECOND GEN RESTAURANT AVAILABLE





- ✓ Fully build out
- ✓ Grease traps
- ✓ Oven hoods
- ✓ Parking on site

AREA AMENITIES

- ✓ Prime corner visibility on Woodman Ave
- ✓ Dense Residential trade area
- ✓ Excellent accessibility & freeway proximity
- ✓ Ample day-to-day consumer traffic

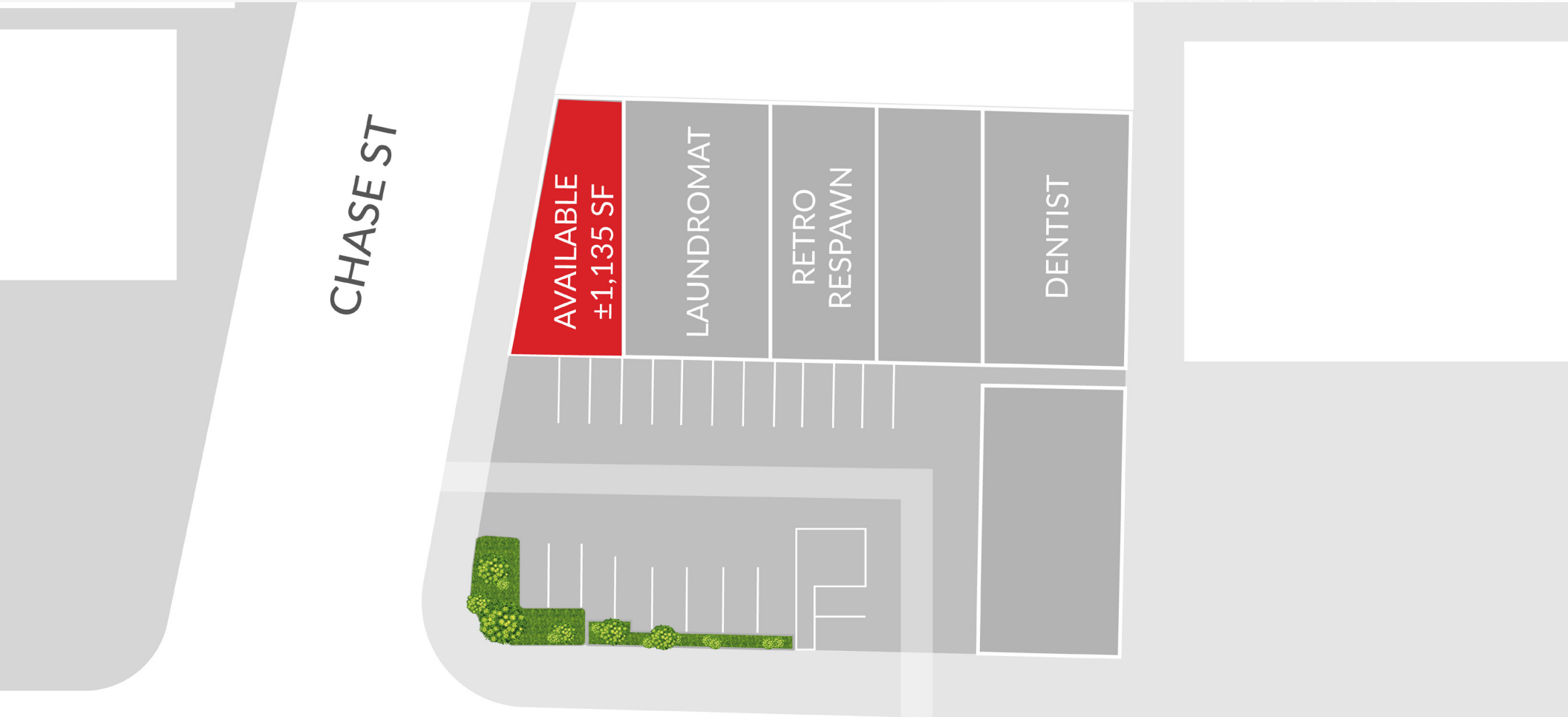
RENTAL RATE

\$3.50 PSF + NNN \$0.89

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	33,323	333,504	696,798
 Avg. HH Income	\$95,644	\$79,420	\$88,514
 Daytime Pop	32,073	312,577	659,599
 Traffic Count	± 51,286 CPD ON WOODMAN AVE & CHASE ST		

SITE PLAN

8658 Woodman Avenue, Arleta, CA 91331



WOODMAN AVE

Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants 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.



THE HOME DEPOT

CHIPOTLE MEXICAN GRILL

ROSS DRESS FOR LESS

BURGER KING

Goodwill

KAISER PERMANENTE

SEAFOOD CITY SUPERMARKET

ROSS DRESS FOR LESS

Walmart

WELLS FARGO

IN-N-OUT BURGER

99¢ only STORES

Walmart

AVAILABLE

McDonald's

OVALLARTA SUPERMARKETS

WINGSTOP

McDonald's

CVS pharmacy

Jack in the box

- ups
- FLOOR & DECOR
- SANTA ANITA PARK
- 鼎泰豐
- AMC THEATRES
- NORDSTROM
- ALDI
- Starbucks
- GROCERY OUTLET Bargain Market
- MART
- The Arboretum
- The Cheesecake Factory
- DAVE BUSTER'S
- 7 ELEVEN
- CVS pharmacy
- CHASE
- IHOP
- Burlington
- SANTA ANITA GOLF COURSE
- THE SHOPS SANTA ANITA
- Jack in the box

AERIAL MAP



COMMERCIAL
REAL ESTATE

PALOMA GASPAROV
ASSOCIATE

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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.