

Paseo Sepulveda Center Available Spaces for Lease

9012 - 9054 Sepulveda Boulevard North Hills Ca

NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Two Spaces 2,010 sq.ft & 2,500 sq.ft.

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Offering Summary

Lease Rate:	\$1.50 - 2.50 SF/month (NNN)
Building Size:	52,708 SF
Available SF:	2,010 - 2,500 SF
Lot Size:	146,400 Acres
Year Built:	2008

Property Overview

Paseo Sepulveda has two retail spaces available, 2,010 sq.ft and 2,500 sq.ft. One of the spaces is an end cap space and the other is also a corner location. Both spaces are 2nd generational retail spaces which can be easily converted to any type of retail or medical use.

Property Highlights

- - Prime corner location on Sepulveda Blvd and Nordhoff Avenue
- - High visibility in a signalized, high-traffic area
- - Proximity to popular retail tenants like Marshalls, Starbucks, and Panda Express
- - Well-maintained and clean premises
- - Excellent 2nd generational spaces available for lease
- - Ample parking for tenants and customers



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Lease Information

Lease Type:	NNN	Lease Term:	60 months
Total Space:	2,010 - 2,500 SF	Lease Rate:	\$1.50 - \$2.50 SF/month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Unit 9038	Available	2,010 SF	NNN	\$2.50 SF/month	Former Andrea USA location with two entryways into the space including two ADA bathrooms. This was also a former restaurant location.
Unit 9054	Available	2,500 SF	NNN	\$1.50 SF/month	End cap space situated next to Walgreens available for an assortment of retail uses.

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North Hills, CA 91343

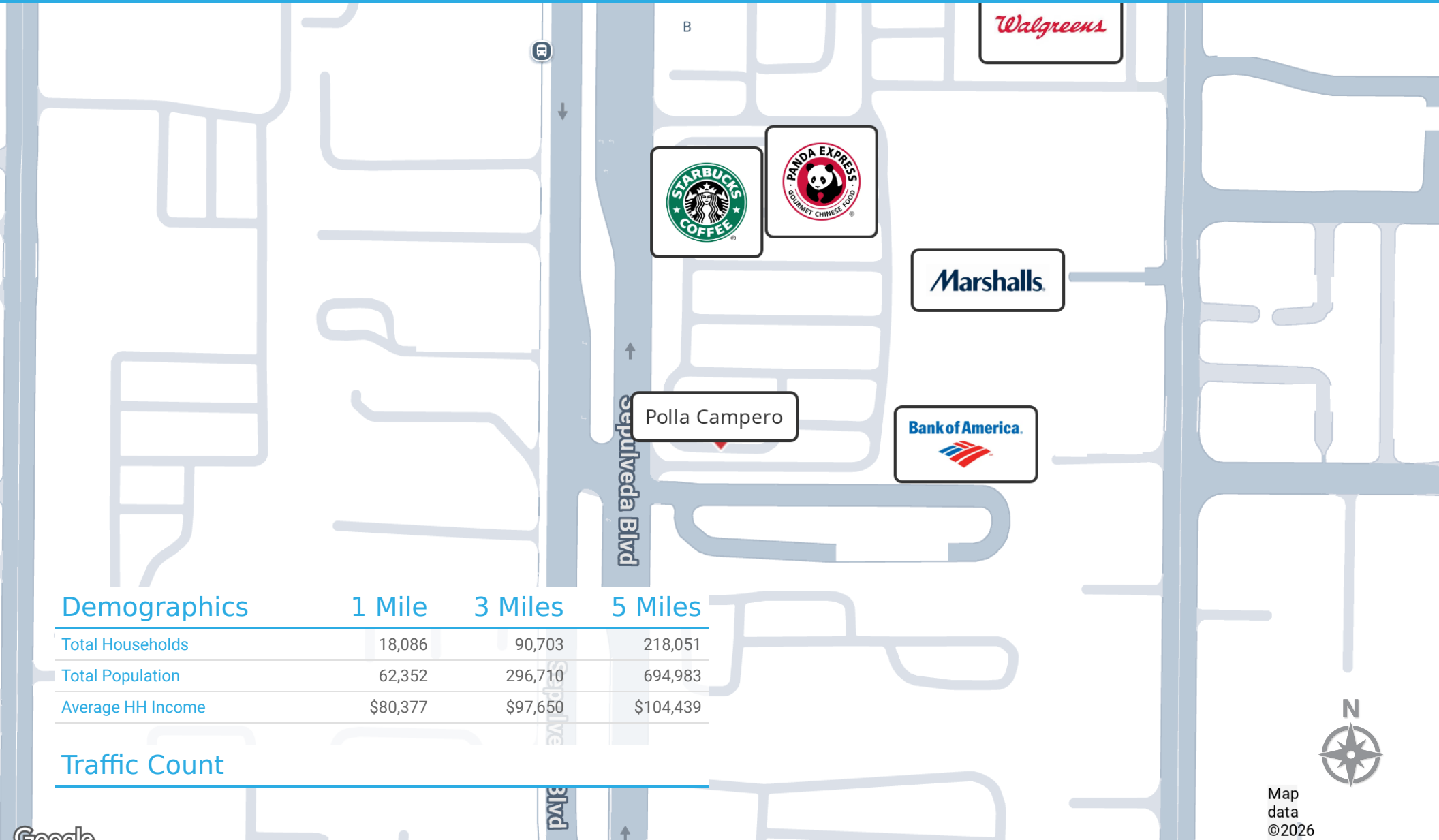
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Demographics

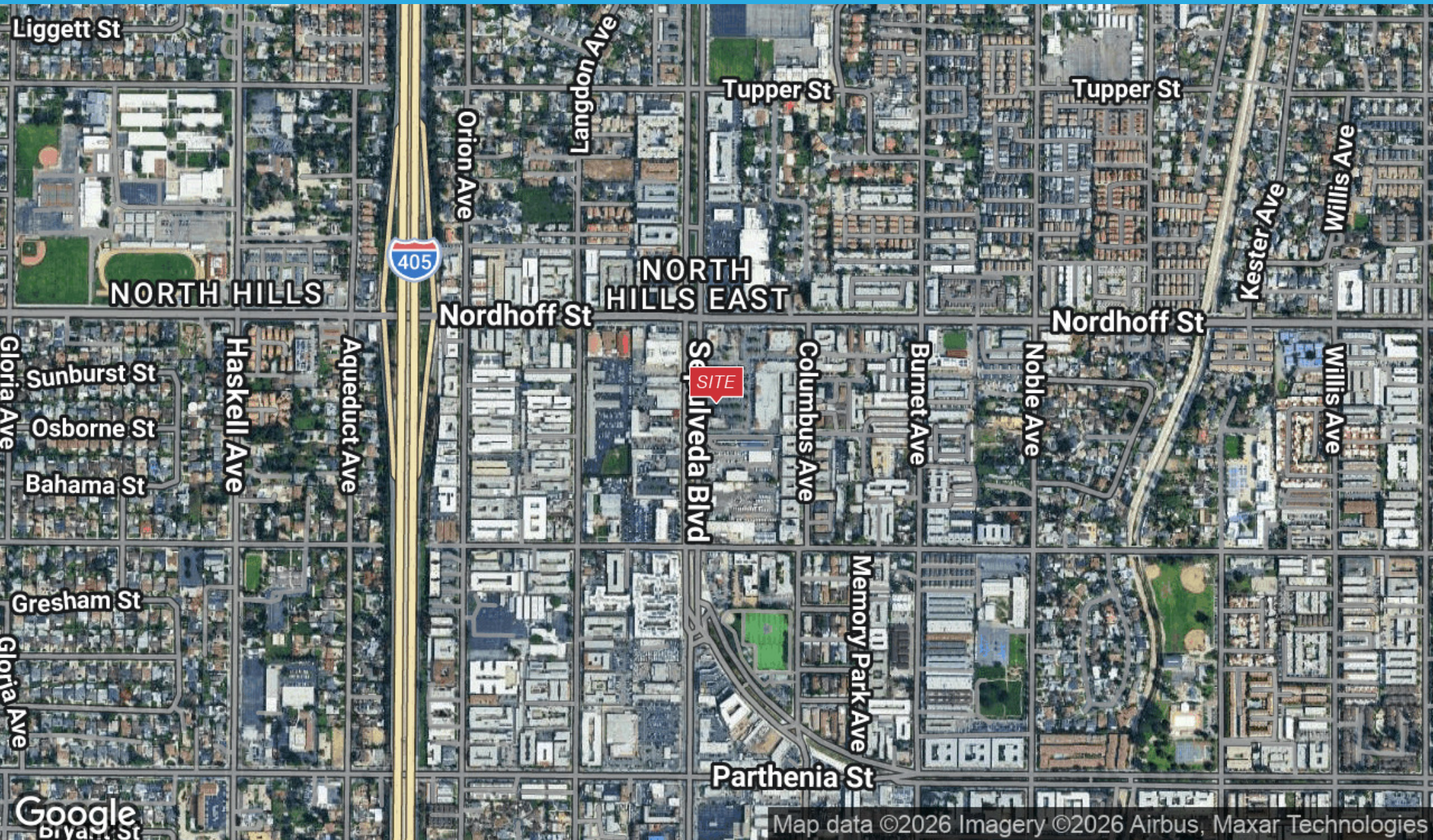
	1 Mile	3 Miles	5 Miles
Total Households	18,086	90,703	218,051
Total Population	62,352	296,710	694,983
Average HH Income	\$80,377	\$97,650	\$104,439

Traffic Count



Map data ©2026

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