

Chevron Retail Center

11203 Glenoaks Blvd., Pacoima, CA 91331



Offering Summary

Lease Rate:	\$2.58 - 2.88 SF/month (MG)
Building Size:	6,945 SF
Available SF:	520 - 580 SF
Lot Size:	20,104 SF
Number of Units:	6
Year Built:	1984
Zoning:	C2

Property Overview

Elevate your retail business at this premier Pacoima location. With a modern design, versatile layout, and unbeatable visibility, this space provides the perfect opportunity for retail or street retail businesses to thrive. The strategic position on Glenoaks Blvd ensures high visibility and accessibility, while the ample parking and customizable space make it an attractive option for showcasing your offerings to a diverse customer base. Don't miss this chance to position your business at the forefront of the bustling Pacoima retail scene. Seize the potential and possibilities at this sought-after location on Glenoaks Blvd.

Property Highlights

- Strategic signalized corner location
- Two available retail spaces
- Anchored by Chevron Gas and Market
- Upcoming property renovations for further enhancement

David Maling

626.204.1506
dmaling@naicapital.com
CA DRE #01139115

11203 Glenoaks Blvd

Pacoima, CA 91331



Lease Information

Lease Type:	MG	Lease Term:	36 months
Total Space:	520 - 580 SF	Lease Rate:	\$2.58 - \$2.88 SF/month

Available Spaces

Suite Tenant Size (SF) Lease Type Lease Rate Description

Unit 2	Available	520 SF	Modified Gross	\$2.88 SF/month	Has a large retail room in the front with a small private office and fully improved ADA bathroom. Secured with an interior gated security fence.
Unit 3	Available	580 SF	Modified Gross	\$2.58 SF/month	Rectangular shaped retail space laid out well for assortment of retail uses. Comes with an ADA bathroom.

David Maling

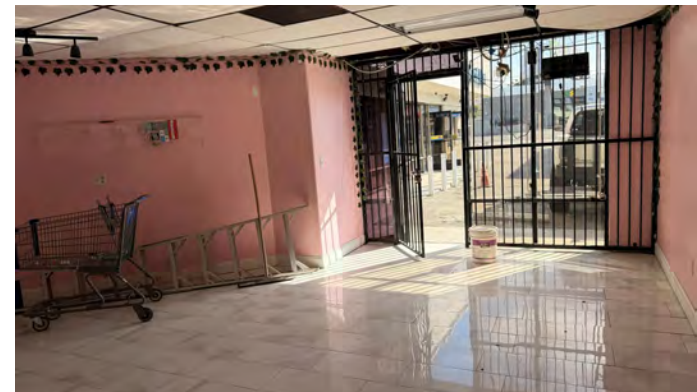
626.204.1506
dmaling@naicapital.com
CA DRE #01139115

©NAI Capital Commercial, Inc. Content in this document may include AI generated or altered text, images and/or analysis. No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Unedited images viewable at naicapital.com | Cal DRE Lic #02130474

11203 Glenoaks Blvd

Pacoima, CA 91331

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, INC.



David Maling

626.204.1506

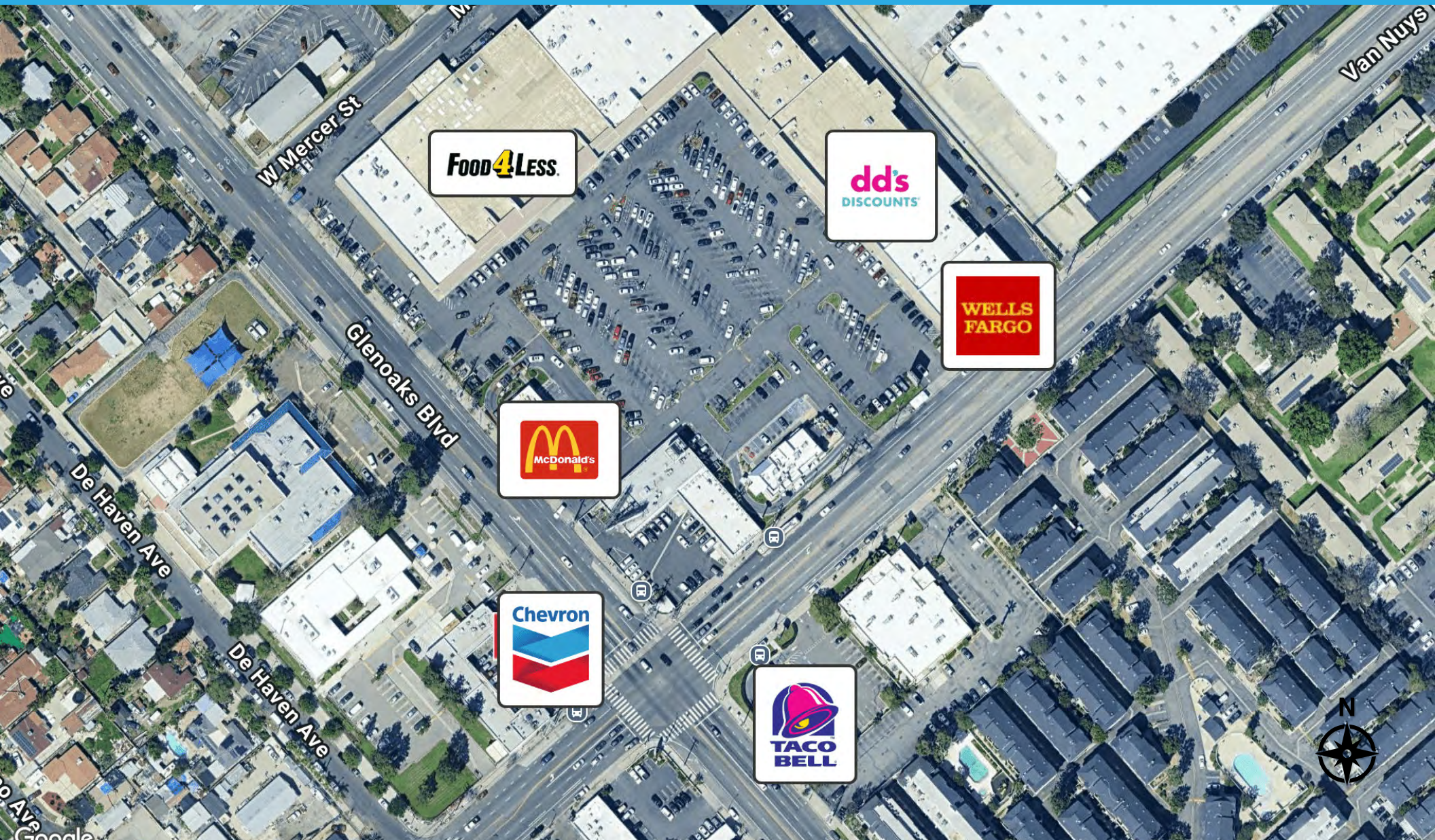
dmaling@naicapital.com

CA DRE #01139115

©NAI Capital Commercial, Inc. Content in this document may include AI generated or altered text, images and/or analysis. No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Unedited images viewable at naicapital.com | Cal DRE Lic #02130474

11203 Glenoaks Blvd

Pacoima, CA 91331



David Maling

626.204.1506

dmaling@naicapital.com

CA DRE #01139115

©NAI Capital Commercial, Inc. Content in this document may include AI generated or altered text, images and/or analysis. No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Unedited images viewable at naicapital.com | Cal DRE Lic #02130474