

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



Lease Information

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

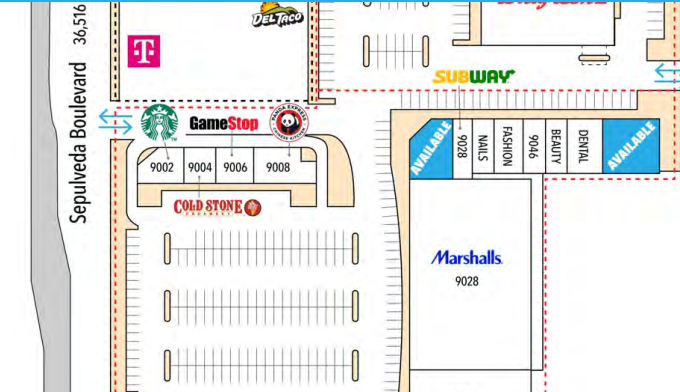
Available Spaces

| 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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Paseo Sepulveda 9012-9054 Sepulveda Boulevard

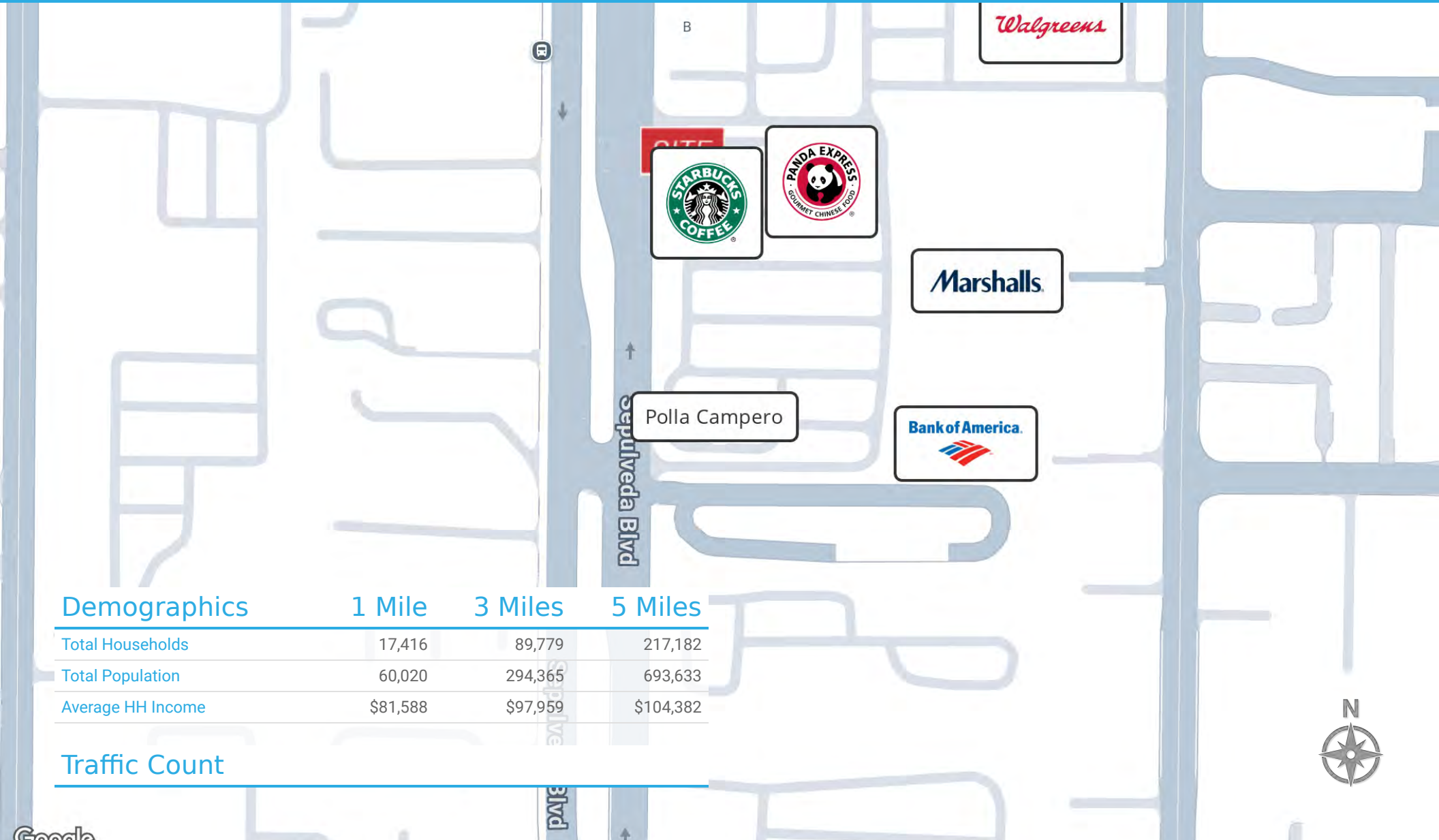


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Paseo Sepulveda 9012-9054 Sepulveda Blvd





Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|----------|-----------|
| Total Households | 17,416 | 89,779 | 217,182 |
| Total Population | 60,020 | 294,365 | 693,633 |
| Average HH Income | \$81,588 | \$97,959 | \$104,382 |

Traffic Count

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Population

| | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population | 60,020 | 294,365 | 693,633 |
| Average Age | 33.0 | 37.3 | 37.6 |
| Average Age (Male) | 33.2 | 36.2 | 36.6 |
| Average Age (Female) | 33.9 | 38.5 | 38.9 |

Households & Income

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 17,416 | 89,779 | 217,182 |
| # of Persons per HH | 3.4 | 3.3 | 3.2 |
| Average HH Income | \$81,588 | \$97,959 | \$104,382 |
| Average House Value | \$599,093 | \$703,929 | \$763,500 |

2023 American Community Survey (ACS)

