

FOR LEASE

DEVONSHIRE PLAZA

21514 DEVONSHIRE STREET | LOS ANGELES, CA 91311



DAVID GUARDADO

CalDRE #1837493

818.380.9972

davidg@cbm1.com

CBM1.COM

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LEASING

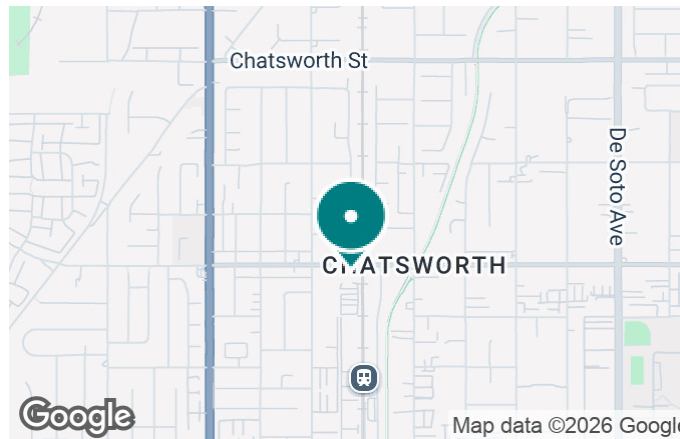
BROKERAGE

INVESTMENTS

FEATURES & AMENITIES

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FEATURES & AMENITIES

- Approx. 900 SF Retail Space Available
- Plenty of Onsite Parking Available
- Monument sign Available
- Approx. 250 Ft frontage on Devonshire St.
- Great Visibility
- 2 Driveways
- Daily Traffic Counts: 22,957 VPD

NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,886	36,422	119,107
Total Population	19,972	104,474	345,716
Average HH Income	\$104,958	\$111,065	\$103,191

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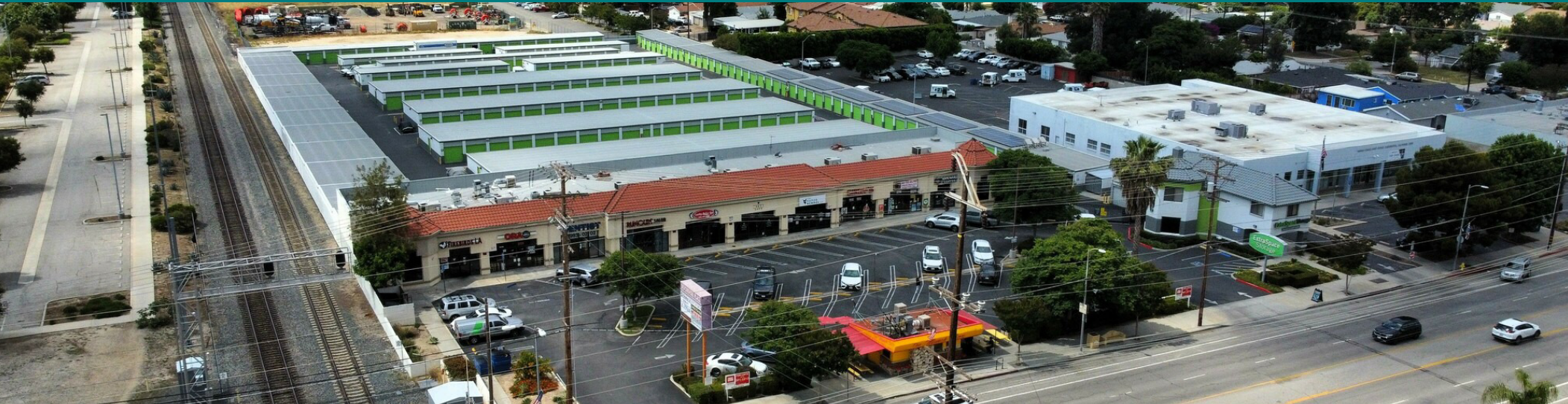
818.380.9972

DAVIDG@CBM1.COM

PROPERTY SUMMARY

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PROPERTY HIGHLIGHTS

- Approx. 900 SF Available
- Plenty of Onsite Parking Available
- Monument sign Available
- Approx. 250 Ft frontage on Devonshire St.
- Great Visibility
- 2 Driveways
- Daily Traffic Counts: 21,896 CPD

OFFERING SUMMARY

Lease Rate:	SF / month (NNN)
Available SF:	900 SF
Lot Size:	36,150 SF
Building Size:	10,212 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,886	36,422	119,107
Total Population	19,972	104,474	345,716
Average HH Income	\$104,958	\$111,065	\$103,191

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ADDITIONAL PHOTOS

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PLANS

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SUITE	TENANT	SIZE
21532	The Munch Box	1 SF
Unit A	El Pollo Peru	1 SF
Unit B	Queen Kabob	900 SF
Unit D	Rumours Salon	1 SF
Unit D	Rumours Salon	1 SF
Unit E	Foot Spa	1 SF
Unit F	Tacos & Burros	1 SF
Unit G	Dance School LA	1 SF
Unit H	Tobacco	900 SF
Unit I	Available Soon	900 SF
Unit J	Café Mi Amor	1 SF

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LOCATION MAP

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davidg@cbm1.com

DEMOGRAPHICS MAP & REPORT

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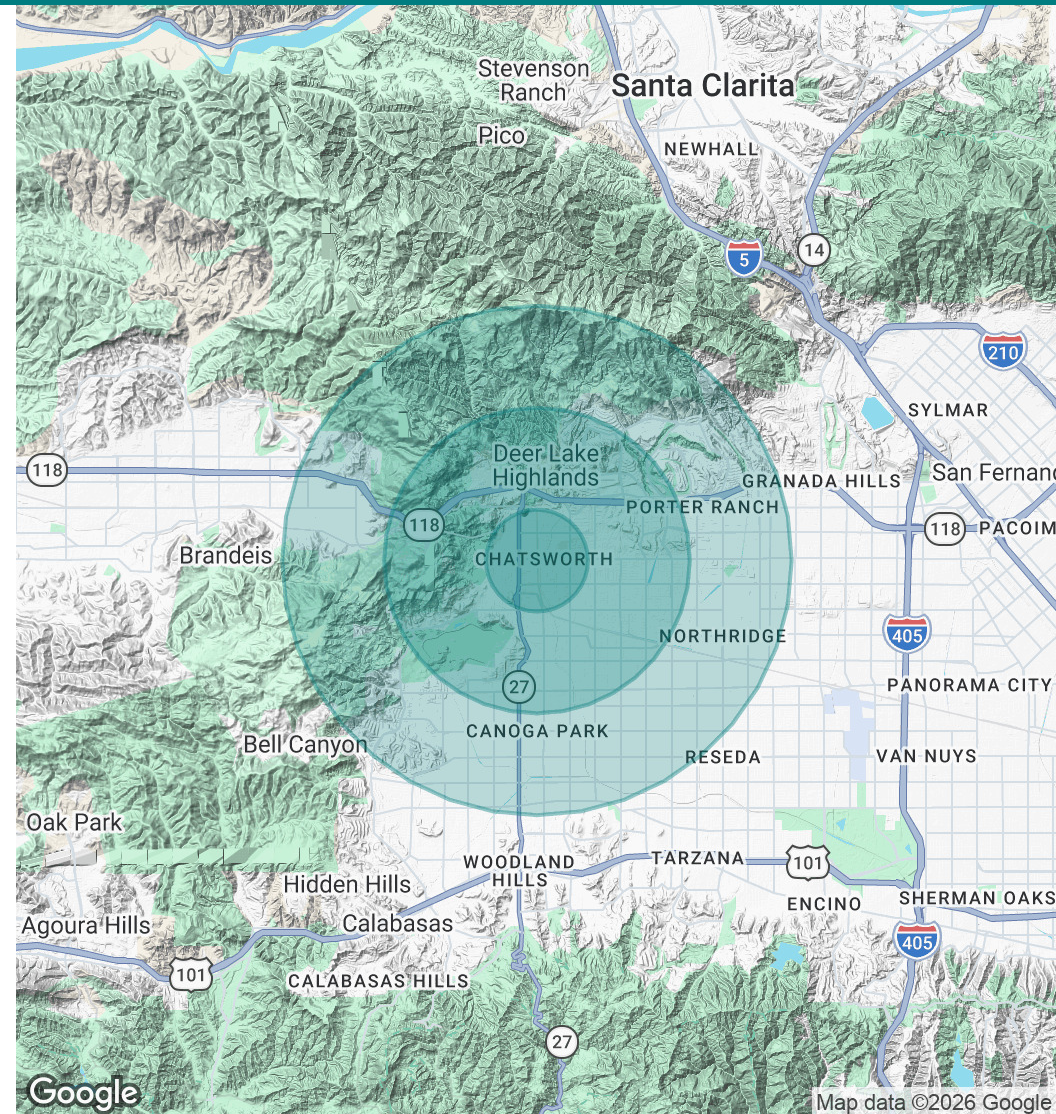
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,972	104,474	345,716
Average Age	40.5	41.2	39.9
Average Age (Male)	38.7	39.4	38.2
Average Age (Female)	41.7	43.1	41.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,886	36,422	119,107
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$104,958	\$111,065	\$103,191
Average House Value	\$525,157	\$576,100	\$557,897

RACE	1 MILE	3 MILES	5 MILES
% White	50.2%	50.6%	49.6%
% Black	6.3%	6.7%	5.5%
% Asian	17.7%	19.1%	17.9%
% Hawaiian	0.3%	0.2%	0.1%
% American Indian	0.6%	0.5%	0.6%
% Other	13.8%	16.4%	19.2%

TRAFFIC COUNTS

Devonshire Blvd and Canoga Avenue	21,896/day
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