

Busy San Fernando Valley Center

Office Space for Lease



16141 Roscoe Blvd., North Hills, CA 91343



Available

Unit 203:	±569 SF
Rent:	\$1.75 PSF/Mo., FSG
Available:	Immediately

Features

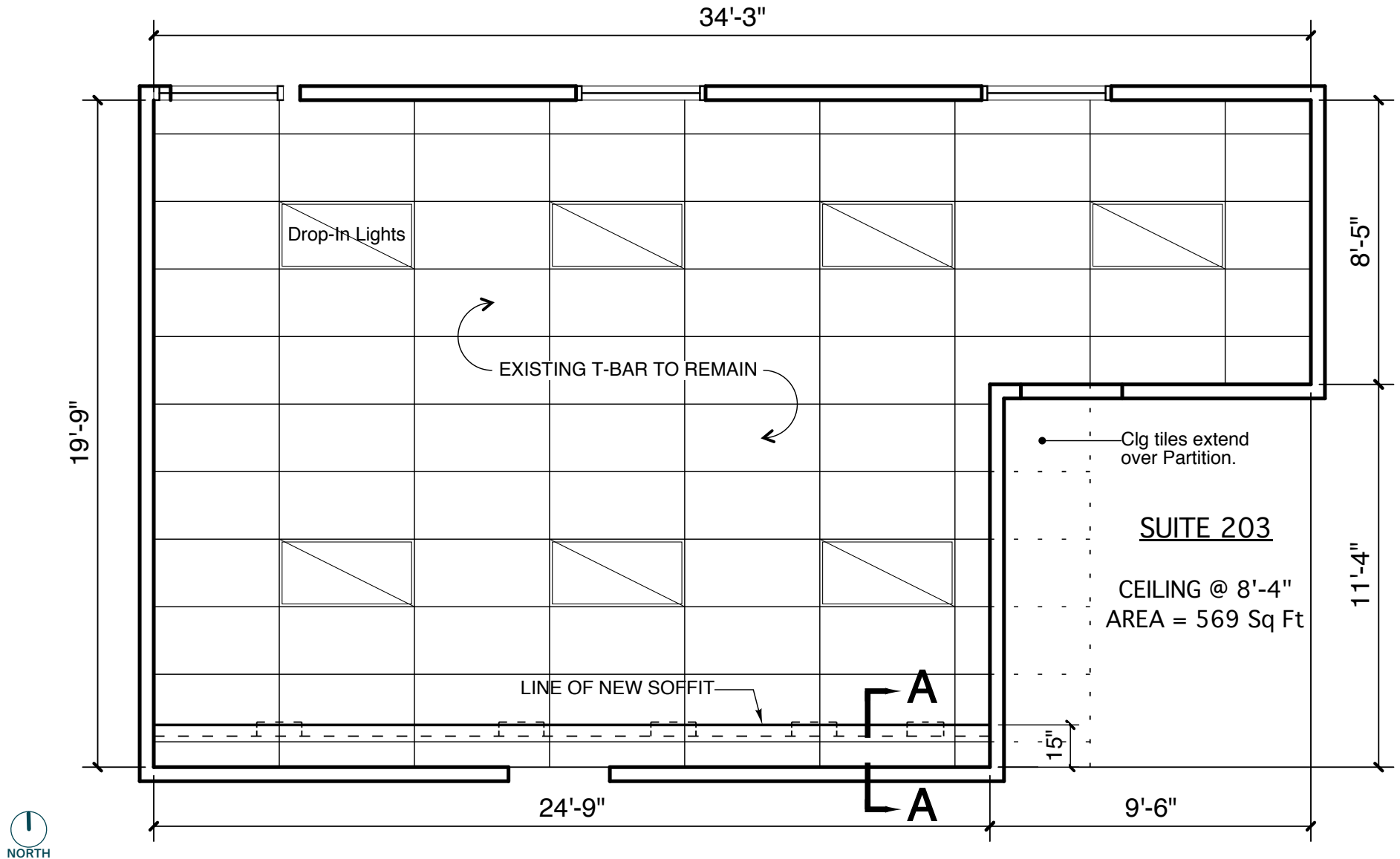
- ▶ Directly across from Anheuser-Busch's Los Angeles headquarters
- ▶ Excellent office space available
- ▶ Ample parking in the front and back of the property
- ▶ Easy access off the 405 Freeway
- ▶ ±71,907 CPD at Roscoe Blvd. and Woodley Place
- ▶ Average household income of \$125,558 within one half mile
- ▶ Close proximity to Van Nuys Airport

Prospective tenants are hereby advised that all uses are subject to City approval



Available

±569 SF



Rear Lot

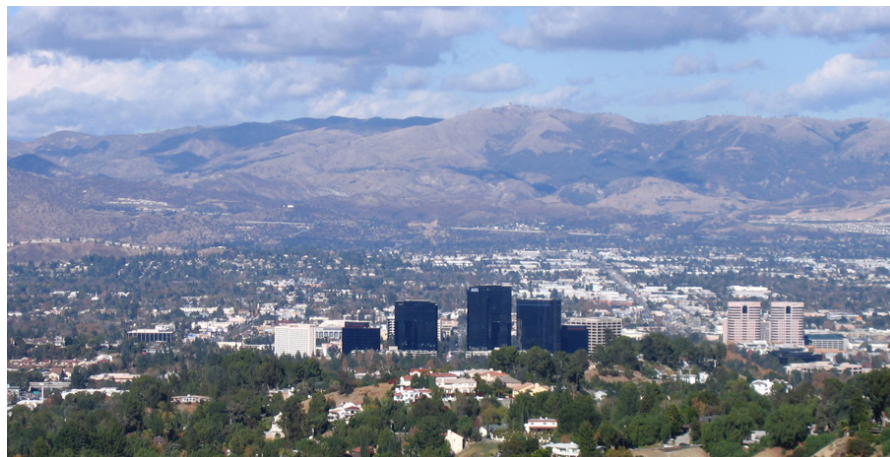


Amenity Map

Close proximity to major credit tenants



North Hills Profile



	0.5 Mile	1 Mile	2 Mile
POPULATION			
2025 Estimated Population	2,533	18,851	130,339
2030 Projected Population	2,464	18,879	127,315
2020 Census Population	2,474	19,313	132,933
2010 Census Population	2,332	18,712	128,601
Projected Annual Growth 2025 to 2030	-0.5%	-	-0.5%
Historical Annual Growth 2010 to 2025	0.5%	-	-
2025 Median Age	40.5	36.2	36.1
HOUSEHOLDS			
2025 Estimated Households	803	5,806	41,295
2030 Projected Households	789	5,843	40,678
2020 Census Households	788	5,648	39,707
2010 Census Households	712	5,274	37,188
Projected Annual Growth 2025 to 2030	-0.4%	0.1%	-0.3%
Historical Annual Growth 2010 to 2025	0.8%	0.6%	0.7%
RACE & ETHNICITY			
2025 Estimated White	31.0%	27.2%	28.0%
2025 Estimated Black or African American	5.6%	6.0%	5.9%
2025 Estimated Asian or Pacific Islander	21.3%	14.3%	14.4%
2025 Estimated American Indian or Native Alaskan	0.8%	1.7%	1.8%
2025 Estimated Other Races	41.4%	50.8%	49.8%
2025 Estimated Hispanic	44.9%	58.8%	58.6%
INCOME			
2025 Estimated Average Household Income	\$125,558	\$110,277	\$103,114
2025 Estimated Median Household Income	\$103,739	\$91,952	\$83,055
2025 Estimated Per Capita Income	\$40,292	\$34,350	\$32,919
EDUCATION			
2025 Estimated High School Graduate	24.2%	25.2%	24.7%
2025 Estimated Some College	23.2%	18.6%	16.5%
2025 Estimated Associates Degree Only	9.9%	8.6%	7.1%
2025 Estimated Bachelors Degree Only	21.4%	16.2%	19.3%
2025 Estimated Graduate Degree	10.4%	7.9%	7.6%
BUSINESS			
2025 Estimated Total Businesses	173	1,677	5,805
2025 Estimated Total Employees	1,796	18,843	48,695
2025 Estimated Employee Population per Business	10.4	11.2	8.4
2025 Estimated Residential Population per Business	14.6	11.2	22.5

Your trusted *partners*

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