



# 7545 Balboa Boulevard

Los Angeles, California 91406

## Property Highlights

- Rare Opportunity to Lease an Existing Drive-Through
- Dense Infill San Fernando Valley Location
- Located on Balboa Boulevard a Major North-South Thoroughfare
- Unrestricted Left Turn Actions with Pylon Signs
- Strong Daytime and Residential Population
- Average Daily Traffic Count of 52,500 Cars
- At Saticoy and Balboa

## Offering Summary

<b>Lease Rate:</b>	Negotiable
<b>Building Size:</b>	1,745 SF

## Demographics

	1 Mile	3 Miles	5 Miles
<b>Population:</b>	18,376	266,434	682,846
<b>Median Household Income:</b>	\$109,568	\$87,549	\$96,550
<b>Daytime Demographics:</b>	16,122	165,756	480,241

## For More Information

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