



12510 Van Nuys Blvd
Pacoima, CA 91331



Suite Highlights

- 8,240 SF 'TURNKEY' ATTRACTIVE OFFICE SPACE (Suites 101-107)
- \$2.25 Per Sq. Ft Modified Gross (2019 Base Year)
- Remaining Lease Term – March 31, 2029
- Ready for occupancy! FFE Available
- (2) Bullpen Areas
- (1) Computer/IT Back Support Room
- Private Kitchenette & Employee lunchroom w/Full Appliances
- (16) Parking Spaces
- (2) ADA Compliant Private Restrooms
- (2) Executive offices
- Private Conference room
- Abundant Natural lighting
- (2) Utility rooms

Ideal Users:

Non-Profit Organizations, Gov't Agencies, Community service providers ie. utility service contractors, etc.

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Aerial & Highlights

Property Highlights

- Northeast Region of LA –San Fernando Valley Submarket
- Immediate access to 118, 210, 405 & 5 Freeways!
- Proximity to Metro Transport
- Major intersection: Glenoaks Blvd / Van Nuys Blvd.
- Signage Available along Van Nuys Blvd!
- Retail Amenities & Major Shopping Center in Less Than One Block



Pacoima Overview

Pacoima Downtown Arts District

The city of Pacoima is revitalizing the area by creating a pedestrian-friendly, community-oriented downtown along Van Nuys Blvd between Laurel Canyon Blvd and San Fernando Rd. Phase 1 of this plan has already been implemented, with traffic-slowing measures along Van Nuys Blvd. The city is working with the County of Los Angeles to obtain funding for the next stage of revitalization, which would include funding to improve the façade of existing structures in this area, with the intention of creating a community-oriented city center with a focus on the arts, shopping, dining and new nightlife opportunities. 13460 Van Nuys Blvd has been acquired by the city and will be repurposed as a food hall for local street vendors.

Bradley Avenue Plaza

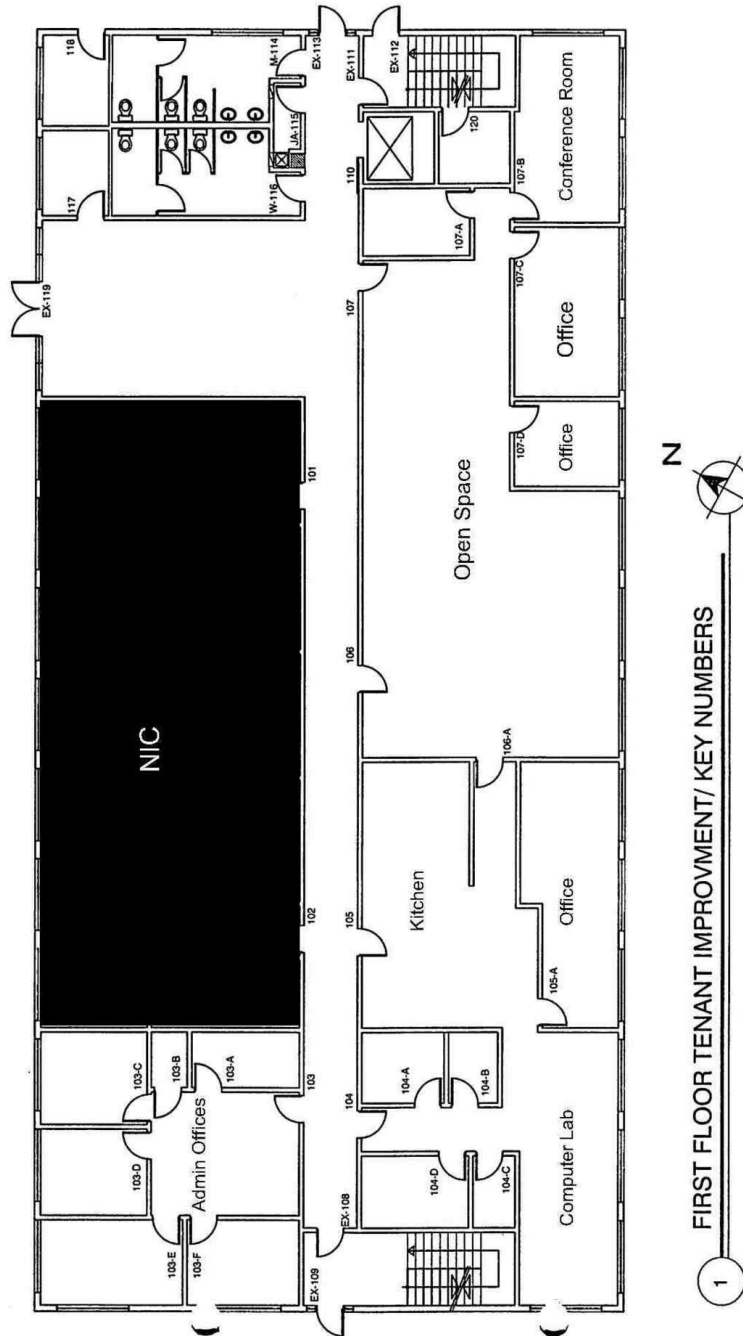
The city recently developed an outdoor community center on Van Nuys Blvd and Bradley Ave, designed by LADOT and Pacoima Beautiful. The project is being expanded by closing off the alley between Pala Ave and Lehigh Ave to create the Bradley Green Alley. This interactive green space will provide seating, lighting and art from the local community.

Light Rail Development

The East San Fernando Valley Transit Corridor has been approved and is scheduled to be delivered in 2020. The light rail will connect the Orange Line and the Amtrak line and will run along Van Nuys Blvd.



Floor Plan



FIRST FLOOR TENANT IMPROVEMENT/ KEY NUMBERS

Demographics Map & Report



Population

	1 Mile	3 Mile	5 Mile
Estimated Population (2018)	39,321	268,092	601,780
Projected Population (2023)	40,021	269,128	603,222

Income

	1 Mile	3 Mile	5 Mile
Estimated Avg Household Income (2018)	\$65,497	\$77,100	\$80,045
Projected Avg Household Income (2023)	\$75,212	\$90,489	\$95,366