

AVAILABLE FOR LEASE

# 10349 Sepulveda Blvd.

MISSION HILLS, CA 91345



215,000 CPD

COMING SOON:



1,295 SF  
AVAILABLE

850 - 2,050 SF  
AVAILABLE

6,000 SF  
AVAILABLE  
(9,195 SF  
WITH POTENTIAL  
EXPANSION)



NEW PAD  
COMING SOON  
4,019 SF

SEPULVEDA BLVD. 30,301 CPD

DEVONSHIRE ST. 35,694 CPD



# Renderings

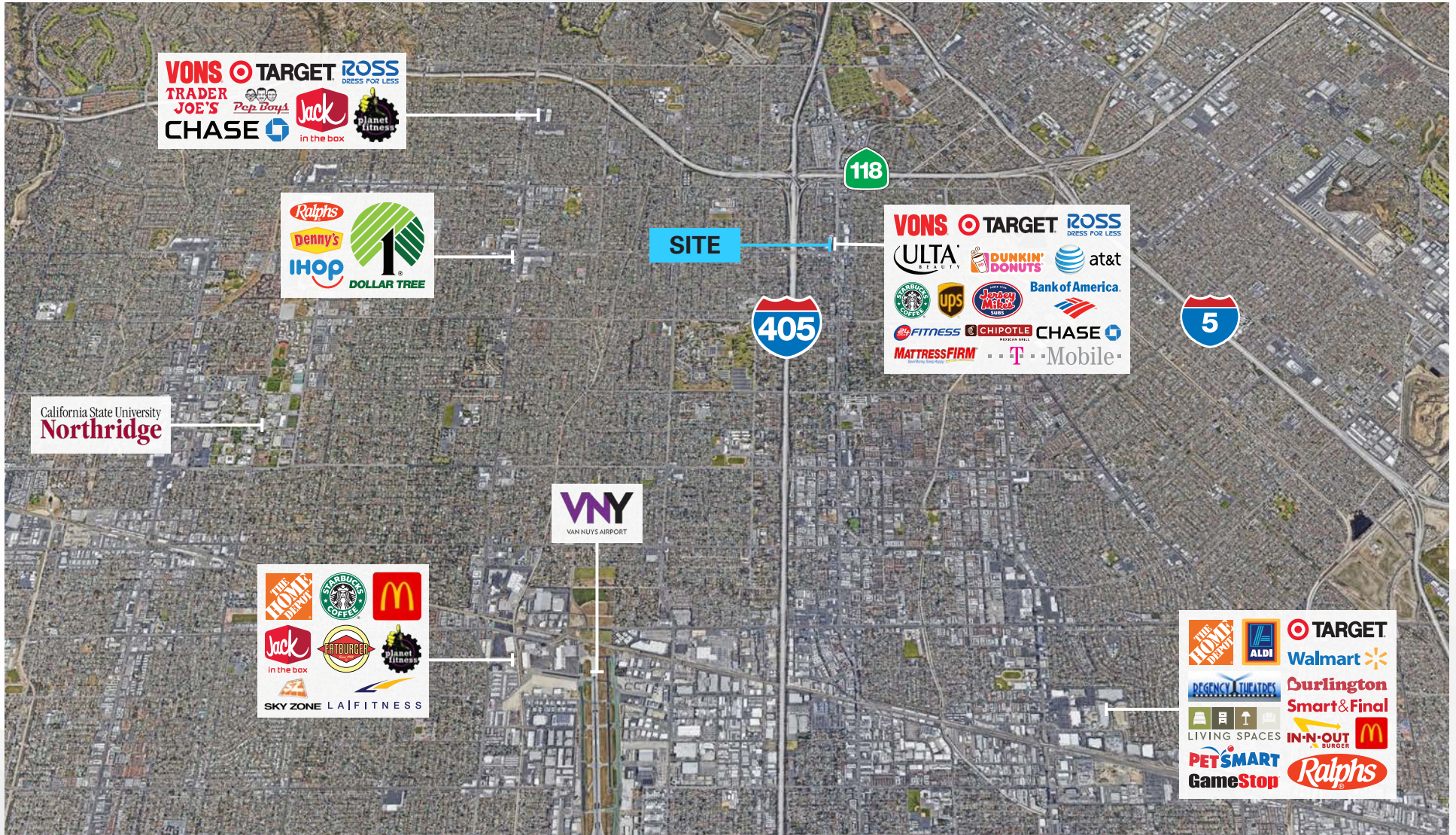


## Property Highlights

- Tremendous junior anchor opportunity in the San Fernando market
- Located across the street from Target, 24 Hour Fitness and Ross
- Co-anchored with Vons
- Located next to the 405 Freeway on and off ramps
- Great signage opportunity

## Demographics

	Estimated Population	Daytime Population	Average HH Income
<b>1 Mile</b>	23,584	<b>1 Mile</b> 5,567	<b>1 Mile</b> \$119,596
<b>3 Miles</b>	263,973	<b>3 Miles</b> 59,752	<b>3 Miles</b> \$110,395
<b>5 Miles</b>	623,002	<b>5 Miles</b> 175,768	<b>5 Miles</b> \$112,572



# Aerial Close-Up

10349 SEPULVEDA BLVD, MISSION HILLS, CA 91345





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