

FOR LEASE

FREE STANDING EXISTING RESTAURANT BUILDING AVAILABLE
13923 VAN NUYS BLVD. | PACOIMA, CA 91331



DAVID GUARDADO

CA REAL ESTATE LIC #101837493
+310.575.1517 X334
DAVIDG@CBM1.COM

DAVE O'CONNELL

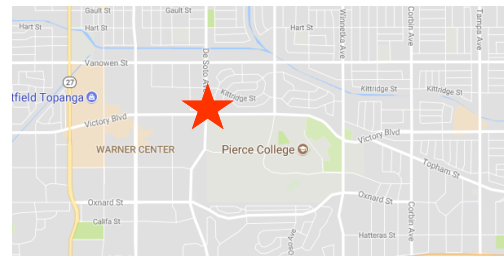
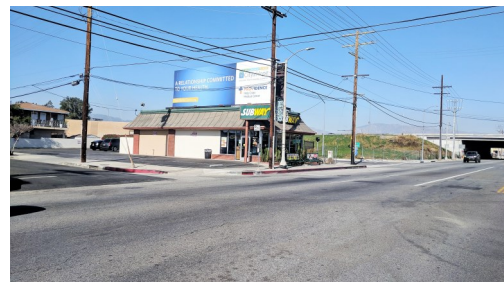
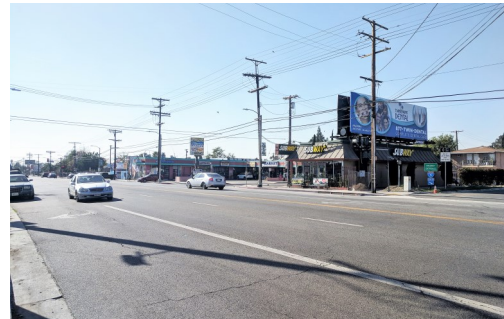
CA REAL ESTATE LIC #013986651
310.575.1517 X332
DAVE@CBM1.COM

17030 VENTURA BLVD. #200 | ENCINO, CA 91316
CBM1.COM



FREE STANDING EXISTING RESTAURANT BUILDING AVAILABLE

13923 VAN NUYS BLVD | PACOIMA, CA 91331



FEATURES + AMENITIES

- AMPLE ONSITE PARKING
- GREAT VISIBILITY
- RECENTLY REMODELED BUILDING
- ADJACENT TO 5 FREEWAY ON/OFF RAMP
- CORNER LOCATION
- GREAT SIGNAGE
- FORMER SUBWAY

NEIGHBORING RETAILERS



DEMOGRAPHICS SNAPSHOT	1-MILE	3-MILE	5-MILE
POPULATION	39,177	306,850	660,686
AVG HH INCOME	\$70,496	\$66,430	\$71,580

EXCLUSIVELY REPRESENTED BY

DAVID GUARDADO

CA REAL ESTATE LIC #01837493

310.575.1517 X334

DAVID@CBM1.COM

DAVE O'CONNELL

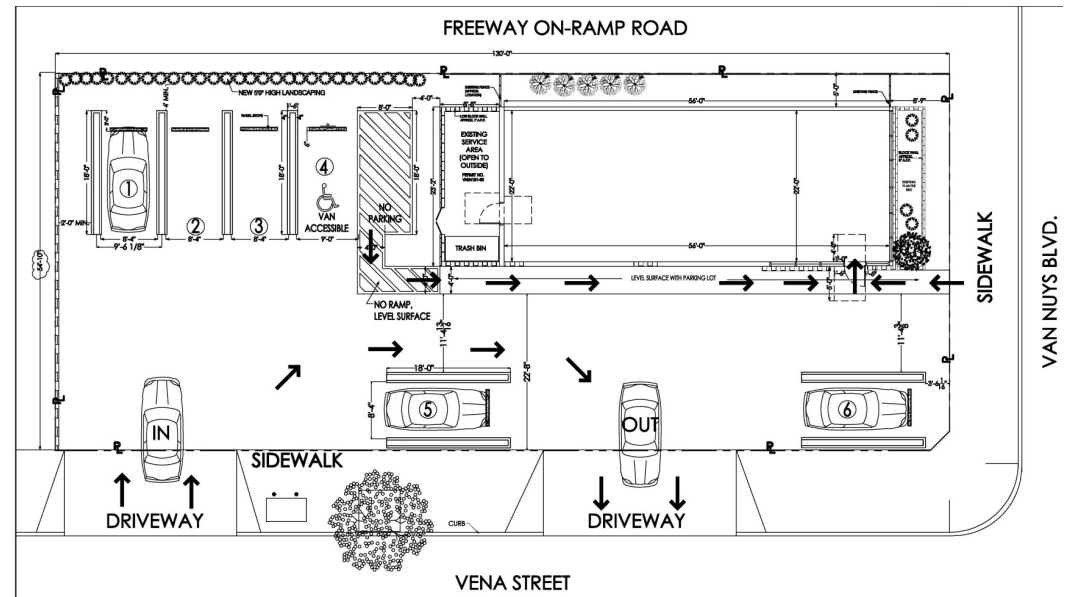
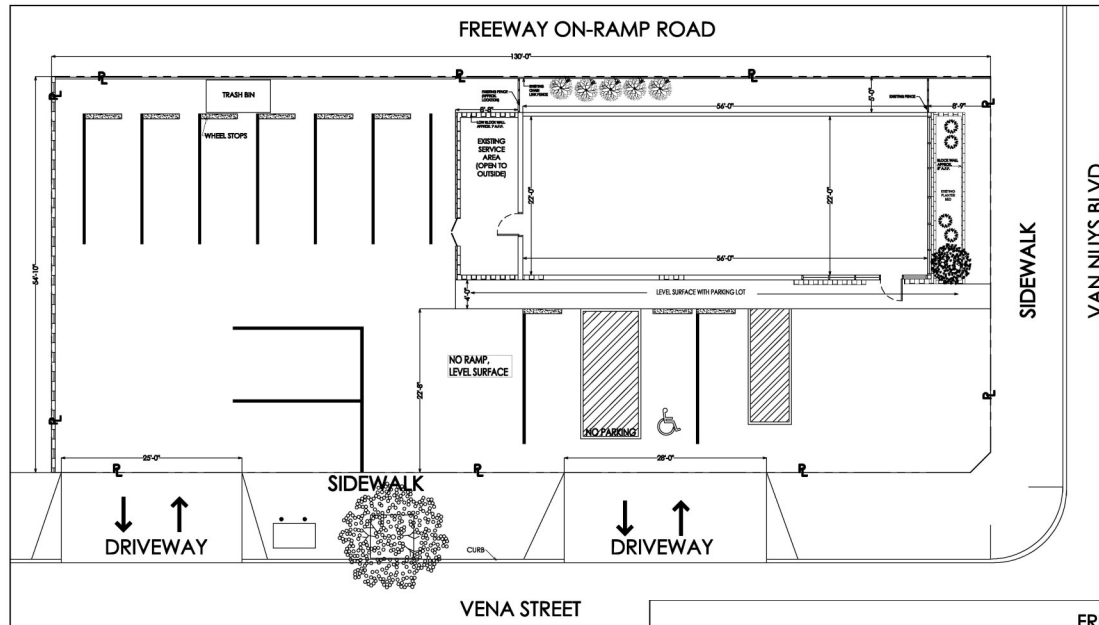
CA REAL ESTATE LIC #1265002

310.575.1517 X332

DAVE@CBM1.COM

FLOOR PLANS

13923 VAN NUYS BLVD | PACOIMA, CA 91331



DAVID GUARDADO X334 | DAVIDG@CBM1.COM DAVE O'CONNELL X332 | DAVE@CBM1.COM

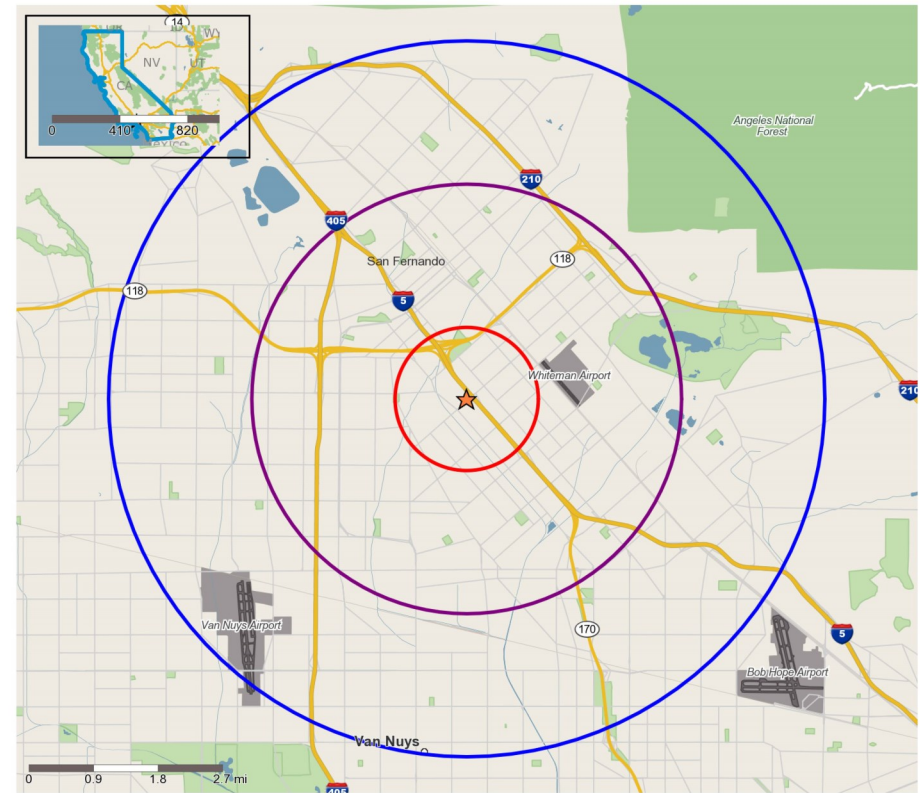
17030 VENTURA BLVD. #200 | ENCINO, CA 91316

CBM makes no warranties or guarantees as to the accuracy of the information provided herein, it has been obtained from sources considered credible, however, it has not been verified. The information contained herein is subject to errors and omissions and is subject to change without notice. Any and all projections, opinions, assumptions, and/or estimates provided are for the purposes of example and may not represent actual performance of this property. CBM is performing acts that require a real estate license. CA Real Estate Brokers Lic # 00982859

DEMOGRAPHICS

13923 VAN NUYS BLVD. | PACOIMA, CA 91331

	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2017A			
Total Population	39,177	306,850	660,686
Female Population	48.93%	49.78%	49.92%
Male Population	51.07%	50.22%	50.08%
Population Density	12,468	10,850	8,410
Population Median Age	31.6	31.8	33.5
Employed Civilian Population 16+	16,812	133,251	296,128
% White Collar	36.3%	41.0%	46.5%
% Blue Collar	63.7%	59.0%	53.5%
Total Q2 2017 Employees	3,173	67,912	180,691
Total Q2 2017 Establishments*	426	6,215	18,230
Population Growth 2000-2010	7.52%	6.70%	4.94%
Population Growth 2017A-2022	1.86%	0.95%	0.93%
Income: 2017A			
Average Household Income	\$70,496	\$66,430	\$71,580
Median Household Income	\$56,745	\$50,731	\$51,560
Per Capita Income	\$14,838	\$16,225	\$19,676
Avg Income Growth 2000-2010	24.40%	31.41%	33.79%
Avg Income Growth 2017A-2022	13.62%	13.90%	13.84%
Households: 2017A			
Households	8,215	74,442	179,817
Average Household Size	4.52	3.97	3.55
Hhld Growth 2000-2010	7.38%	5.26%	3.75%
Hhld Growth 2017A-2022	4.57%	3.19%	3.13%
Housing Units: 2017A			
Occupied Units	8,215	74,442	179,817
% Occupied Units	96.39%	97.22%	97.38%
% Vacant Housing Units	3.61%	2.78%	2.62%
Owner Occ Housing Growth 2000-2010	2.61%	0.73%	0.66%
Owner Occ Housing Growth 2000-2022	10.15%	5.27%	4.03%
Owner Occ Housing Growth 2017A-2022	4.28%	2.67%	2.37%
Occ Housing Growth 2000-2010	7.38%	5.26%	3.75%
Occ Housing Growth 2010-2022	9.20%	7.58%	7.99%
Occ Housing Growth 2017A-2022	4.57%	3.19%	3.13%
Race and Ethnicity: 2017A			
% American Indian or Alaska Native Population	1.02%	0.84%	0.79%
% Asian Population	3.66%	9.36%	9.53%
% Black Population	1.19%	3.25%	3.75%
% Hawaiian or Pacific Islander Population	0.11%	0.12%	0.12%
% Multirace Population	4.15%	4.36%	4.65%
% Other Race Population	44.27%	38.37%	32.95%
% White Population	45.60%	43.70%	48.21%
% Hispanic Population	91.41%	79.03%	69.10%
% Non Hispanic Population	8.59%	20.97%	30.90%



Copyright 2006-2014 TomTom. All rights reserved. This material is proprietary and the subject of copyright protection, database right protection and other intellectual property rights owned by TomTom or its suppliers. The use of this material is subject to the terms of a license agreement. Any unauthorized copying or disclosure of this material will lead to criminal and civil liabilities.

N Trade Areas (in miles) - 1
N Trade Areas (in miles) - 3
N Trade Areas (in miles) - 5

DAVID GUARDADO X334 | DAVIDG@CBM1.COM DAVE O'CONNELL X332 | DAVE@CBM1.COM

17030 VENTURA BLVD. #200 | ENCINO, CA 91316

CBM makes no warranties or guarantees as to the accuracy of the information provided herein, it has been obtained from sources considered credible, however, it has not been verified. The information contained herein is subject to errors and omissions and is subject to change without notice. Any and all projections, opinions, assumptions, and/or estimates provided are for the purposes of example and may not represent actual performance of this property. CBM is performing acts that require a real estate license. CA Real Estate Brokers Lic # 00982859