

13003 Van Nuys Blvd., Pacoima CA 91331

Located on Van Nuys Blvd. Just North Of San Fernando Rd.

1,400SF Endcap Opportunity in Dense Residential Area!

HIGHLIGHTS

Features

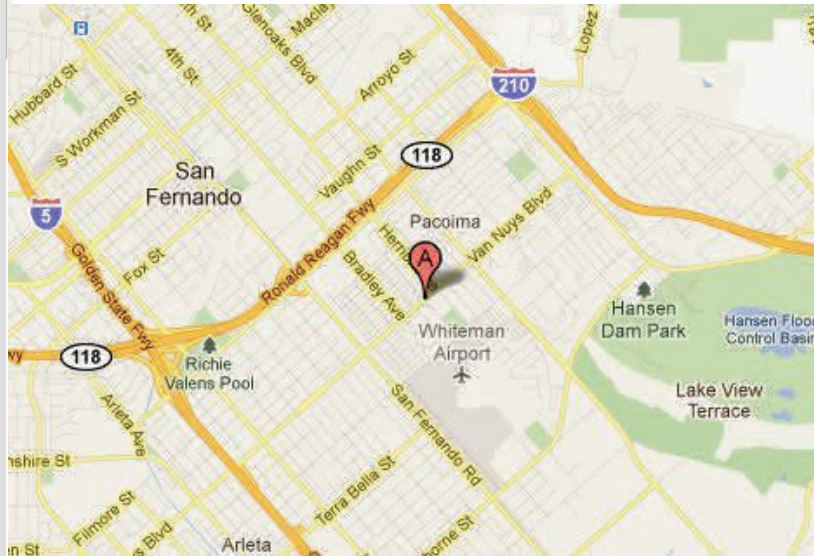
- 1,400SF Endcap Available
- Newly Remodeled Center
- Excellent Street Visibility
- Great Signage Available

Area Amenities

- Impressive Traffic Counts
- Located In The Heart Of Pacoima
- Over 40,000 Residents Within A 1-Mile Radius

Demos

- 1 Mile: 40,798 (Average HH Income \$55,821)
- 3 Miles: 213,764 (Average HH Income \$63,161)
- 5 Miles: 514,608 [Average HH Income \$63,617]



EXCLUSIVE LEASING AGENTS

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**COMMERCIAL
REAL ESTATE**

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.



Executive Summary

Prepared by Danny Raffle

13003 van nuys
13003 Van Nuys Blvd, Pacoima, CA 91331-8316
Ring: 1, 3, 5 Miles

Latitude: 34.270355
Longitude: -118.416521

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	40,798	213,764	514,608
Male Population	50.3%	50.3%	50.4%
Female Population	49.7%	49.7%	49.6%
Median Age	26.5	28.5	29.2
2010 Income			
Median HH Income	\$47,644	\$54,468	\$53,086
Per Capita Income	\$12,038	\$14,562	\$16,313
Average HH Income	\$55,821	\$63,161	\$63,817
2010 Households			
Total Households	8,645	48,458	129,671
Average Household Size	4.68	4.36	3.92
2010 Housing			
Owner Occupied Housing Units	52.2%	59.9%	53.4%
Renter Occupied Housing Units	43.5%	36.2%	42.7%
Vacant Housing Units	4.4%	3.9%	3.9%
Population			
1990 Population	35,988	174,835	411,120
2000 Population	38,644	196,150	472,249
2010 Population	40,798	213,764	514,608
2015 Population	41,375	218,595	525,947
1990-2000 Annual Rate	0.71%	1.16%	1.4%
2000-2010 Annual Rate	0.53%	0.84%	0.84%
2010-2015 Annual Rate	0.28%	0.45%	0.44%

In the identified market area, the current year population is 514,608. In 2000, the Census count in the market area was 472,249. The rate of change since 2000 was 0.84 percent annually. The five-year projection for the population in the market area is 525,947, representing a change of 0.44 percent annually from 2010 to 2015. Currently, the population is 50.4 percent male and 49.6 percent female.

Households			
1990 Households	7,465	42,650	116,435
2000 Households	8,361	45,769	123,357
2010 Households	8,645	48,458	129,671
2015 Households	8,739	49,336	131,834
1990-2000 Annual Rate	1.14%	0.71%	0.58%
2000-2010 Annual Rate	0.33%	0.56%	0.49%
2010-2015 Annual Rate	0.22%	0.36%	0.33%

The household count in this market area has changed from 123,357 in 2000 to 129,671 in the current year, a change of 0.49 percent annually. The five-year projection of households is 131,834, a change of 0.33 percent annually from the current year total. Average household size is currently 3.92, compared to 3.78 in the year 2000. The number of families in the current year is 104,445 in the market area.

Housing

Currently, 53.4 percent of the 134,892 housing units in the market area are owner occupied; 42.7 percent, renter occupied; and 3.9 percent are vacant. In 2000, there were 127,295 housing units - 55.3 percent owner occupied, 41.6 percent renter occupied and 3.1 percent vacant. The rate of change in housing units since 2000 is 0.57 percent. Median home value in the market area is \$277,094, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 5.79 percent annually to \$367,178. From 2000 to the current year, median home value changed by 5.4 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



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Ring: 1, 3, 5 Miles

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	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$29,755	\$36,140	\$36,221
2000 Median HH Income	\$35,654	\$41,788	\$40,937
2010 Median HH Income	\$47,644	\$54,468	\$53,086
2015 Median HH Income	\$54,048	\$60,716	\$59,897
1990-2000 Annual Rate	1.83%	1.46%	1.23%
2000-2010 Annual Rate	2.87%	2.62%	2.57%
2010-2015 Annual Rate	2.55%	2.2%	2.44%
Per Capita Income			
1990 Per Capita Income	\$7,202	\$10,169	\$12,186
2000 Per Capita Income	\$9,539	\$12,013	\$13,690
2010 Per Capita Income	\$12,038	\$14,562	\$16,313
2015 Per Capita Income	\$13,667	\$16,335	\$18,444
1990-2000 Annual Rate	2.85%	1.68%	1.17%
2000-2010 Annual Rate	2.3%	1.9%	1.72%
2010-2015 Annual Rate	2.57%	2.32%	2.49%
Average Household Income			
1990 Average Household Income	\$34,078	\$40,962	\$42,600
2000 Average Household Income	\$43,778	\$50,529	\$51,454
2010 Average HH Income	\$55,821	\$63,161	\$63,817
2015 Average HH Income	\$63,578	\$71,175	\$72,572
1990-2000 Annual Rate	2.54%	2.12%	1.91%
2000-2010 Annual Rate	2.4%	2.2%	2.12%
2010-2015 Annual Rate	2.64%	2.42%	2.6%
Households by Income			
Current median household income is \$53,086 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$59,897 in five years. In 2000, median household income was \$40,937, compared to \$36,221 in 1990.			
Current average household income is \$63,817 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$72,572 in five years. In 2000, average household income was \$51,454, compared to \$42,600 in 1990.			
Current per capita income is \$16,313 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$18,444 in five years. In 2000, the per capita income was \$13,690, compared to \$12,186 in 1990.			
Population by Employment			
Total Businesses	746	4,957	13,325
Total Employees	6,953	50,235	137,686

Currently, 84.7 percent of the civilian labor force in the identified market area is employed and 15.3 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 87.2 percent of the civilian labor force, and unemployment will be 12.8 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 58.6 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 51.6 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 20.2 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 28.1 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 64.6 percent of the market area population drove alone to work, and 2.4 percent worked at home. The average travel time to work in 2000 was 29.7 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 38.1 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 24.7 percent were high school graduates only (29.6 percent in the U.S.)
- 5.3 percent had completed an Associate degree (7.7 percent in the U.S.)
- 11.5 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 4.4 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

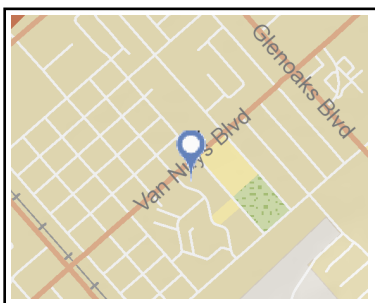
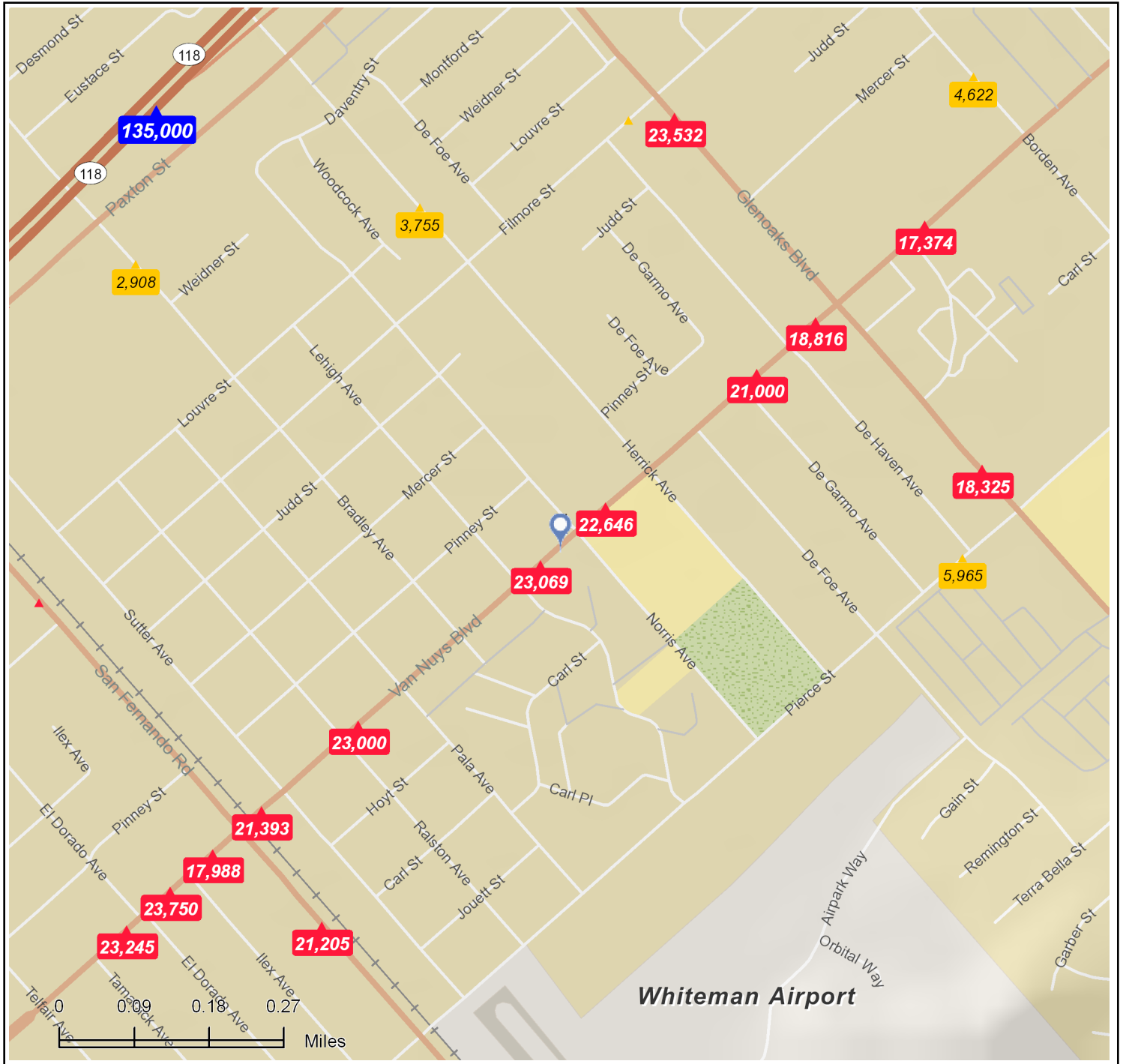


Traffic Count Map - Close Up

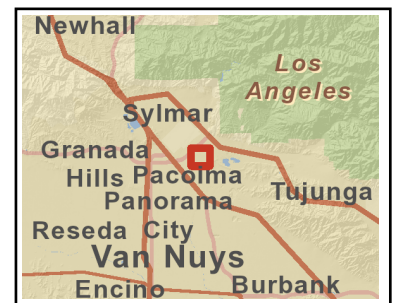
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Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: © 2010 MPSI (Market Planning Solutions Inc.) Systems Inc. d.b.a. DataMetrix®



Traffic Count Profile

Prepared by Danny Raffle

13003 van nuys
13003 Van Nuys Blvd, Pacoima, CA 91331-8316
Ring: 5 miles radius

Latitude: 34.270355
Longitude: -118.416521

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.04	Van Nuys Blvd	Lehigh Ave (0.03 miles SW)	2001	23,069
0.05	Van Nuys Blvd	Norris Ave (0.04 miles SW)	2001	22,646
0.25	Van Nuys Blvd	de Garmo Ave (0.02 miles SW)	1999	21,000
0.28	Van Nuys Blvd	Ralston Ave (0.02 miles SW)	1999	23,000
0.33	Van Nuys Blvd	Glenoaks Blvd (0.03 miles NE)	2001	18,816
0.35	Herrick Ave	Filmore St (0.07 miles SE)	2002	3,755
0.40	Pierce St	de Haven Ave (0.01 miles NE)	1997	5,965
0.40	Van Nuys Blvd	Sutter Ave (0.03 miles NE)	2003	21,393
0.42	Filmore St	de Haven Ave (0.03 miles SW)	2002	7,857
0.42	Glenoaks Blvd	Pierce St (0.05 miles SE)	1998	18,325
0.43	Glenoaks Blvd	Filmore St (0.03 miles NW)	1998	23,532
0.46	San Fernando Rd	Van Nuys Blvd (0.13 miles NW)	1999	21,205
0.47	Van Nuys Blvd	Ilex Ave (0.03 miles SW)	2003	17,988
0.48	Van Nuys Blvd	Glenoaks Blvd (0.12 miles SW)	2003	17,374
0.50	Bradley Ave	Weidner St (0.05 miles SE)	2002	2,908
0.52	San Fernando Rd	Filmore St (0.03 miles SE)	1997	33,468
0.52	Van Nuys Blvd	Ilex Ave (0.02 miles NE)	2005	23,750
0.58	Ronald Reagan Fwy	Bradley Ave (0.12 miles SW)	2005	135,000
0.58	Van Nuys Blvd	Tamarack Ave (0.04 miles SW)	2005	23,245
0.58	Pierce St	Ilex Ave (0.01 miles NE)	2002	4,408
0.60	Paxton St	Sutter Ave (0.11 miles SW)	1996	19,970
0.61	Paxton St	Glenoaks Blvd (0.07 miles NE)	1997	25,256
0.61	Borden Ave	Mercer St (0.06 miles NW)	2002	4,622
0.63	Terra Bella St	de Haven Ave (0.05 miles NE)	2002	643
0.70	Paxton St	San Fernando Rd (0.02 miles NE)	2007	13,978
0.70	Telfair Ave	Mercer St (0.03 miles NW)	2001	3,459
0.71	Telfair Ave	Judd St (0.03 miles NW)	2001	3,360
0.73	Terra Bella St	San Fernando Rd (0.03 miles NE)	2007	7,743
0.78	Van Nuys Blvd	Cayuga Ave (0.02 miles NE)	2003	26,047
0.79	Telfair Ave	Louvre St (0.03 miles SE)	2003	1,712

Data Note: The Traffic Profile displays up to 25 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2010 to 1963. Just over 66% of the counts were taken between 2001 and 2010 and 86% of the counts were taken in 1997 or later. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: © 2010 MPSI (Market Planning Solutions Inc.) Systems Inc. d.b.a. DataMetrix®