

8652 Woodman Ave, Arleta, CA 91331



**AVAILABLE
±990 SF**



EXCLUSIVE LEASING AGENTS
(818) 501-2212

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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.

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PROPERTY DESCRIPTION

- Prime Corner Retail Center
- Active Neighborhood Complex
- Former Beauty Salon
- Approximately 990 SF
- Easy Ingress/Egress

LOCATION DESCRIPTION

- Close Proximity to Kaiser Permanente
- Neighboring Tenants Include: Church's Chicken, Auto Zone, Metro PCS, and 99 Cents Only Store
- Cars Per Day: \pm 35,000



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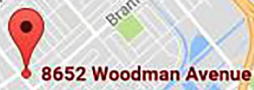
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DEMOS	1 MILE	3 MILE	5 MILE
Population	38,564	346,156	731,885
Avg. HH Income	\$67,483	\$59,250	\$69,027
Daytime Pop.	5,894	88,477	229,367
Traffic Count	± 35,000 cars per day		



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