

# Medical Space For Lease

15336 Devonshire Blvd, Mission Hills CA 91345

21 COMMERCIAL



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Troop  
Real  
Estate


Asking Price:  
Negotiable

Available Space:  
2000 SF



- \* Located near Providence Holy Cross Medical Center, Olive View, UCLA Medical Center, VA Sepulveda, Mission Community Hospital, Northridge Hospital and Valley Presbyterian Hospital
- \* Conveniently Located near 405, 118, 5, 210 Freeways
- \* Directly across the street from newly renovated 155,000 SF Target Shopping center, 24 Hour Fitness, Grocery Stores, and many restaurants
- \* Ideally situated near densely populated residential areas, schools, and senior care facilities
- \* Private parking lot with ample street parking and well serviced by public transportation

## Demographic Summary Report

Devonshire Medical Arts Building						
15336-15340 Devonshire St, Mission Hills, CA 91345						
Building Type:	Class C Office		Total Available:	0 SF		
Class:	C		% Leased:	100%		
RBA:	9,813 SF		Rent/SF/Mo:	-		
Typical Floor:	9,813 SF					
						
Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2023 Projection	23,836		285,040		676,786	
2018 Estimate	23,485		280,568		664,737	
2010 Census	23,011		273,389		639,737	
Growth 2018 - 2023	1.49%		1.59%		1.81%	
Growth 2010 - 2018	2.06%		2.63%		3.91%	
<b>2018 Population by Hispanic Origin</b>	14,285		198,126		430,593	
<b>2018 Population</b>	23,485		280,568		664,737	
White	18,178	77.40%	225,989	80.55%	528,109	79.45%
Black	985	4.19%	9,901	3.53%	30,380	4.57%
Am. Indian & Alaskan	394	1.68%	4,787	1.71%	10,709	1.61%
Asian	3,192	13.59%	32,551	11.60%	76,326	11.48%
Hawaiian & Pacific Island	65	0.28%	703	0.25%	1,621	0.24%
Other	671	2.86%	6,638	2.37%	17,592	2.65%
U.S. Armed Forces	0		17		156	
<b>Households</b>						
2023 Projection	6,867		74,581		187,575	
2018 Estimate	6,775		73,466		184,411	
2010 Census	6,697		71,901		178,550	
Growth 2018 - 2023	1.36%		1.52%		1.72%	
Growth 2010 - 2018	1.16%		2.18%		3.28%	
Owner Occupied	5,044	74.45%	39,555	53.84%	95,667	51.88%
Renter Occupied	1,732	25.56%	33,910	46.16%	88,744	48.12%
<b>2018 Households by HH Income</b>	6,774		73,466		184,412	
Income: <\$25,000	973	14.36%	15,914	21.66%	40,524	21.97%
Income: \$25,000 - \$50,000	1,315	19.41%	16,843	22.93%	41,619	22.57%
Income: \$50,000 - \$75,000	1,335	19.71%	13,073	17.79%	32,100	17.41%
Income: \$75,000 - \$100,000	1,011	14.92%	9,689	13.19%	24,076	13.06%
Income: \$100,000 - \$125,000	774	11.43%	6,366	8.67%	15,837	8.59%
Income: \$125,000 - \$150,000	544	8.03%	4,374	5.95%	10,846	5.88%
Income: \$150,000 - \$200,000	512	7.56%	4,094	5.57%	10,394	5.64%
Income: \$200,000+	310	4.58%	3,113	4.24%	9,016	4.89%
<b>2018 Avg Household Income</b>	\$85,972		\$75,104		\$76,566	
<b>2018 Med Household Income</b>	\$70,634		\$57,159		\$57,109	

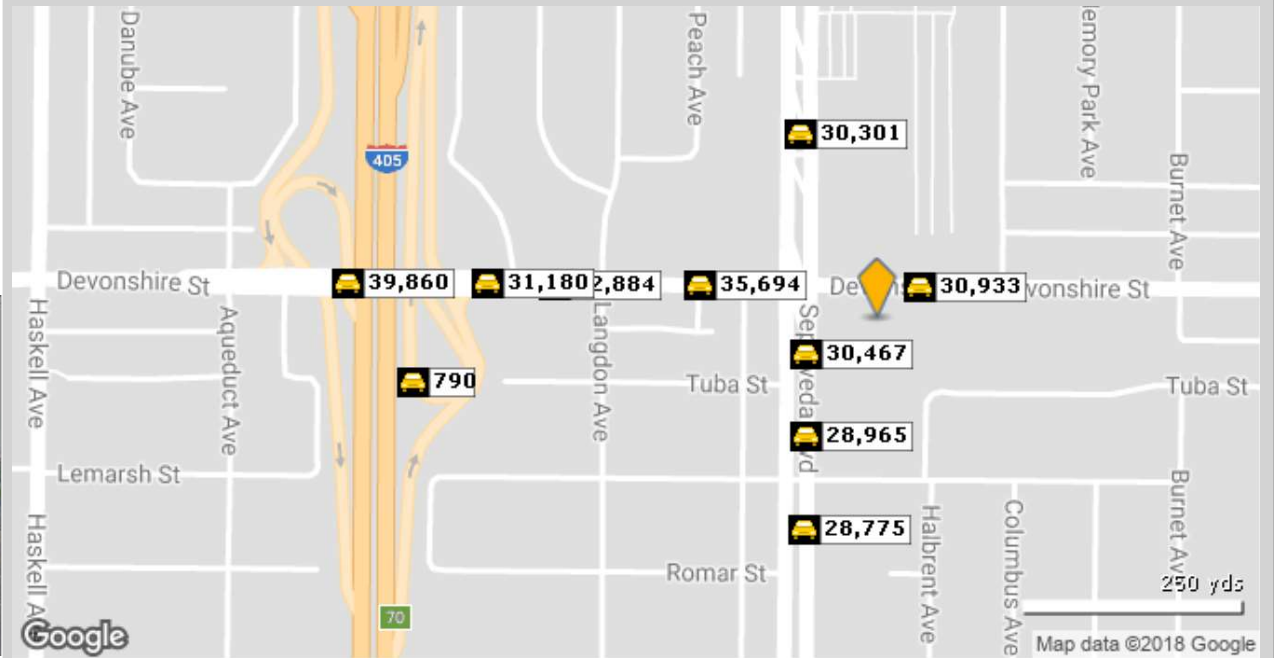


Traffic Count Report

**Devonshire Medical Arts Building**

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Building Type: **Class C Office**  
 Class: **C**  
 RBA: **9,813 SF**  
 Typical Floor: **9,813 SF**  
 Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Mo: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Devonshire St	Columbus Ave	0.05 E	2017	30,933	MPSI	.04
2	Sepulveda Blvd	Lemarsh St	0.08 S	2017	30,467	MPSI	.05
3	Sepulveda Blvd	Lemarsh St	0.03 S	2013	28,965	Converte	.09
4	Devonshire St	N Sepulveda Blvd	0.06 E	2017	35,694	MPSI	.12
5	Sepulveda Blvd	San Jose St	0.15 N	2017	30,301	MPSI	.13
6	Sepulveda Blvd	Lemarsh St	0.03 N	2013	28,775	Converte	.14
7	Devonshire St	Blackhawk St	0.03 W	2017	32,884	MPSI	.21
8	Devonshire St	Blackhawk St	0.02 E	2011	31,180	Converte	.26
9	I- 405	Devonshire St	0.07 N	2016	790	MPSI	.31
10	Devonshire St	San Diego Fwy	0.01 W	2017	39,860	MPSI	.35

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