



restaurant



JOIN COUNTLESS NATIONALS AT INTERSECTION

**NEC-Adjacent Devonshire St. + Balboa Blvd. – Granada Hills**

**FEATURES...**

- ± 2,000 sq ft available (do not disturb existing tenant)
- Seeking restaurant tenants
- Join national tenants
- Incredible visibility + access
- Ample parking
- Pole signage available
- Close proximity to countless national retailers

**AREA AMENITIES...**

- Busy Granada Hills intersection
- Affluent area demographics with high disposable incomes: \$94k+ average HH income in a 3-mile radius
- High traffic counts:  
32,000+ CPD on Devonshire  
33,000+ CPD on Balboa

**16931 DEVONSHIRE STREET – GRANADA HILLS, CA 91344**



**CONTACT...**

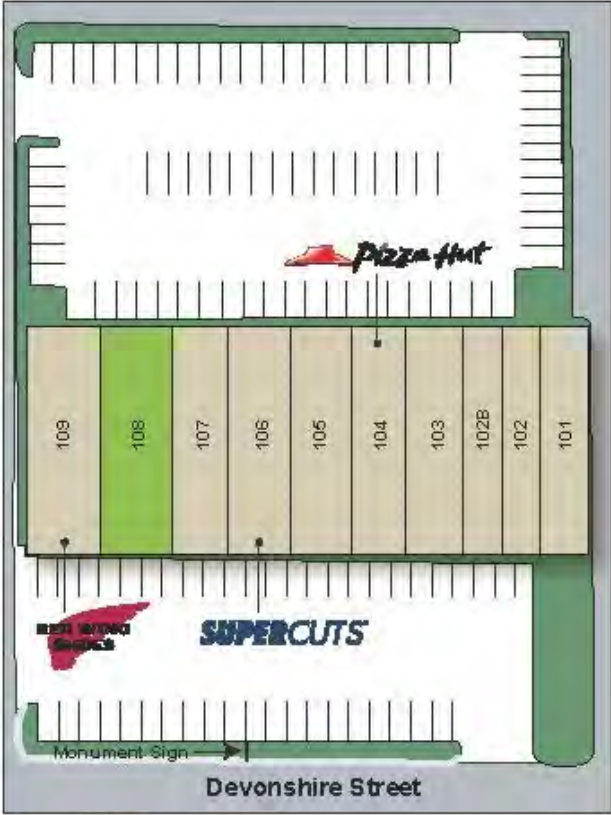
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**MORE INFO...**  
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# Site Plan

**Devonshire Square** 16913 Devonshire Street | Granada Hills, CA 91344

Suite	Tenant	GLA SF
101	Attitude Nail Salon	1,200
102	Medicine Shoppe	1,200
102B	Angela Hoffman DDS	1,200
103	Armed Forces Career Center	2,800
104	Pizza Hut	1,600
105	Global Sunrise Liquor	1,525
106	Supercuts	1,600
107	House of Grill	1,600
108	Future Availability	2,000
109	Red Wing Shoes	2,000



■ Available   
 ■ Future Availability   
  Leased   
  NAP (not a part)



# Aerial



# Demographics

	1 mile(s)	3 mile(s)	5 mile(s)
<b>Population: 2016B</b>			
Total Population	25,021	188,755	601,018
Female Population	51.87%	51.10%	50.22%
Male Population	48.13%	48.90%	49.78%
Population Density	7,963	6,675	7,651
Population Median Age	41.7	37.3	34.6
<b>Employed Civilian Population 16+</b>			
Total	12,174	89,528	271,643
% White Collar	70.9%	64.9%	53.6%
% Blue Collar	29.1%	35.1%	46.4%
<b>Total Q4 2016 Employees</b>			
Total	5,490	52,506	186,106
<b>Total Q4 2016 Establishments*</b>			
Total	929	6,465	19,545
Population Growth 2000-2010	2.54%	6.84%	6.69%
Population Growth 2016B-2021	2.63%	1.39%	1.39%
<b>Income: 2016B</b>			
Average Household Income	\$88,797	\$94,182	\$81,973
Median Household Income	\$66,834	\$67,986	\$59,354
Per Capita Income	\$30,740	\$30,044	\$23,907
Avg Income Growth 2000-2010	36.80%	33.91%	35.85%
Avg Income Growth 2016B-2021	15.21%	14.59%	15.47%
<b>Households: 2016B</b>			
Households	8,598	59,848	174,174
Average Household Size	2.86	3.06	3.36
Hhld Growth 2000-2010	-1.13%	3.36%	4.39%
Hhld Growth 2016B-2021	3.77%	2.87%	3.24%
<b>Housing Units: 2016B</b>			
Occupied Units	8,598	59,848	174,174
% Occupied Units	98.89%	98.52%	97.54%
% Vacant Housing Units	1.11%	1.48%	2.46%
Owner Occ Housing Growth 2000-2010	-1.80%	-0.29%	1.97%
Owner Occ Housing Growth 2000-2021	-0.57%	3.13%	6.27%
Owner Occ Housing Growth 2016B-2021	2.61%	2.07%	2.72%
Occ Housing Growth 2000-2010	-1.13%	3.36%	4.39%
Occ Housing Growth 2010-2021	7.54%	7.14%	7.84%
Occ Housing Growth 2016B-2021	3.77%	2.87%	3.24%
<b>Race and Ethnicity: 2016B</b>			
% American Indian or Alaska Native Population	0.46%	0.60%	0.72%
% Asian Population	20.13%	17.33%	13.21%
% Black Population	3.86%	4.56%	3.74%
% Hawaiian or Pacific Islander Population	0.17%	0.17%	0.13%
% Multirace Population	4.97%	5.03%	4.91%
% Other Race Population	12.40%	18.06%	27.60%
% White Population	58.02%	54.25%	49.69%
% Hispanic Population	32.52%	42.25%	59.32%
% Non Hispanic Population	67.48%	57.75%	40.68%