

# FOR LEASE

END-CAP UNIT IN PRIME VALLEY VILLAGE LOCATION

12500 MAGNOLIA BLVD | VALLEY VILLAGE, CA 91607



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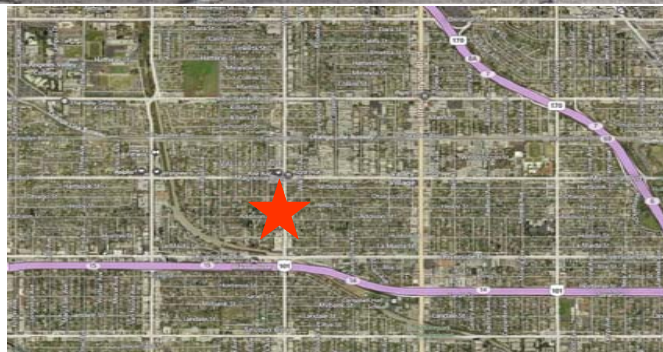
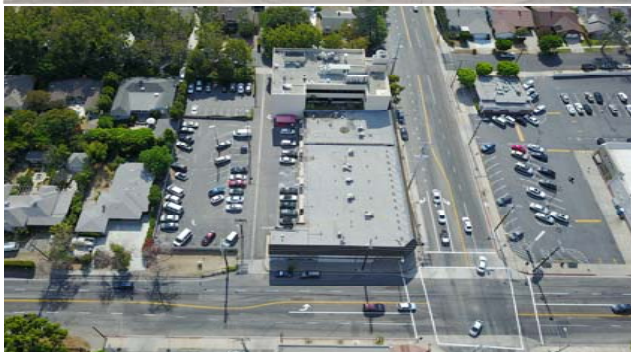
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# END-CAP UNIT IN PRIME HOLLYWOOD LOCATION

12500 MAGNOLIA BLVD | VALLEY VILLAGE, CA 91607

## FEATURES + AMENITIES

- ±2535 SF END CAP AVAILABLE
- END CAP IS AT HARD CORNER WITH PHENOMENAL VISIBILITY AND SIGNAGE
- AMPLE ONSITE PARKING LOT WITH ±60 PARKING SPACES EASILY ACCESSIBLE TO THE PREMISES
- SPACE HAS GREAT INGRESS/EGRESS WITH FRONT AND REAR ACCESS
- SHOPPING CENTER IS LOCATED AT A SIGNALIZED INTERSECTION
- CLOSE PROXIMITY TO 101 AND 170 FREEWAYS
- TRAFFIC COUNTS ON MAGNOLIA: ±20,062 CPD
- HIGH DAYTIME POPULATION



EXCLUSIVELY REPRESENTED BY

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## NEIGHBORING RETAILERS



DEMOGRAPHICS SNAPSHOT	1-MILE	3-MILE	5-MILE
POPULATION	36,270	293,221	611,182
AVG HH INCOME	\$98,687	\$92,534	\$98,162

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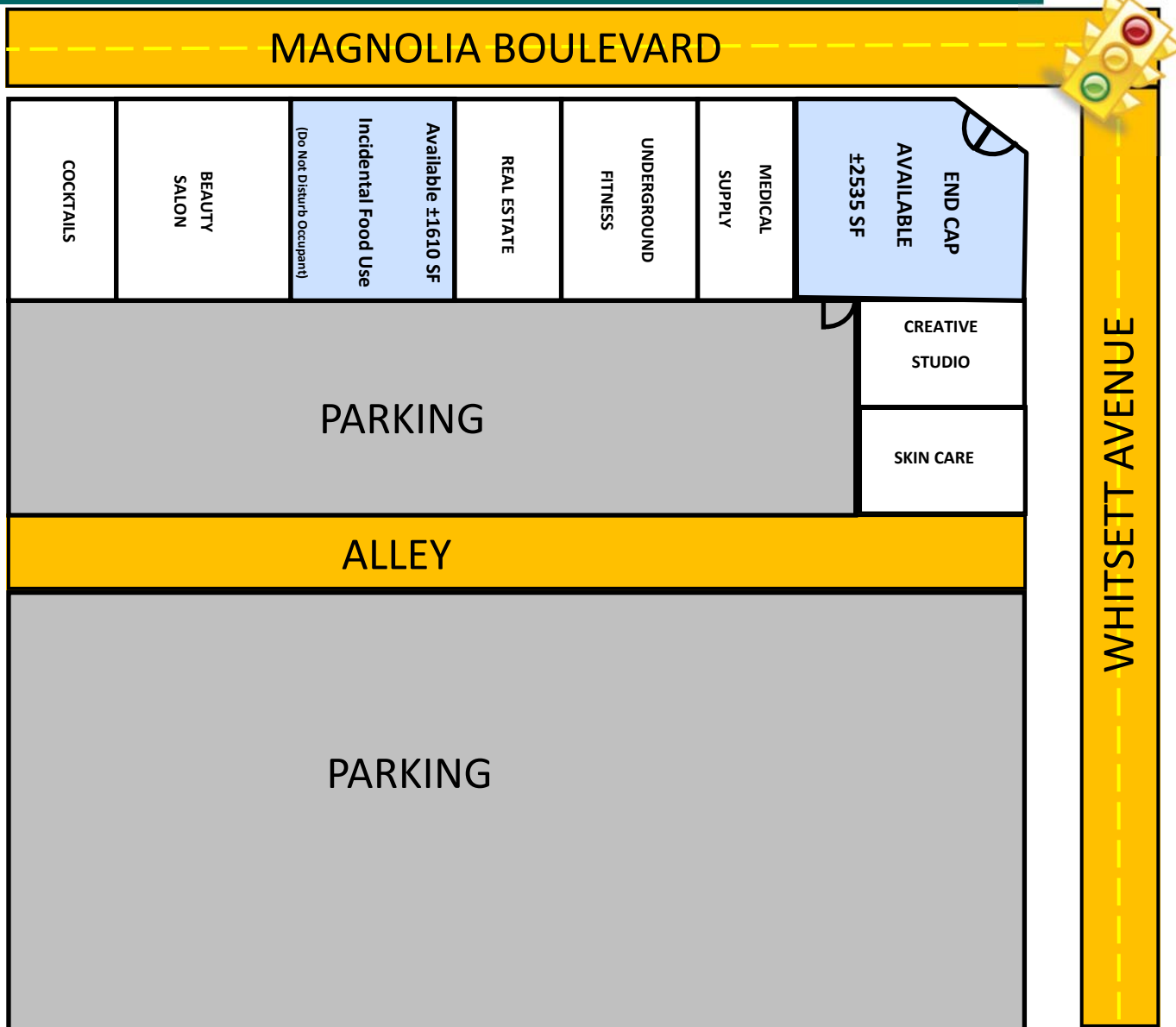
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# SITE PLAN

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# AERIAL PHOTOS

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# DEMOGRAPHICS

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	1 mile(s)	3 mile(s)	5 mile(s)
<b>Population: 2017A</b>			
Total Population	36,270	293,221	611,182
Female Population	51.35%	50.39%	50.09%
Male Population	48.65%	49.61%	49.91%
Population Density	11,543	10,369	7,780
Population Median Age	39.6	37.1	37.1
Employed Civilian Population 16+	20,951	158,947	315,023
% White Collar	76.0%	64.5%	62.2%
% Blue Collar	24.0%	35.5%	37.8%
Total Q2 2017 Employees	9,805	95,207	286,113
Total Q2 2017 Establishments*	1,743	15,092	32,508
Population Growth 2000-2010	2.40%	1.59%	2.30%
Population Growth 2017A-2022	1.59%	1.09%	0.69%
<b>Income: 2017A</b>			
Average Household Income	\$98,687	\$92,534	\$98,162
Median Household Income	\$62,972	\$57,674	\$59,755
Per Capita Income	\$46,384	\$38,401	\$37,110
Avg Income Growth 2000-2010	44.72%	41.34%	33.47%
Avg Income Growth 2017A-2022	15.20%	14.27%	13.74%
<b>Households: 2017A</b>			
Households	16,986	121,301	230,168
Average Household Size	2.11	2.39	2.62
Hhld Growth 2000-2010	1.06%	2.31%	1.82%
Hhld Growth 2017A-2022	2.24%	2.47%	2.14%
<b>Housing Units: 2017A</b>			
Occupied Units	16,986	121,301	230,168
% Occupied Units	96.99%	97.48%	97.31%
% Vacant Housing Units	3.01%	2.52%	2.69%
Owner Occ Housing Growth 2000-2010	3.97%	1.29%	0.29%
Owner Occ Housing Growth 2000-2022	6.15%	1.21%	1.05%
Owner Occ Housing Growth 2017A-2022	1.46%	0.87%	0.87%
Occ Housing Growth 2000-2010	1.06%	2.31%	1.82%
Occ Housing Growth 2010-2022	10.01%	9.54%	8.48%
Occ Housing Growth 2017A-2022	2.24%	2.47%	2.14%
<b>Race and Ethnicity: 2017A</b>			
% American Indian or Alaska Native Population	0.39%	0.52%	0.57%
% Asian Population	6.05%	7.04%	8.69%
% Black Population	5.14%	4.91%	4.11%
% Hawaiian or Pacific Islander Population	0.07%	0.11%	0.11%
% Multirace Population	4.70%	5.05%	4.98%
% Other Race Population	7.37%	16.77%	19.57%
% White Population	76.28%	65.60%	61.97%
% Hispanic Population	18.67%	37.05%	43.28%
% Non Hispanic Population	81.33%	62.95%	56.72%
<b>Seasonal Population Trending</b>			
Q4 2014	214	1,488	3,791
Q1 2015	211	1,502	3,831
Q2 2015	234	1,663	4,150
Q3 2015	256	1,814	4,424
Q4 2015	263	1,880	4,556
Q1 2016	249	1,922	4,662
Q2 2016	249	1,922	4,662
Q3 2016	251	1,738	4,253
Q4 2016	251	1,752	4,286

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