



7545 Balboa Boulevard

Los Angeles, California 91406

Property Highlights

- Rare Opportunity to Lease an Existing Drive-Through
- Dense Infill San Fernando Valley Location
- Located on Balboa Boulevard a Major North-South Thoroughfare
- Unrestricted Left Turn Actions with Pylon Signs
- Strong Daytime and Residential Population
- Average Daily Traffic Count of 52,500 Cars
- At Saticoy and Balboa

Offering Summary

Lease Rate:	Negotiable
Building Size:	1,745 SF

Demographics

	1 Mile	3 Miles	5 Miles
Population:	18,376	266,434	682,846
Median Household Income:	\$109,568	\$87,549	\$96,550
Daytime Demographics:	16,122	165,756	480,241

For More Information

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