



RETAIL PROPERTY

FOR SALE

13291-13293 VAN NUYS BLVD.
PACOIMA | CA, 91331

PROPERTY FEATURES:

- Major Street Location
- High Visibility
- Large Rear Parking Area



FOR MORE INFORMATION PLEASE CONTACT:

CARLOS CASTILLO
ASSOCIATE VICE PRESIDENT
P: 213.270.2263 | M: 213.842.5877
ccastillo@daumcommercial.com
CADRE #01451618

DANIELA YEROVI
ASSOCIATE
P: 213.270.2264 | M: 213.926.0662
dyerovi@daumcommercial.com
CADRE #02206447

NATE LENTHALL
ASSOCIATE
P: 818.449.1637 | M: 805.428.8964
nlenthall@daumcommercial.com
CADRE #02204207

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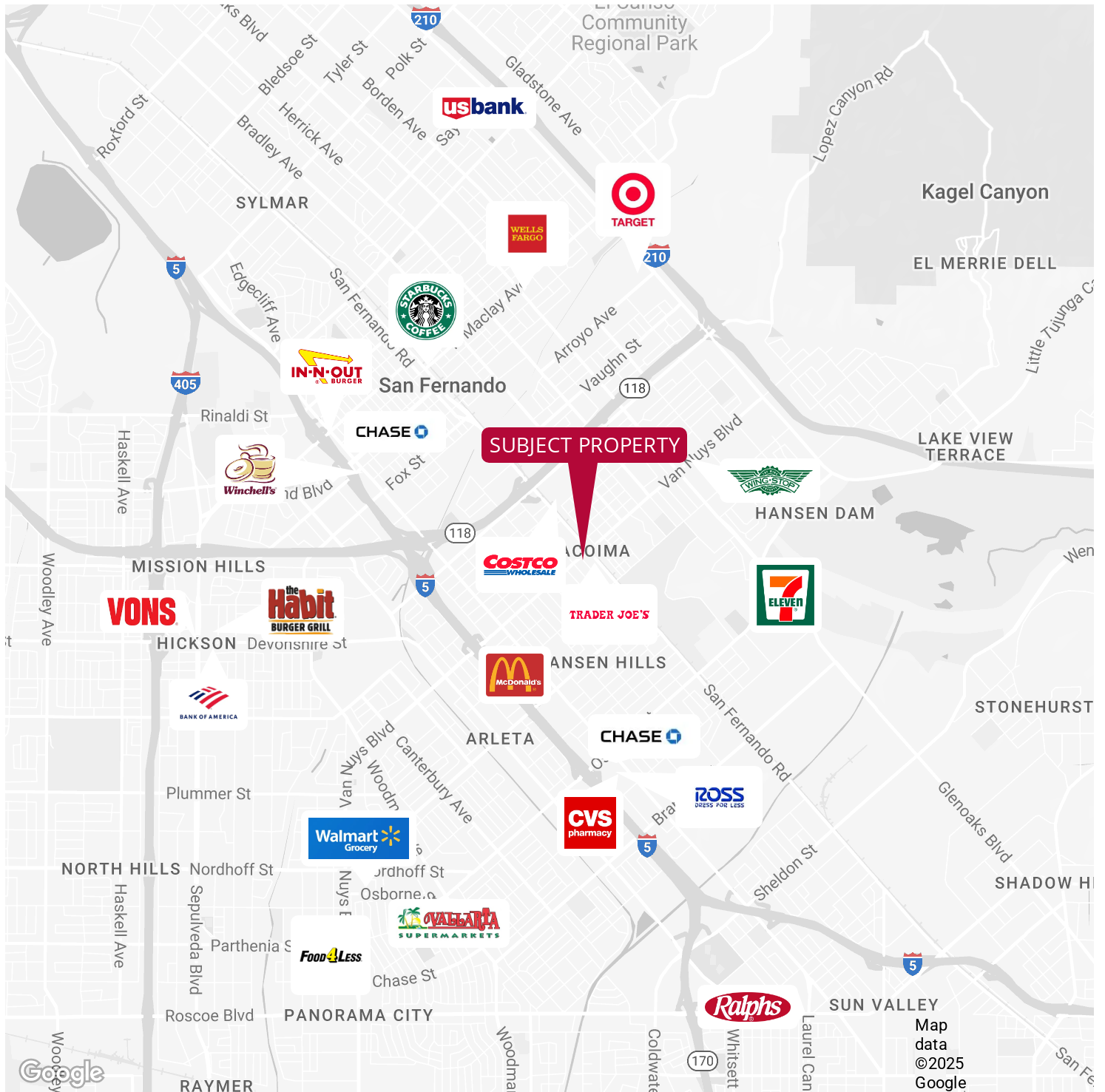


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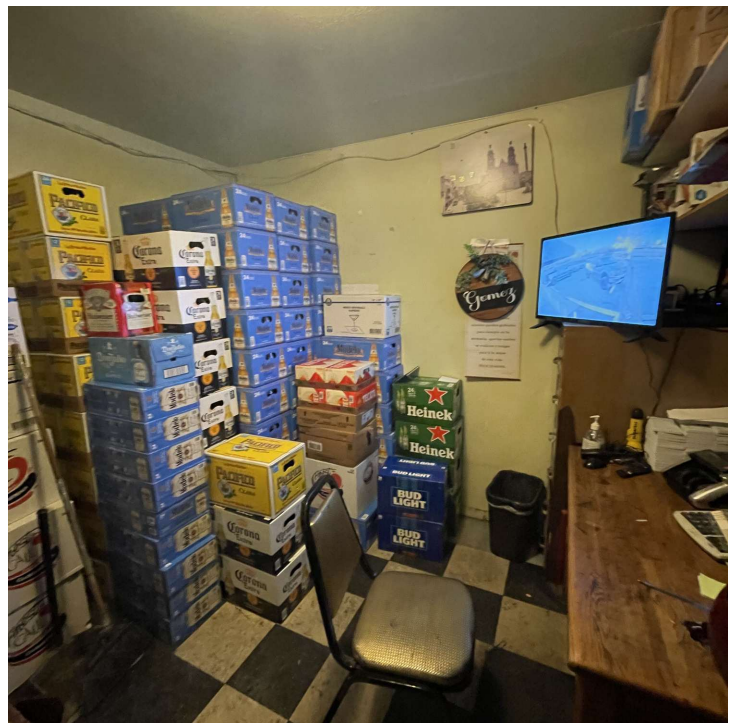
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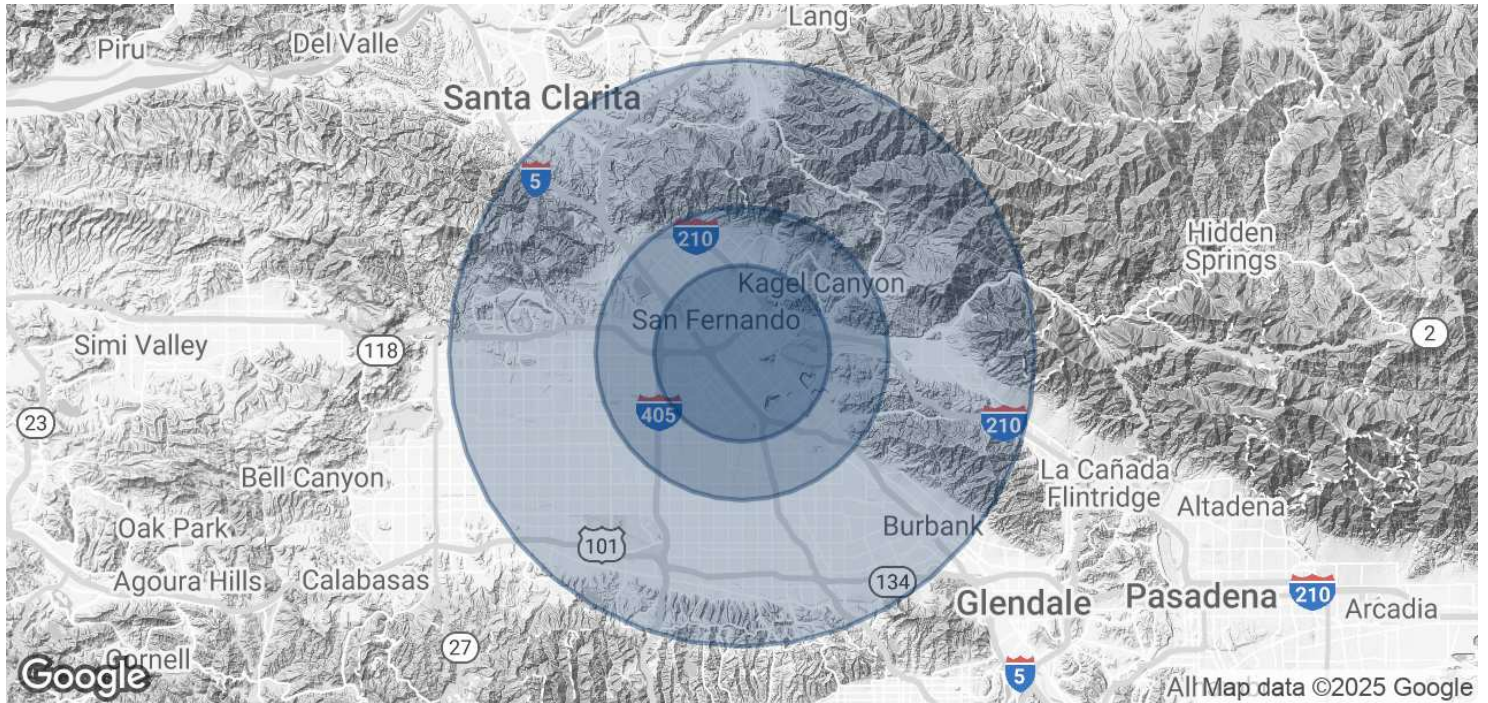
DAUM
COMMERCIAL REAL ESTATE SERVICES

13291-13293

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DEMOGRAPHICS

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	59,540	154,492	486,201
# of persons per HH	3.9	3.5	2.8
Average HH income	\$92,319	\$91,606	\$105,827
Average house value	\$640,379	\$685,039	\$780,918

*Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
Van Nuys Blvd	Ilex Ave NE	26,854	2022	0.02 mi
Van Nuys Blvd	Ilex Ave SW	24,756	2022	0.05 mi
El Dorado Ave	Pinney St NW	2,600	2022	0.05 mi

*Traffic Count data derived from CoStar

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