

FOR LEASE

15424 Nordhoff St. Suite B, North Hills CA 91343



PEAK
COMMERCIAL

THE SPACE

Location	15424 Nordhoff St. Suite B, North Hills, CA, 91343
COUNTY	Los Angeles
Square Feet	1,800 SF
Rent (Monthly)	\$5,500.00

Notes Asking Rate - \$3.05 SF/MO

PROPERTY FEATURES

BUILDING SF	1,800
RBA (SF)	3,146
LAND SF	10,672
LAND ACRES	0.25
YEAR BUILT	1968
LEASE TERM	3 Years
ZONING TYPE	C2
BUILDING CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	15



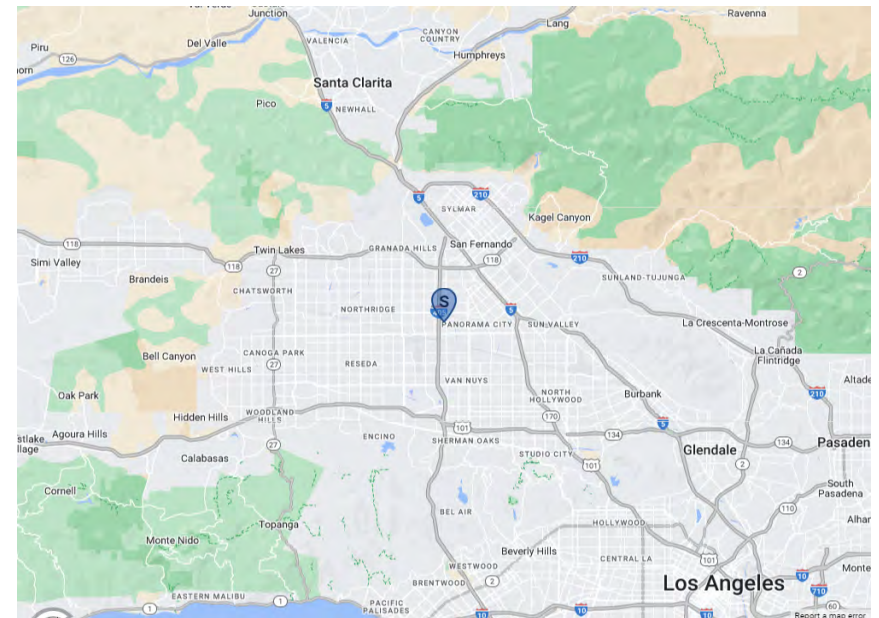
POPULATION

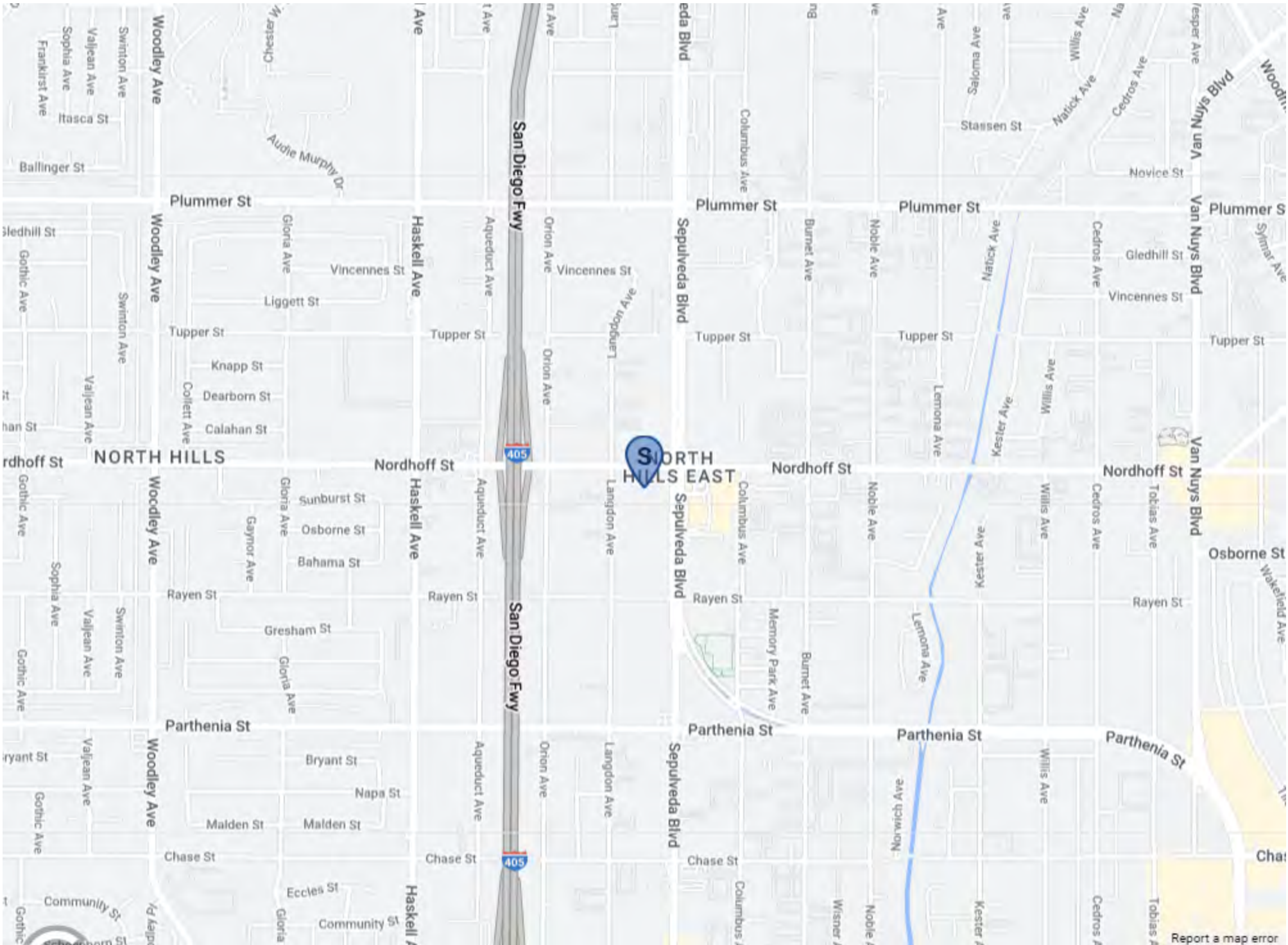
1.00 MILE	3.00 MILE	5.00 MILE
55,171	298,212	708,982



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$85,200	\$97,258	\$101,608

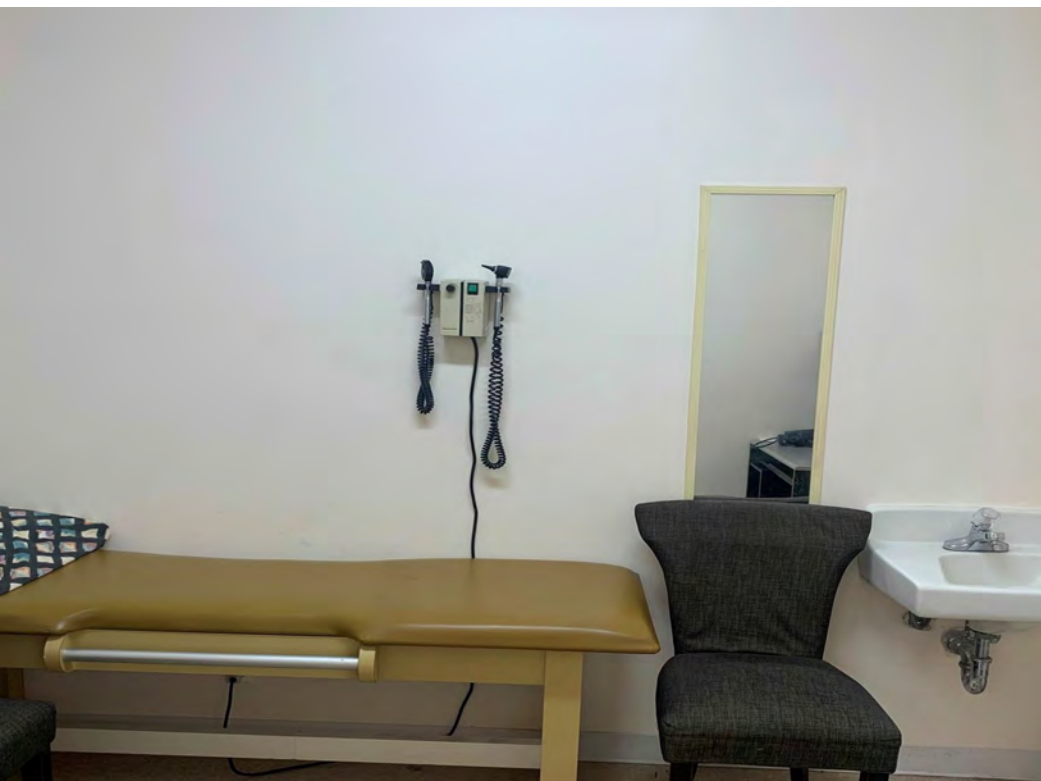






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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	51,484	278,569	669,278
2010 Population	53,968	294,092	701,459
2022 Population	55,171	298,212	708,982
2027 Population	54,032	291,597	693,596
2022 African American	2,282	10,505	27,161
2022 American Indian	1,210	5,869	13,396
2022 Asian	7,486	38,147	78,535
2022 Hispanic	39,083	189,112	425,739
2022 Other Race	27,195	122,273	269,078
2022 White	9,468	75,199	211,099
2022 Multiracial	7,437	45,797	108,835
2022-2027: Population: Growth Rate	-2.10 %	-2.25 %	-2.20 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,614	7,020	17,421
\$15,000-\$24,999	1,427	6,552	16,030
\$25,000-\$34,999	1,439	7,045	15,634
\$35,000-\$49,999	1,871	9,894	23,388
\$50,000-\$74,999	2,680	14,711	36,199
\$75,000-\$99,999	1,931	11,838	28,223
\$100,000-\$149,999	2,173	15,842	38,935
\$150,000-\$199,999	1,077	7,765	20,344
\$200,000 or greater	966	6,830	19,166
Median HH Income	\$59,226	\$71,591	\$74,033
Average HH Income	\$85,200	\$97,258	\$101,608

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	13,631	82,815	203,751
2010 Total Households	13,747	82,454	203,780
2022 Total Households	15,177	87,497	215,343
2027 Total Households	14,940	85,904	211,459
2022 Average Household Size	3.59	3.36	3.24
2000 Owner Occupied Housing	4,272	39,941	97,812
2000 Renter Occupied Housing	8,989	40,241	99,709
2022 Owner Occupied Housing	4,749	41,904	101,402
2022 Renter Occupied Housing	10,428	45,593	113,941
2022 Vacant Housing	413	2,808	7,775
2022 Total Housing	15,590	90,305	223,118
2027 Owner Occupied Housing	4,766	41,472	100,276
2027 Renter Occupied Housing	10,175	44,432	111,183
2027 Vacant Housing	688	4,555	12,144
2027 Total Housing	15,628	90,459	223,603
2022-2027: Households: Growth Rate	-1.55 %	-1.85 %	-1.80 %



Source: esri

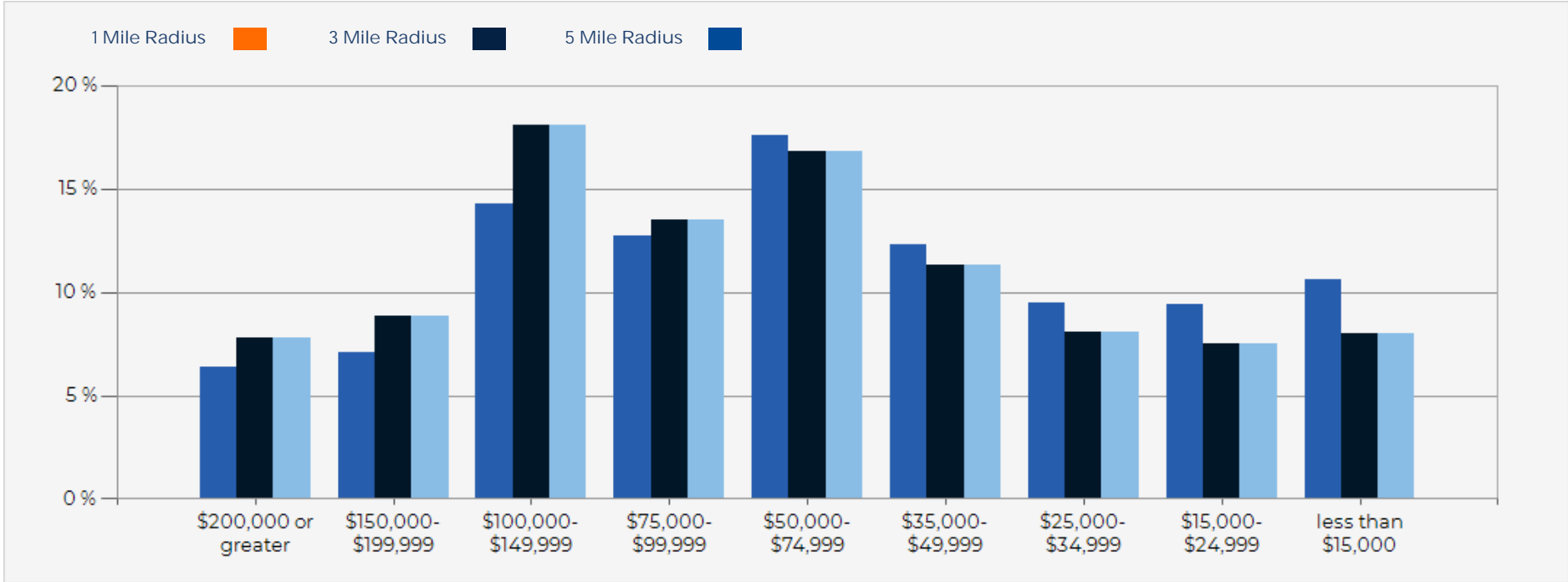
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	4,491	24,694	59,380
2022 Population Age 35-39	3,975	21,959	52,310
2022 Population Age 40-44	3,483	19,284	45,920
2022 Population Age 45-49	3,285	18,084	43,286
2022 Population Age 50-54	2,989	17,709	42,515
2022 Population Age 55-59	2,538	16,430	39,533
2022 Population Age 60-64	2,173	14,973	36,269
2022 Population Age 65-69	1,617	12,109	29,584
2022 Population Age 70-74	1,152	9,360	22,556
2022 Population Age 75-79	753	6,448	15,591
2022 Population Age 80-84	459	4,269	10,238
2022 Population Age 85+	466	4,715	11,285
2022 Population Age 18+	39,439	225,665	541,987
2022 Median Age	30	34	35

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$57,143	\$67,621	\$69,007
Average Household Income 25-34	\$77,387	\$89,035	\$91,956
Median Household Income 35-44	\$64,310	\$80,675	\$82,959
Average Household Income 35-44	\$92,313	\$107,359	\$112,049
Median Household Income 45-54	\$66,685	\$84,496	\$88,475
Average Household Income 45-54	\$94,678	\$110,600	\$117,071
Median Household Income 55-64	\$68,102	\$80,965	\$83,312
Average Household Income 55-64	\$96,059	\$106,044	\$111,361
Median Household Income 65-74	\$56,089	\$64,958	\$66,227
Average Household Income 65-74	\$80,649	\$92,766	\$95,240
Average Household Income 75+	\$57,241	\$64,074	\$69,173

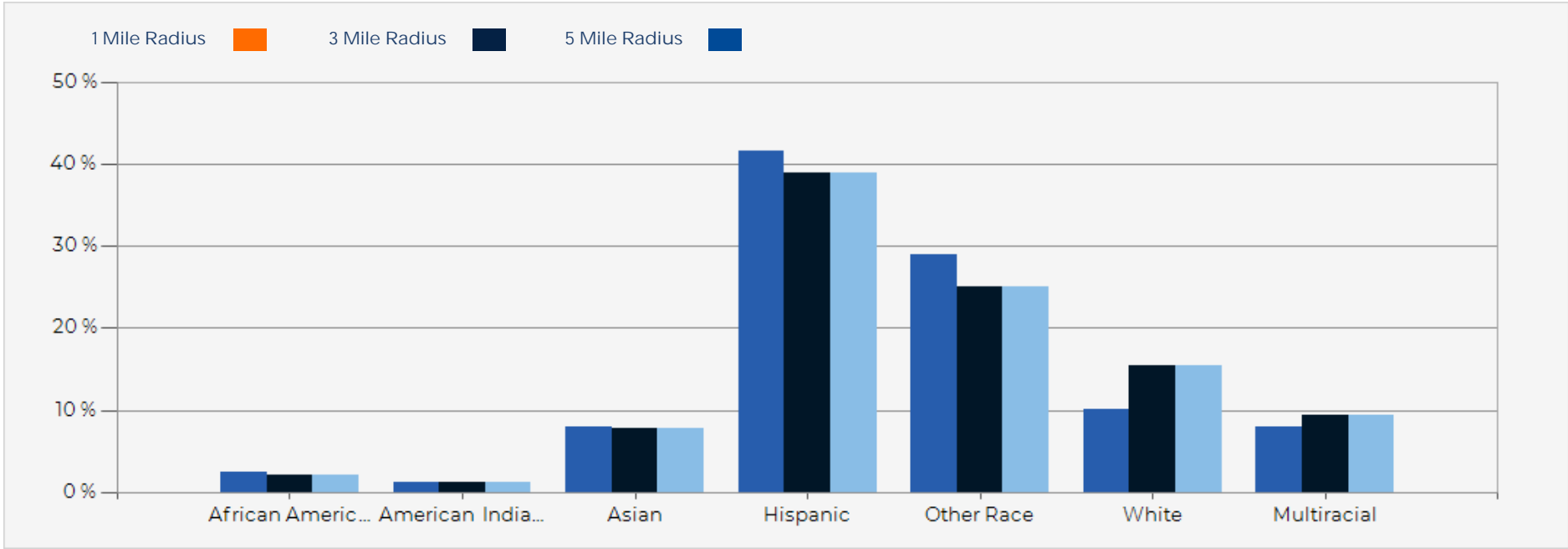
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	4,489	23,281	55,582
2027 Population Age 35-39	4,150	23,700	56,694
2027 Population Age 40-44	3,598	20,798	49,658
2027 Population Age 45-49	3,174	18,080	43,264
2027 Population Age 50-54	2,915	16,680	40,052
2027 Population Age 55-59	2,551	16,175	38,869
2027 Population Age 60-64	2,146	14,314	34,567
2027 Population Age 65-69	1,745	12,730	30,797
2027 Population Age 70-74	1,313	10,366	25,055
2027 Population Age 75-79	917	7,639	18,432
2027 Population Age 80-84	574	4,998	12,076
2027 Population Age 85+	495	4,880	11,763
2027 Population Age 18+	39,205	223,614	537,098
2027 Median Age	31	36	36

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$70,153	\$81,646	\$82,412
Average Household Income 25-34	\$92,177	\$106,979	\$110,732
Median Household Income 35-44	\$83,134	\$101,159	\$103,367
Average Household Income 35-44	\$115,740	\$132,132	\$137,570
Median Household Income 45-54	\$84,024	\$103,742	\$106,785
Average Household Income 45-54	\$117,189	\$134,590	\$141,274
Median Household Income 55-64	\$83,002	\$100,277	\$102,121
Average Household Income 55-64	\$115,768	\$128,880	\$134,235
Median Household Income 65-74	\$75,996	\$87,038	\$85,713
Average Household Income 65-74	\$102,179	\$118,421	\$120,408
Average Household Income 75+	\$75,966	\$87,204	\$92,012

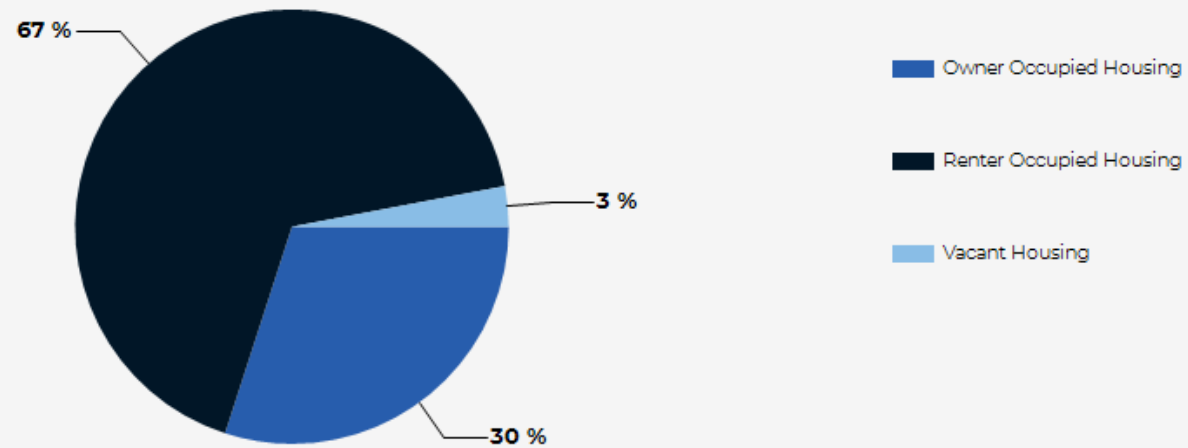
2022 Household Income



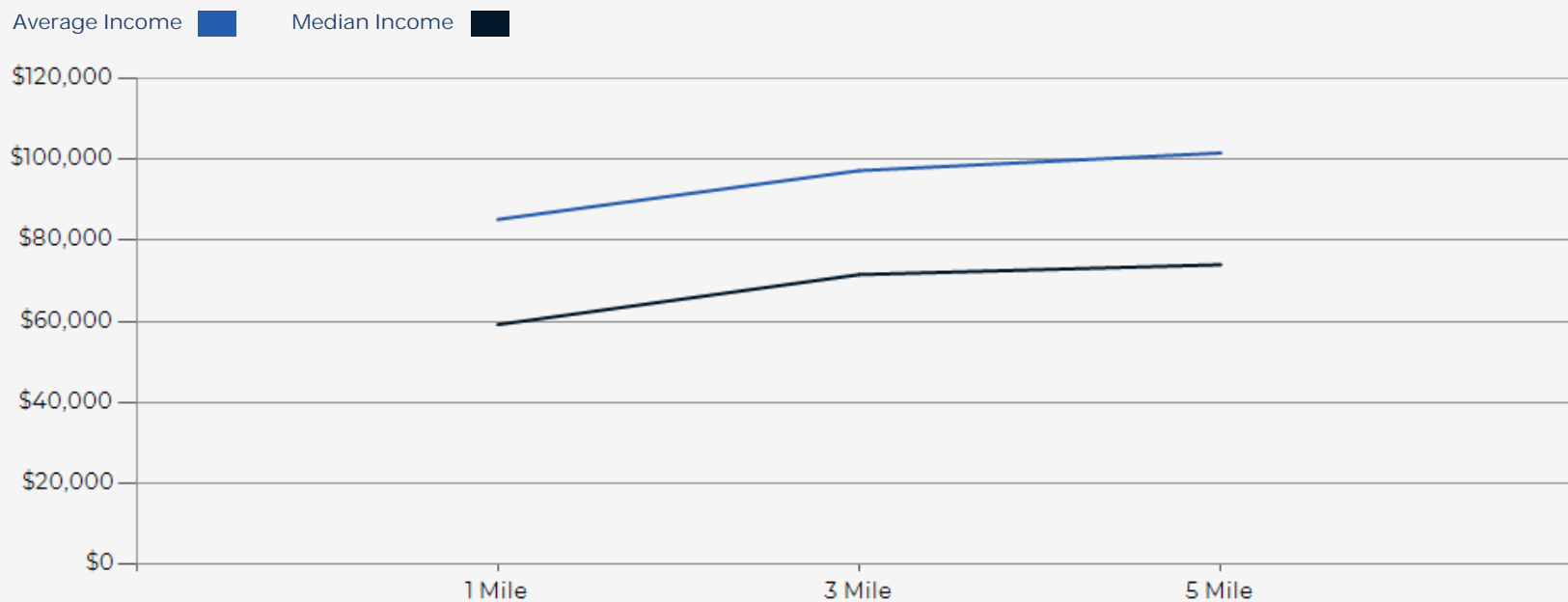
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



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