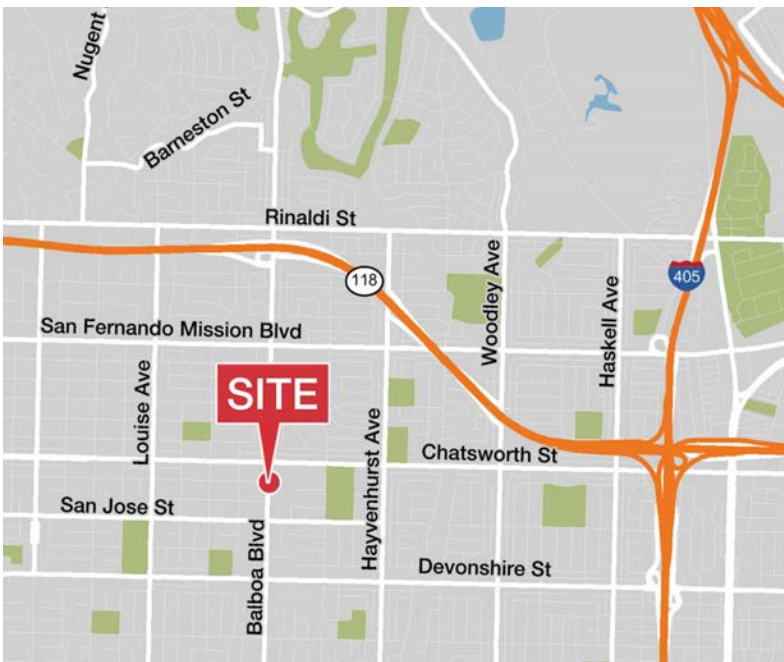


**10642-50 N. Balboa Blvd.**  
Granada Hills, Ca. 91344

**FOR LEASE**  
**2,000 SF to 4,540 SF**  
Center Size: 8,820 SF  
Alpine Plaza



## Property Highlights

- Daily Traffic Counts over 37,000/ADT on Balboa and average of over 15,000/ADT on Chatsworth St.
- High Density area with over 167,000 persons within a 3 mile radius.
- Average Household Income within a 3 mile radius \$95,278
- Daytime Employees within a 3 mile radius over 55,000 (per Costar)
- Walk Score at 76 (per Costar)

## Demographics

	1 Mile	3 Miles	5 Miles
Population	24,001	167,356	541,586
Average Household Income	\$82,145	\$95,278	\$79,861
Daytime Population	7,378	53,384	192,246

\* Source: ©2015 Esri

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**Kenneth R. Simons**  
Senior Vice President  
Tel 805 277 4015  
kensimons@naicapital.com  
CA BRE License #00625646

2555 Townsgate Road  
Suite 320  
Westlake Village, CA 91361  
Main 805 446 2400  
[www.naicapital.com](http://www.naicapital.com)

# 10642-50 N. Balboa Blvd.

Granada Hills, Ca. 91344

Building Plan

## FOR LEASE

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 **BUILDING PLAN**  
1  
D2 1/16"=1'-0"



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Aerial

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kensimons@naicapital.com

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# 10642-50 N. Balboa Blvd.

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Retail Map

## FOR LEASE

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