

COMMERCIAL PROPERTY FOR SALE

Starbucks & Vacant Store

VACANT SQ.FT.: 1,760 ±
BUILDING SQ.FT.: 3,594 ±
LAND SQ.FT.: 21,610 ±



11109 SEPULVEDA BLVD, MISSION HILLS, CA 91345

Heavy Traffic Location!

- Built in 2017 — Ideal for owner/user or investor
- Fantastic Mission Hills commercial corner location — Great exposure and visibility!
- Shared parking for 26 vehicles (5 reserved spaces per unit)
- Located at the northwest corner of Sepulveda Blvd & San Fernando Mission Blvd
- 21,339 cars per day traffic count — Easy access from three freeways: 405, 118 & I-5
- 160' frontage on San Fernando Mission Blvd and 170' on Sepulveda Blvd
- Zoned LA C2-1
- Starbucks leases 1,834 sq.ft. at \$10,087 per month (\$5.50 per sq.ft. NNN)
- Located in Cannabis Zone
- Asking price: \$4,300,000 (\$198.98 per sq.ft. land value)

For More Information, Please Contact

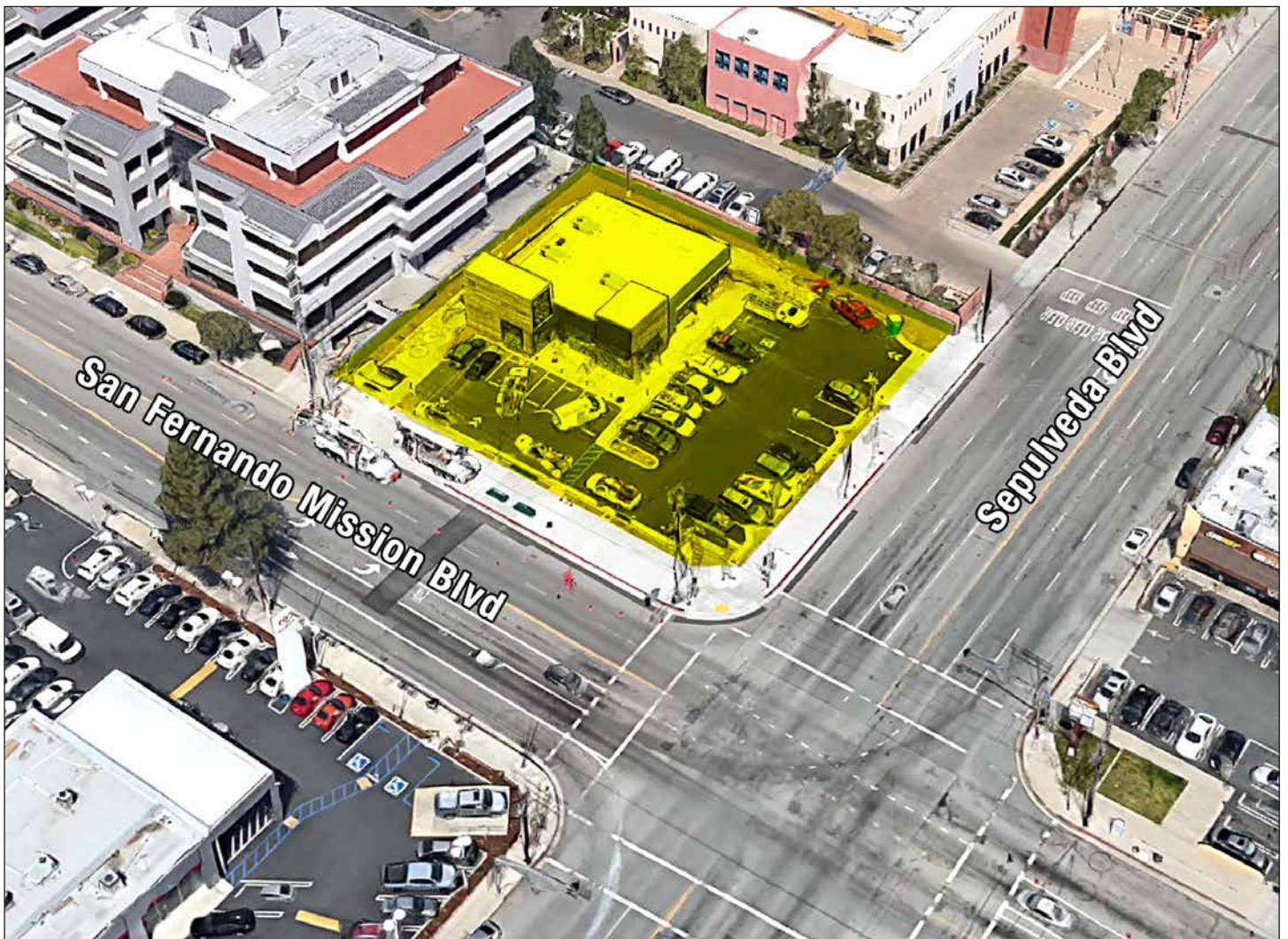
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