

LOCATED ON SHERMAN WAY AND SEPULVEDA BLVD.

Mid Valley Marketplace



7076 Sepulveda Blvd., Van Nuys, CA 91405



KYLE FISHBURN · 310.887.6216 · kyle.fishburn@kwprealestate.com · DRE #01909843

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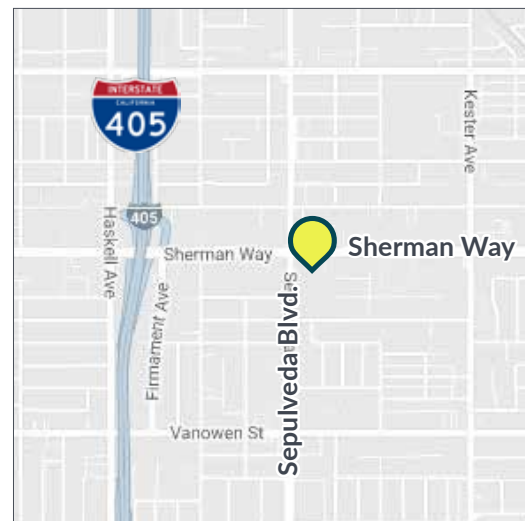
AVAILABLE

Suite:	Size (SF):	Rent (PSF/Mo., NNN):
7070:	±1,640 SF 2nd Gen. Restaurant	\$4.00
7076:	±2,095 - ±3,853 SF	\$3.50
NNN:	±\$0.60 PSF/Mo.	
Parking:	±300 Spaces	
Available:	Immediately	

PROPERTY HIGHLIGHTS

- Retail and 2nd gen restaurant spaces available
- Located at one of the busiest intersections in the San Fernando Valley at Sherman Way and Sepulveda Blvd. with ±64,039 CPD
- Join credit tenants such as Jons Supermarket, CVS, Starbucks, Panda Express, Chase Bank and more
- Shopping center received an estimated 3.7 million customers (according to Placer.ai)
- Located in a very dense trade area with a population of ±44,586 within one mile
- Just north of Valley Presbyterian Hospital
- Close proximity to Valerio Elementary school
- Easy access off the 405 Freeway
- *Please do not disturb tenant*

* Prospective tenants are hereby advised that all uses are subject to City approval



TRADE AREA



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RETAIL SPACE
±2,095 - ±3,853 SF



2ND GEN. RESTAURANT
±1,640 SF



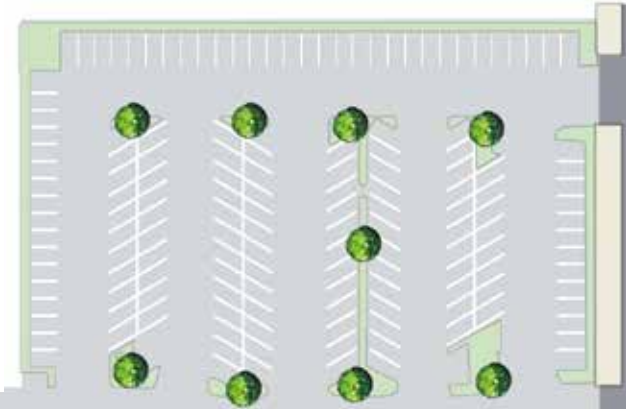
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Suite #:	Tenant:	SF:	Suite #:	Tenant:	SF:
15232	CVS	±14,000	7068	Dentist	±2,913
7134	Jons Marketplace	±40,000	7060	Bank of America	±9,291
7110	Daiso Japan	±6,318	7048	Everytable	±860
7108	Chase Bank	±5,593	7046	Oh Happy Nail Spa	±1,483
7076	AVAILABLE	±2,095 - 3,853	7044	UPS Store	±1,200
7074	Wateria	±1,394	7042 ^{1/2}	AT&T	±1,100
7070	AVAILABLE	±1,640	7042	Panda Express	±2,149
			7040	Starbucks	±4,675



Vose Street



Sherman Way

Sepulveda Blvd.



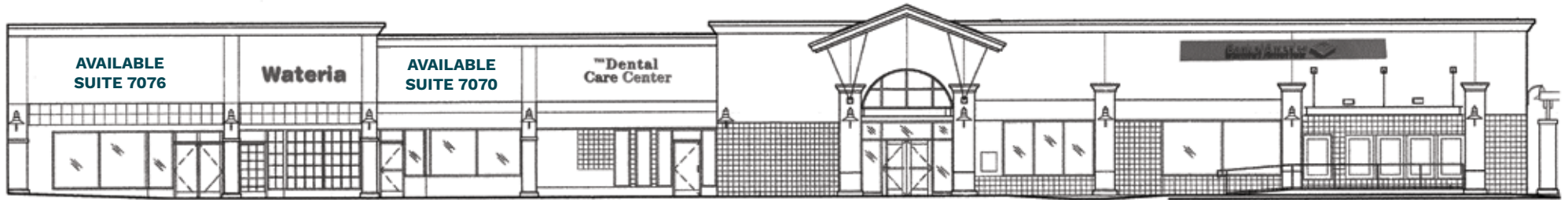
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ELEVATION



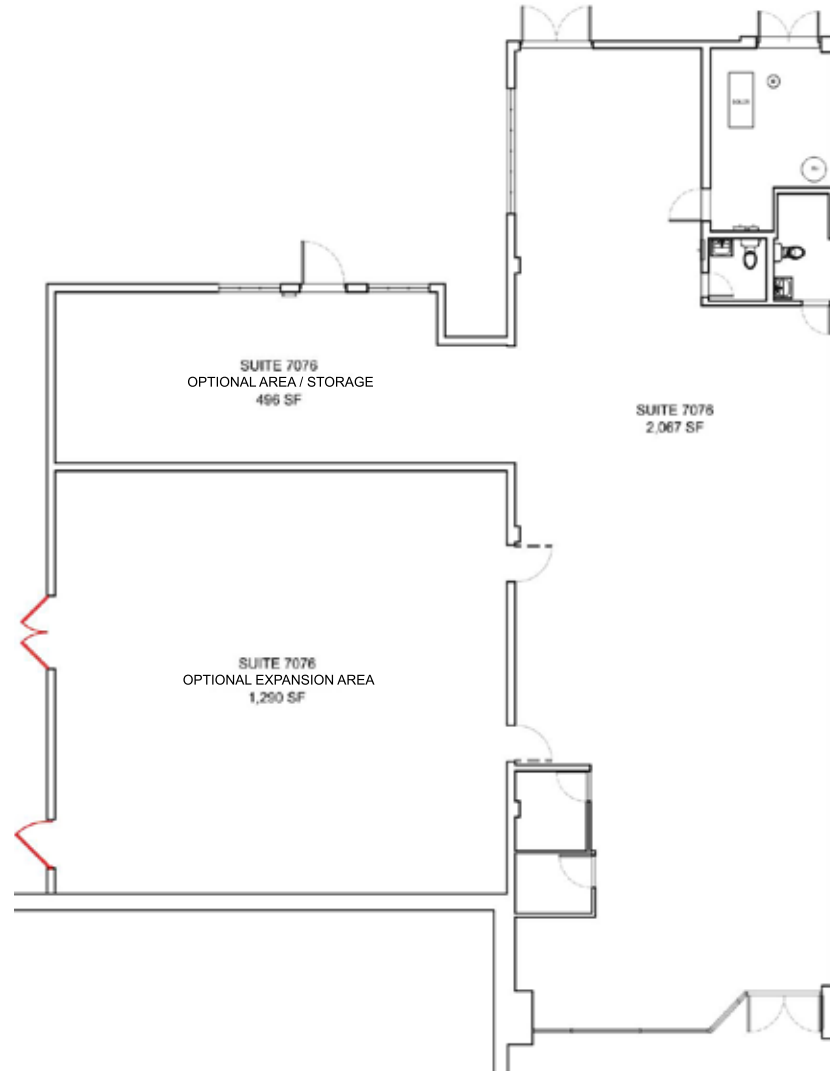
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RETAIL SPACE FLOORPLAN ±2,095 - ±3,853 SF AVAILABLE



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RETAIL SPACE
±2,095 - ±3,853 SF

2ND GEN. RESTAURANT
±1,640 SF



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MARKETPLACE TENANTS



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AREA DEMOGRAPHICS



	0.5 Mile	1 Mile	2 Miles
POPULATION			
2022 Estimated Population	11,806	44,586	146,482
2027 Projected Population	11,604	44,047	144,964
2020 Census Population	12,058	45,655	150,085
2010 Census Population	11,560	44,329	144,444
Projected Annual Growth 2022 to 2027	-0.3%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2022	0.2%	-	0.1%
2022 Median Age	36.2	35.3	34.2
HOUSEHOLDS			
2022 Estimated Households	4,640	15,674	46,805
2027 Projected Households	4,629	15,714	46,986
2020 Census Households	4,712	15,942	47,656
2010 Census Households	4,306	14,790	44,372
Projected Annual Growth 2022 to 2027	-	-	-
Historical Annual Growth 2010 to 2022	0.6%	0.5%	0.5%
RACE & ETHNICITY			
2022 Estimated White	36.3%	33.2%	30.1%
2022 Estimated Black or African American	8.9%	7.1%	6.1%
2022 Estimated Asian or Pacific Islander	12.6%	10.5%	10.8%
2022 Estimated American Indian or Native Alaskan	1.7%	1.8%	1.8%
2022 Estimated Other Races	40.5%	47.4%	51.2%
2022 Estimated Hispanic	48.8%	56.1%	60.2%
INCOME			
2022 Estimated Average Household Income	\$78,839	\$80,741	\$79,012
2022 Estimated Median Household Income	\$61,714	\$57,914	\$58,519
2022 Estimated Per Capita Income	\$31,190	\$28,561	\$25,490
EDUCATION			
2022 Estimated High School Graduate	21.4%	21.9%	23.3%
2022 Estimated Some College	21.1%	18.6%	18.3%
2022 Estimated Associates Degree Only	7.6%	7.2%	6.8%
2022 Estimated Bachelors Degree Only	23.9%	22.4%	18.6%
2022 Estimated Graduate Degree	8.1%	7.4%	6.6%
BUSINESS			
2022 Estimated Total Businesses	409	1,791	7,996
2022 Estimated Total Employees	5,129	15,596	68,895
2022 Estimated Employee Population per Business	12.6	8.7	8.6
2022 Estimated Residential Population per Business	28.9	24.9	18.3



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310-887-6216

kyle.fishburn@kwprealestate.com

DRE #01909843

KWP Real Estate | 151 S. El Camino Drive, Beverly Hills, CA 90212 | 310-887-6400 | kwprealestate.com

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