

For Lease Below 332 Apartments in the SFV

New Restaurant & Retail Spaces



7054 Van Nuys Blvd., Van Nuys, CA 91405



Under Construction
Q3 2026 Delivery

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Available

Space 1:	±962 SF
Space 2:	±1,181 SF
Space 3:	±1,820 SF
<i>Can be combined for up to ±3,963 SF</i>	
Rent (PSF/Mo., NNN):	\$3.50
NNN (PSF/Mo.):	±\$1.00 (estimated)
Retail Parking:	On-site & on grade
Available:	Q4 2026

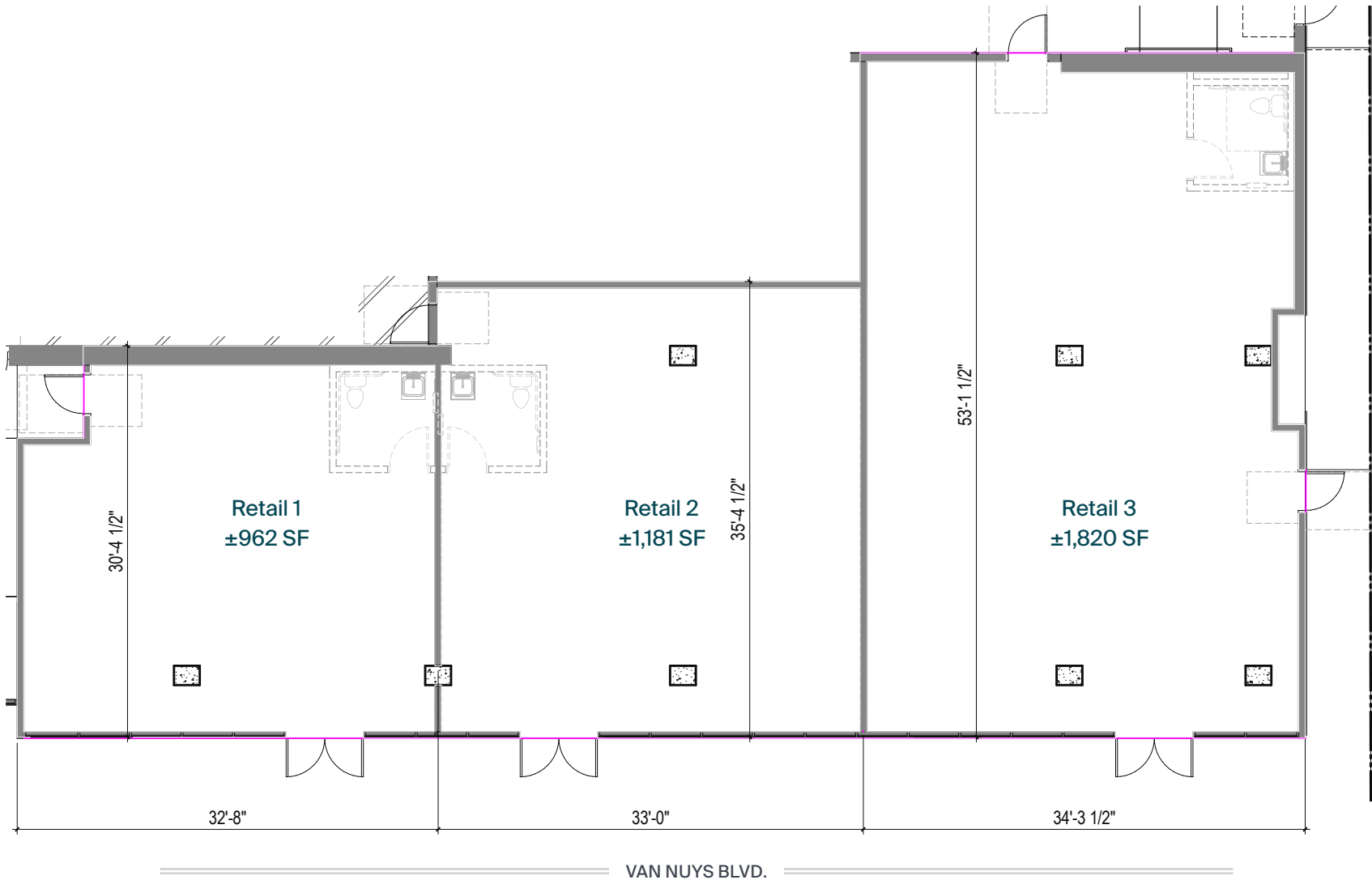
Features

- ▶ 962 - 3,963 SF of retail and restaurant space available in new mixed-use development with 332 units
- ▶ Storefront signage facing busy Van Nuys Blvd
- ▶ Located on a main thoroughfare just south of the Sherman Way and Van Nuys Blvd intersection which has ±63,679 cars per day
- ▶ Extremely dense trade area within 1 mile; ±48,553 people
- ▶ Easy access off the 405 Fwy.
- ▶ Surrounded by credit tenants like Jersey Mike's, Walgreens, El Gallo Giro, Dunkin Donuts, Super King, McDonalds, The Habit, and more



Fronting Van Nuys Blvd.

Retail spaces from ±962 - 3,963 SF



Fronting Van Nuys Blvd.

Retail spaces from ±962 - 3,963 SF



Looking South

Located just south of Van Nuys Blvd. and Sherman Way with ±63,679 CPD



Amenity Map

Surrounded by major credit tenants in the heart of the San Fernando Valley



Van Nuys Profile



	0.5 Mile	1 Mile	2 Mile
POPULATION			
2025 Estimated Population	19,172	50,795	176,230
2030 Projected Population	18,743	50,143	171,763
2020 Census Population	18,905	51,157	178,571
2010 Census Population	16,809	47,937	173,738
Projected Annual Growth 2025 to 2030	-0.4%	-0.3%	-0.5%
Historical Annual Growth 2010 to 2025	0.9%	0.4%	-
2025 Median Age	35.1	35.5	36.0
HOUSEHOLDS			
2025 Estimated Households	6,478	17,326	59,710
2030 Projected Households	6,491	17,537	59,454
2020 Census Households	6,084	16,573	57,950
2010 Census Households	5,212	14,894	54,400
Projected Annual Growth 2025 to 2030	-	0.2%	-
Historical Annual Growth 2010 to 2025	1.6%	1.1%	0.7%
RACE & ETHNICITY			
2025 Estimated White	29.4%	31.8%	33.3%
2025 Estimated Black or African American	7.1%	6.8%	6.1%
2025 Estimated Asian or Pacific Islander	11.3%	10.7%	11.7%
2025 Estimated American Indian or Native Alaskan	1.6%	1.7%	1.6%
2025 Estimated Other Races	50.7%	49.1%	47.3%
2025 Estimated Hispanic	57.1%	55.9%	54.7%
INCOME			
2025 Estimated Average Household Income	\$90,418	\$93,733	\$96,099
2025 Estimated Median Household Income	\$71,020	\$72,602	\$73,263
2025 Estimated Per Capita Income	\$30,776	\$32,230	\$32,806
EDUCATION			
2025 Estimated High School Graduate	23.5%	24.9%	23.4%
2025 Estimated Some College	15.7%	17.9%	17.2%
2025 Estimated Associates Degree Only	4.9%	5.5%	6.4%
2025 Estimated Bachelors Degree Only	19.0%	18.6%	20.1%
2025 Estimated Graduate Degree	7.1%	6.5%	7.6%
BUSINESS			
2025 Estimated Total Businesses	677	2,917	9,173
2025 Estimated Total Employees	3,700	16,752	65,669
2025 Estimated Employee Population per Business	5.5	5.7	7.2
2025 Estimated Residential Population per Business	28.3	17.4	19.2

Your trusted *partners*

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