



**COMMERCIAL**  
REAL ESTATE  
*the sign of a profitable property*



## CLEAN WHAREHOUSE SPACES AVAILABLE!

8124-8142 Orion Ave, Van Nuys, CA 91406



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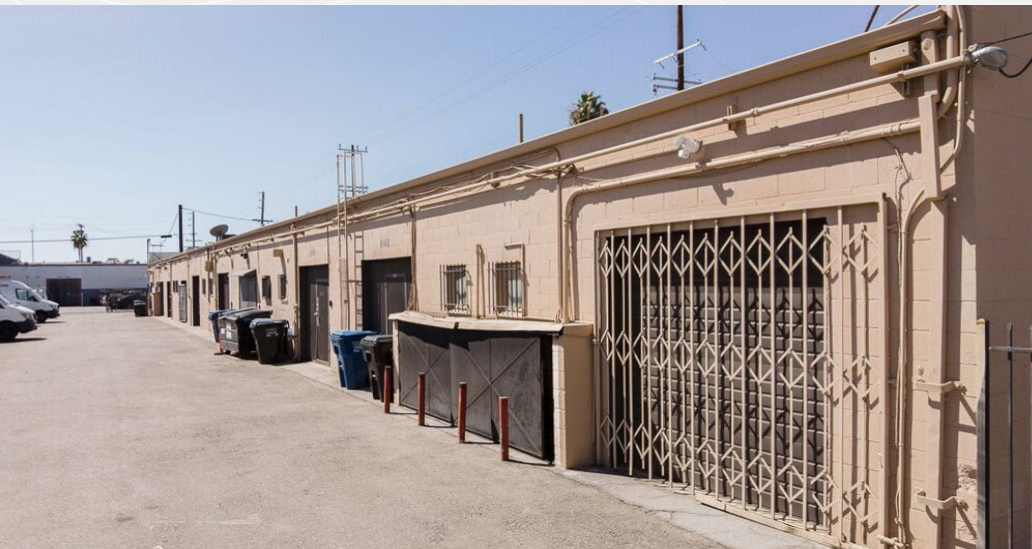
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# PROPERTY FEATURES

8124-8142 Orion Ave, Van Nuys, CA 91406







## APPROX. 1,100 SF

WAREHOUSE SPACES AVAILABLE

- ✓ Small offices and bathroom
- ✓ Front and rear entrance
- ✓ Ample power
- ✓ M2 zoning
- ✓ Ground level loading door
- ✓ Fenced and secured parking area

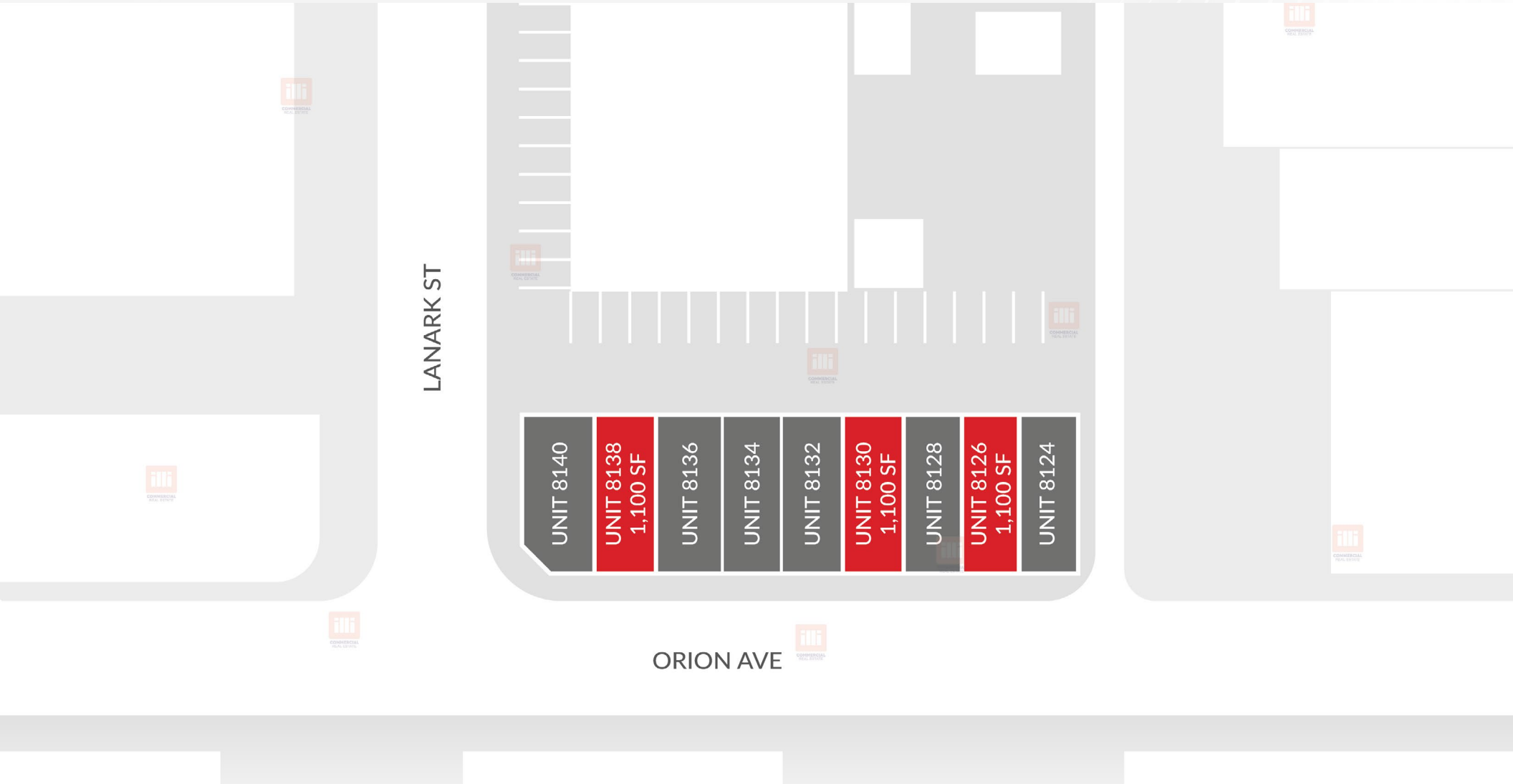
## AREA AMENITIES

- ✓ Prime Van Nuys location
- ✓ Easy access from 405 freeway (Roscoe Blvd Off-Ramp)
- ✓ Close to major retail corridors with restaurants, banks, and convenience stores
- ✓ Adjacent to Galpin Ford

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	43,907	322,010	757,043
 Avg. HH Income	\$65,319	\$81,260	\$91,339
 Daytime Pop	34,429	258,090	611,928
 Traffic Count	± 221,661 CPD AT 405 FWY ± 56,847 CPD AT INTERSECTION		

# SITE PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



**AVAILABLE**



**AERIAL MAP**



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.