

HIGH-EXPOSURE RETAIL OPPORTUNITY

±1,100 SF STREET-FRONT RETAIL IN A DENSE, HIGH-TRAFFIC COMMERCIAL CORRIDOR



FOR LEASE

RETAIL SPACE AVAILABLE

6451 - 6453

VAN NUYS BOULEVARD

VAN NUYS, CA 91401

CHRIS ALIHEMMAT Vice President 419.280.3361 calihemmat@spectrumcre.com CA DRE Lic. #02105695

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PROPERTY FEATURES



±1,100 SF Open Retail Space



Excellent Van Nuys Blvd Frontage with Strong Daily Traffic



Dense Surrounding Residential & Daytime Population



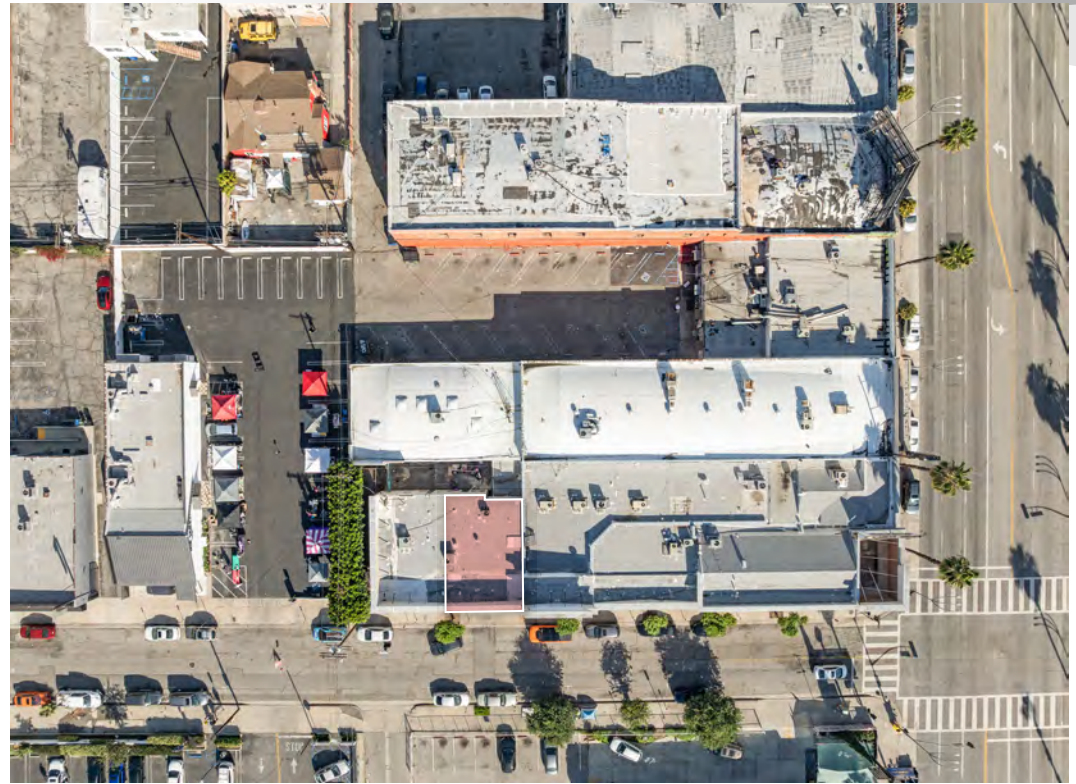
Street Parking & Nearby Public Lots (*varies by block*)



Easy Access to 405 & 101 Freeways



Located in an Active Neighborhood Retail Corridor



AERIAL VIEW



TRAFFIC COUNT
30,094 VPD



Van Nuys Blvd – Major Retail Corridor



Dense Residential Surroundings



High Daily Traffic Area

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AERIAL VIEW






# OF UNITS	ADDRESS	DIRECTION
133-Units	9701 N Vesper Ave	North of Van Nuys
36-Units	9701 Vesper Ave	North of Van Nuys
48-Units	9502 Van Nuys Blvd	North of Van Nuys
200-Units	8141 Van Nuys	South of Van Nuys
91-Units	8209 N Sepulveda Blvd	South of Van Nuys
102-Units	8140 N Van Nuys	South of Van Nuys
200-Units	8141 Van Nuys Blvd	South of Van Nuys
180-Units	14545 Lanark St	South of Van Nuys
N/A	Panorama City Mall Redevelopment	South of Van Nuys
33-Units	8222 Sepulveda Blvd	West of Nordhoff/ South of Van Nuys
239-Units Senior Affordable Housing	7700 Woodman	East of Nordhoff/ South of Van Nuys



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IDEAL USES

-  Boutique or Specialty Retail
-  Beauty, Wellness, or Personal Services
-  Medical or Professional Office-Style Retail
-  Tech, Wireless, or Service Retail
-  Fitness

WHY VAN NUYS BLVD?

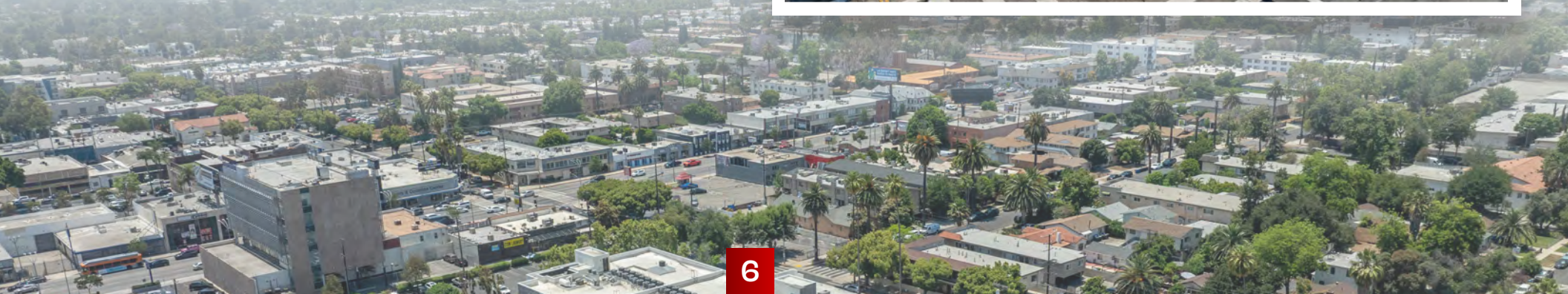
-  Major North-South Valley Arterial
-  Continuous Retail Frontage
-  Strong Visibility for Small-Format Users
-  Proven Demand for Service & Food Retail

ABOUT VAN NUYS | A THRIVING BUSINESS HUB IN THE SAN FERNANDO VALLEY

Investing in Van Nuys means tapping into a market ripe with potential. The area is experiencing continuous development, with new commercial projects and infrastructure enhancements (including the expansion of the Metro Orange Line) driving economic growth.

Economic statistics underscore Van Nuys' appeal:

- **Population:** Approximately 103,000 residents, providing a sizable local market and workforce.
- **Business Growth:** Over the past decade, Van Nuys has seen a steady increase in new business establishments, with a growth rate of 2.5% annually.
- **Employment:** Key sectors include healthcare, retail, education, and manufacturing, contributing to a diverse and resilient local economy.



DEMOGRAPHIC DATA



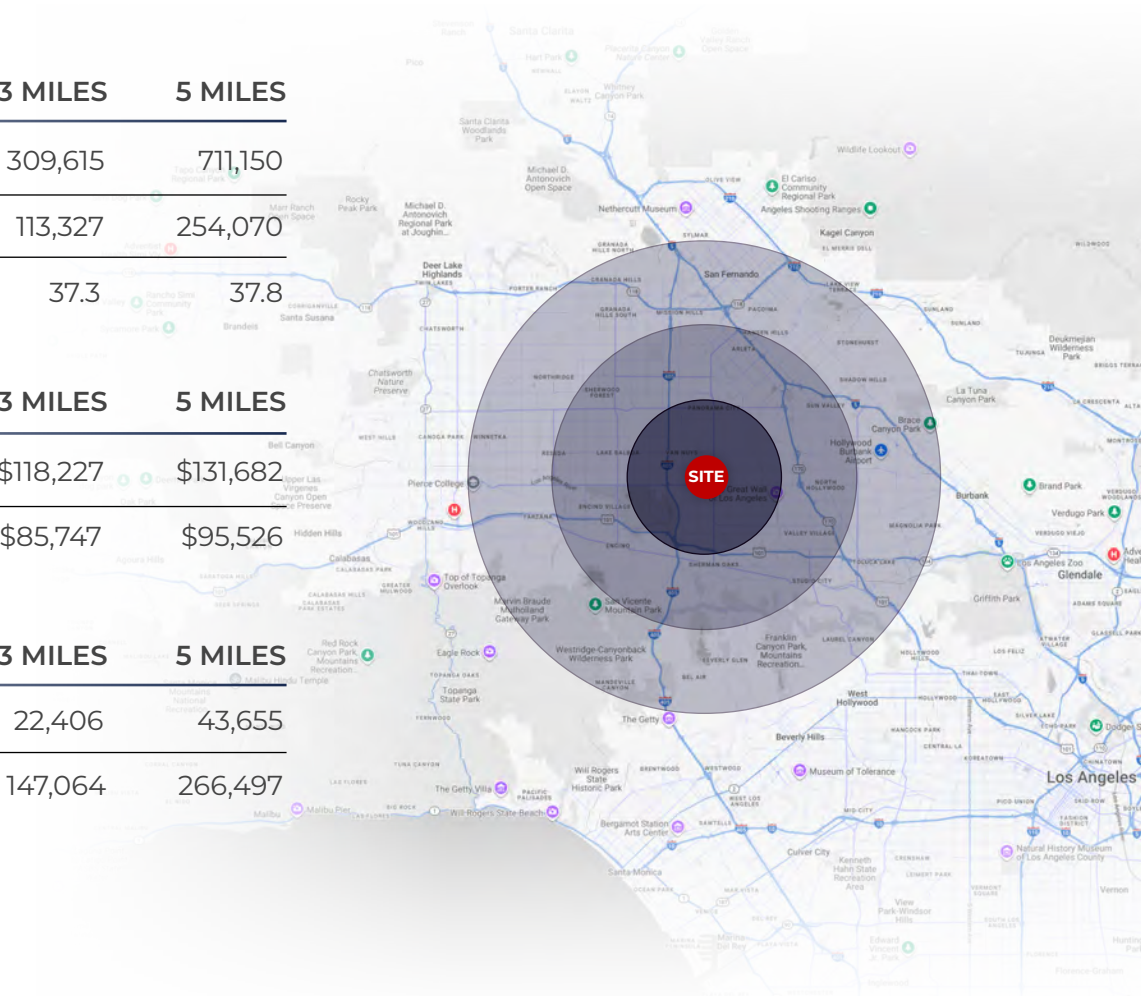
POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	51,428	309,615	711,150
Estimated Households	17,596	113,327	254,070
Median Age	35.3	37.3	37.8



HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$95,431	\$118,227	\$131,682
Median Household Income	\$75,652	\$85,747	\$95,526



DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
Total Businesses	3,439	22,406	43,655
Total Employees	21,162	147,064	266,497



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spectrumcre.com | 818.252.9900

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