



**COMMERCIAL
REAL ESTATE**

the sign of a profitable property

AVAILABLE



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REAL ESTATE**



HIGH-VISIBILITY RETAIL SPACE AT SIGNALIZED CORNER

6411 Sepulveda Blvd., Unit 1G, Van Nuys, CA 91411



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REAL ESTATE**

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DRE#02204046



PROPERTY FEATURES

6411 Sepulveda Blvd., Van Nuys, CA 91411







APPROX. 850 SF

RETAIL SPACE AVAILABLE FOR SUBLEASE

- ✓ ±850 SF retail space available on the ground floor (Unit 1G)
- ✓ Former barbershop - turn-key ready with existing buildout in excellent condition
- ✓ Positioned at a signalized intersection for optimal visibility and access
- ✓ Located within a high-traffic shopping center anchored by national and regional tenants including El Pollo Loco, Subway, and Pho 999
- ✓ Ample shared parking available on-site
- ✓ Key Money: \$35,000

AREA AMENITIES

- ✓ Located in the heart of Van Nuys, just minutes from the 101 and 405 Freeways
- ✓ Adjacent to a dense residential neighborhood, providing strong daytime and evening foot traffic
- ✓ Surrounded by a diverse mix of local businesses, service providers, and community amenities
- ✓ Central San Fernando Valley location with high daily vehicle counts and strong consumer demand

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	38,726	281,604	685,664
 Avg. HH Income	\$76,995	\$94,029	\$102,197
 Daytime Pop	31,125	229,101	561,759
 Traffic Count	± 58,102 CPD ON SEPULVEDA BLVD		

RETAIL SPACE
VAN NUYS

SUITE 1G

6411 Sepulveda Blvd., Van Nuys, CA 91411



VNY
VAN NUYS AIRPORT

INTERSTATE
405

SK
SUPER KING
MARKETS

BIG 5
SPORTING GOODS

VALARTA
SUPERMARKETS



AVAILABLE



CRUNCH
FITNESS

99 RANCH MARKET

VICTORY BLVD

CVS
pharmacy

WELLS FARGO

COSTCO
WHOLESALE

Staples

LA FITNESS

ACE
Hardware

Public Storage

target

BevMo!

petco

Ralphs

SHERMAN WAY

SEPULVEDA BLVD

VANOWEN ST

WOODLEY AVE

INTERSTATE
405

VICTORY BLVD

KESTER AVE

VAN NUYS BLVD

BURBANK BLVD



AutoZone

CHASE

Mercedes-Benz

Walgreens



BANK OF AMERICA



COSTCO
WHOLESALE



Ralphs

AERIAL MAP

CVS
pharmacy

AMC
THEATRES

LA FITNESS

CHEVROLET

★ **MACY'S**

JONS
fresh as apple pie



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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.