



PRIME RETAIL FOR LEASE IN NATIONALLY ANCHORED CENTER

5600-5636 Van Nuys Blvd & 14431-14445 Burbank Blvd., Van Nuys, CA 91401



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PRIME RETAIL SPACE
VAN NUYS, CA

EXCLUSIVELY LISTED BY

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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.

5945 CANOGA AVE., WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

PRIME RETAIL SPACE
VAN NUYS, CA

PROPERTY FEATURES

5600-5636 Van Nuys Blvd & 14431-14445 Burbank Blvd., Van Nuys, CA 91401



APPROX. 2,645 SF

PREMIUM RETAIL & MONUMENT SIGNAGE AVAILABLE

- ✓ National anchored center
- ✓ Prominent monument signage facing busy, signalized intersection
- ✓ On-site parking field in front and rear of the building
- ✓ Frontage, visibility, and signage on busy Van Nuys Blvd.
- ✓ High ceilings
- ✓ Fire sprinklers

AREA AMENITIES

- ✓ Join national tenants including Starbucks, Chipotle, Jersey Mike's, Panda Express, Bank of America, Jamba, and Silverlake Ramen
- ✓ Outstanding morning & evening drive time traffic
- ✓ Nearby retailers include Ralphs, CVS, Chase Bank, and more
- ✓ Close proximity to Van Nuys auto row

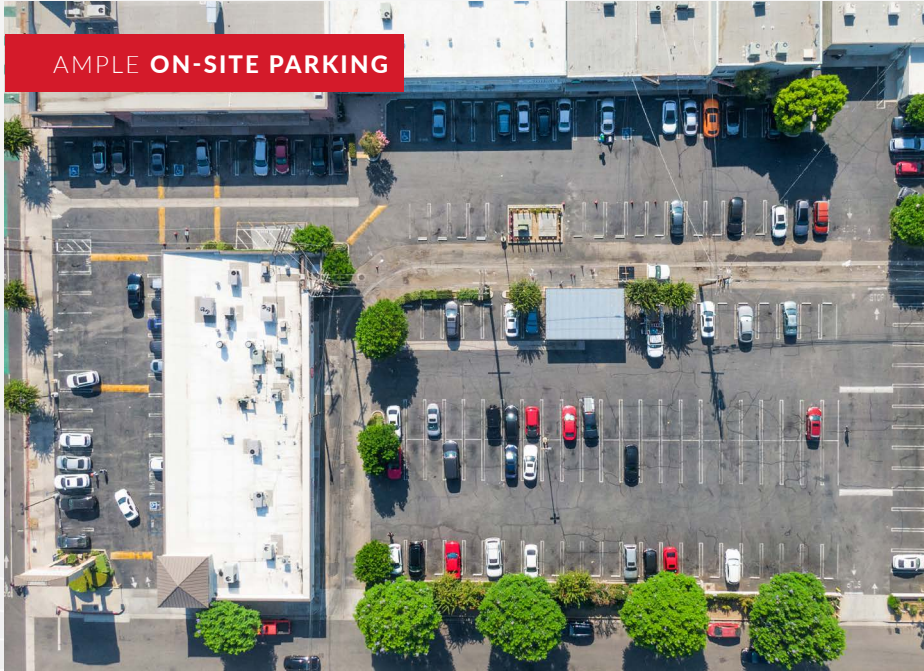
— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	39,899	273,915	672,879
Avg. HH Income	\$88,950	\$92,150	\$91,689
Daytime Pop	16,112	112,333	221,027
Traffic Count	± 70,000 CPD ON BURBANK BLVD & VAN NUYS BLVD		



PRIME RETAIL SPACE
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EXTERIOR PHOTOS

5600-5636 Van Nuys Blvd & 14431-14445 Burbank Blvd., Van Nuys, CA 91401



PRIME RETAIL SPACE
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SITE PLAN

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Measurement 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.



LA|FITNESS.



COSTCO WHOLESALE

CHRYSLER
RUSSELL WESTBROOK
CHEVROLET
KEYES

Public Storage

Staples

AVAILABLE

CVS pharmacy



CHASE



Ralphs

ExtraSpace Storage

Sherman Oaks BMW

Mercedes-Benz
KEYES EUROPEAN



AutoZone

AMC THEATRES Apple H&M T★macy's
bloomingdales MICHAEL KORS EXPRESS HOLLISTER CALIFORNIA



AutoZone

CHASE

Mercedes-Benz

Walgreens



BANK OF AMERICA



COSTCO WHOLESALE



Ralphs

CVS pharmacy

AMC THEATRES

LA|FITNESS.

CHEVROLET

★macy's

JONS fresh marketplace

AERIAL MAP



**COMMERCIAL
REAL ESTATE**

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