



# For Lease! Retail Space on Sepulveda & Victory

6411 Sepulveda Boulevard, Van Nuys, CA

**AVISON  
YOUNG**



# PROPERTY HIGHLIGHTS



- Join a great tenant mix at Windsor Village including Subway and El Pollo Loco!
- Ample surface parking on-site with multiple points of ingress and egress (3.95/1,000 SF)
- High traffic area with more than 52,000 VPD at Sepulveda and Victory intersection
- Two pylon signage opportunities available
- Easy access to the 405 freeway
- Located within a half mile of synergistic major restaurants and retailers including Jack in the Box, Carl's Jr., Jiffy Lube, Zankou Chicken, and Costco
- Ideal for QSRs with proven delivery-takeout model, as well as retail, beauty, health, and service uses

# LEASING OVERVIEW

**Available Spaces:** Suite 1 - D: ±852 SF

Suite 1 - N: ±852 SF

Suite 1 - V: ±852 SF

~~Just Leased!~~ Suite 2B - C: ±1,704 SF

~~Just Leased!~~ Suite 2 - D: ±852 SF

**Term:** 3 - 5 Years

**Asking Rate:** \$1.50

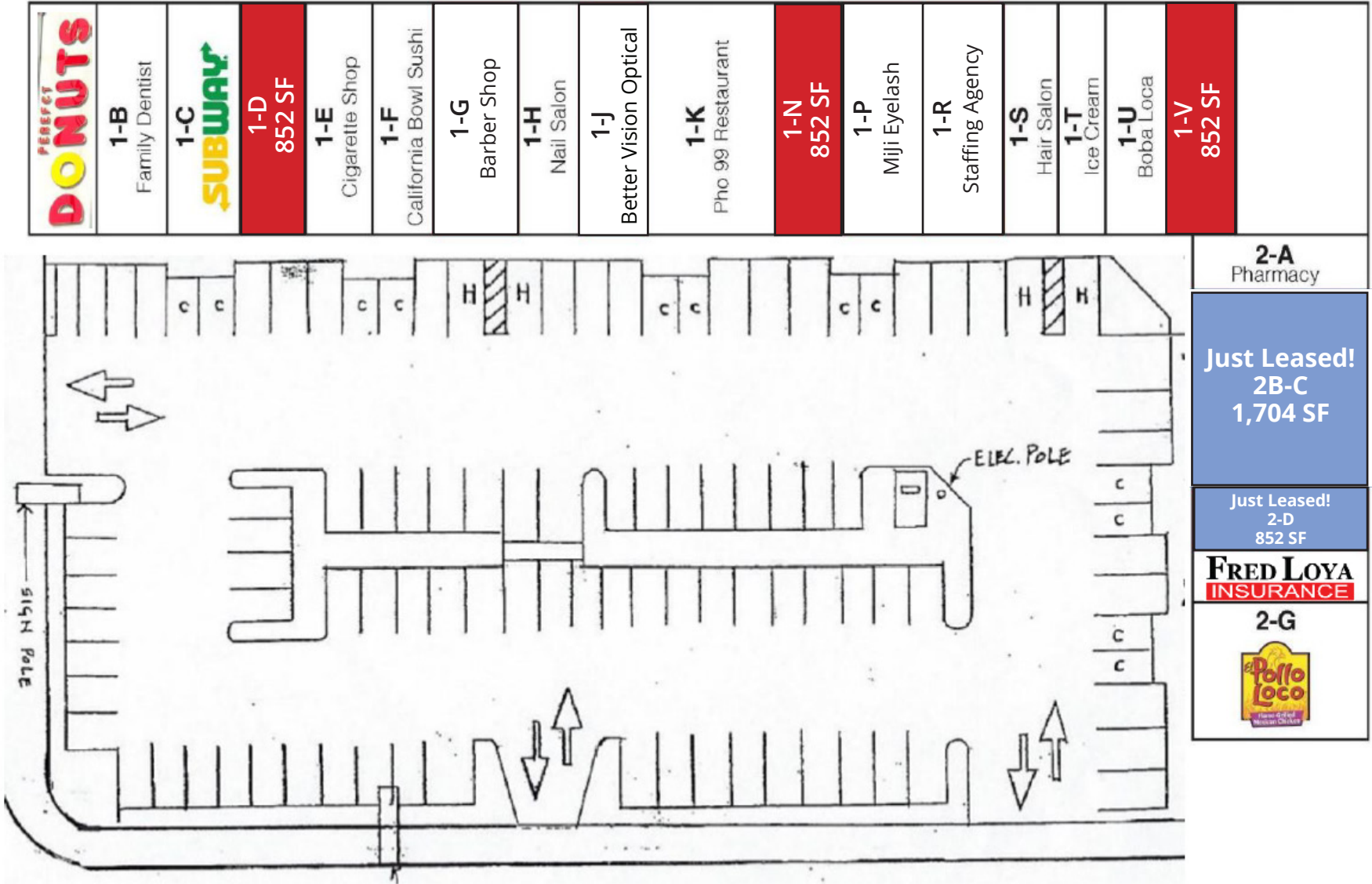
**Lease Type:** NNN

\*NNNs are estimated at \$1.38





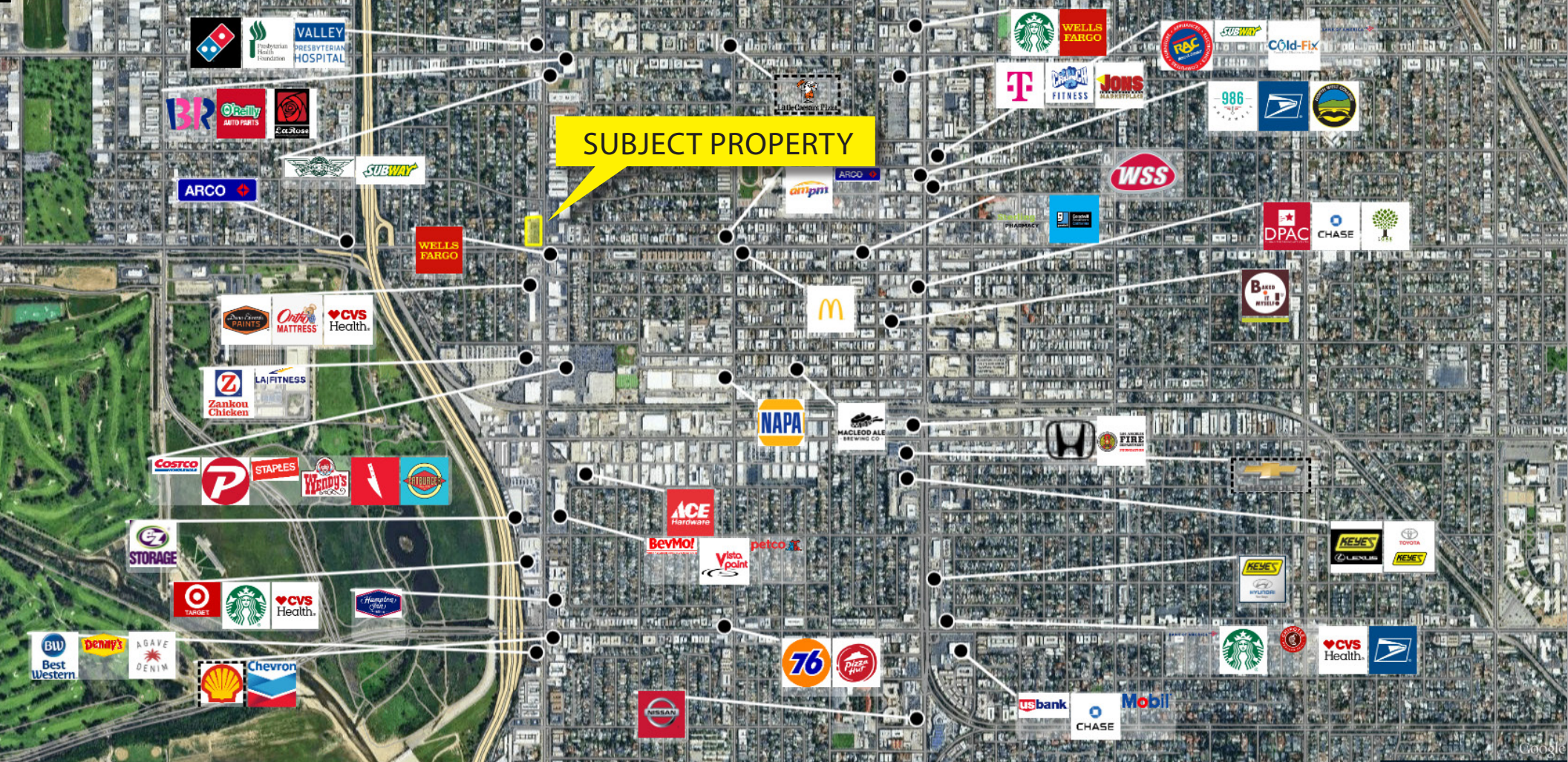
Victory Blvd.



<b>PERFECT DONUTS</b>	<b>1-B</b> Family Dentist	<b>1-C</b> <b>SUBWAY</b>	<b>1-D</b> 852 SF	<b>1-E</b> Cigarette Shop	<b>1-F</b> California Bowl Sushi	<b>1-G</b> Barber Shop	<b>1-H</b> Nail Salon	<b>1-J</b> Better Vision Optical	<b>1-K</b> Pho 99 Restaurant	<b>1-N</b> 852 SF	<b>1-P</b> Miji Eyelash	<b>1-R</b> Staffing Agency	<b>1-S</b> Hair Salon	<b>1-T</b> Ice Cream	<b>1-U</b> Boba Loca	<b>1-V</b> 852 SF
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<b>2-A</b> Pharmacy
<b>Just Leased!</b> <b>2B-C</b> 1,704 SF
<b>Just Leased!</b> <b>2-D</b> 852 SF
<b>FRED LOYA</b> <b>INSURANCE</b>
<b>2-G</b> 

Sepulveda Blvd.



## ABOUT VAN NUYS

Van Nuys is a vibrant neighborhood located in the San Fernando Valley region of Los Angeles, California. Originally settled in the early 20th century, Van Nuys has evolved into a dynamic community characterized by its bustling economy and accessibility. From thriving immigrant communities to long-established residents, Van Nuys is a vast multicultural hub. This community offers major accessibility via the 405 freeway, Victory Blvd., Sherman Way, Sepulveda Blvd., and Van Nuys Blvd., which make Van Nuys an attractive destination for businesses seeking connectivity and logistical advantages. <https://cd6.lacity.gov/about-us/city-district-6/van-nuys/>



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