



**AVAILABLE
20,000 SF**



For Lease

**RETAIL BOX
OPPORTUNITY**

Now Available

7415 Van Nuys Blvd | Van Nuys, CA

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Property Highlights

7415 Van Nuys Blvd | Van Nuys, CA

- 20,000 sf freestanding box in space-constrained San Fernando Valley
- Excellent building identity and pylon signage
- Well-established retail hub in a highly dense trade area
- Parking field and common areas to be reconfigured to accommodate a single tenant
- Signalized access from intersection
- Property currently undergoing renovation

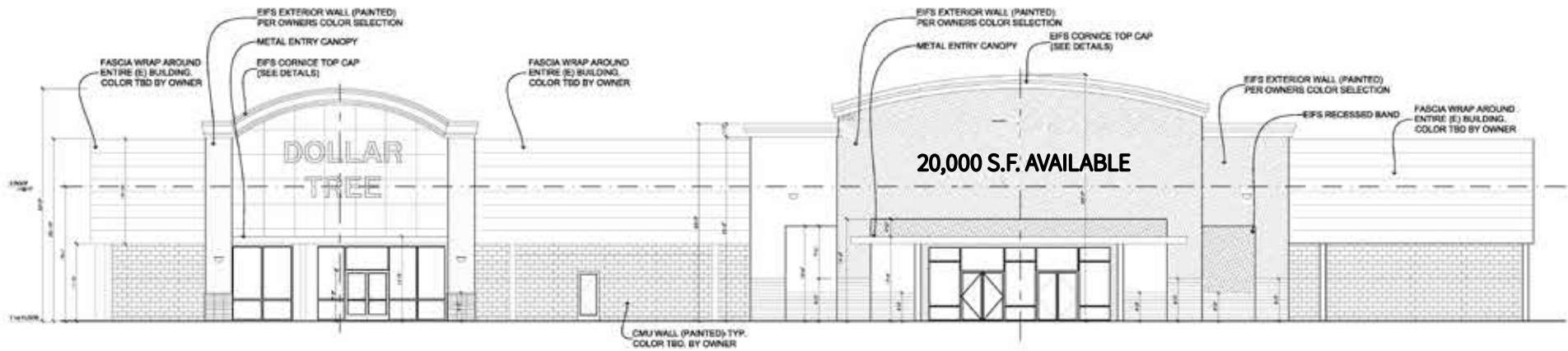
NEARBY TENANTS



DEMOGRAPHICS (ESRI 2019)

	1 mile ▼	2 miles ▼	3 miles ▼
	39,446 Total Population	172,458 Total Population	293,138 Total Population
	3.3 Ave. Household Size	3.36 Ave. Household Size	3.29 Ave. Household Size
	\$63,762 Ave. HH Income	\$63,673 Ave. HH Income	\$73,294 Ave. HH Income
	\$476,761 Median Home Value	\$503,269 Median Home Value	\$535,410 Median Home Value

Elevations

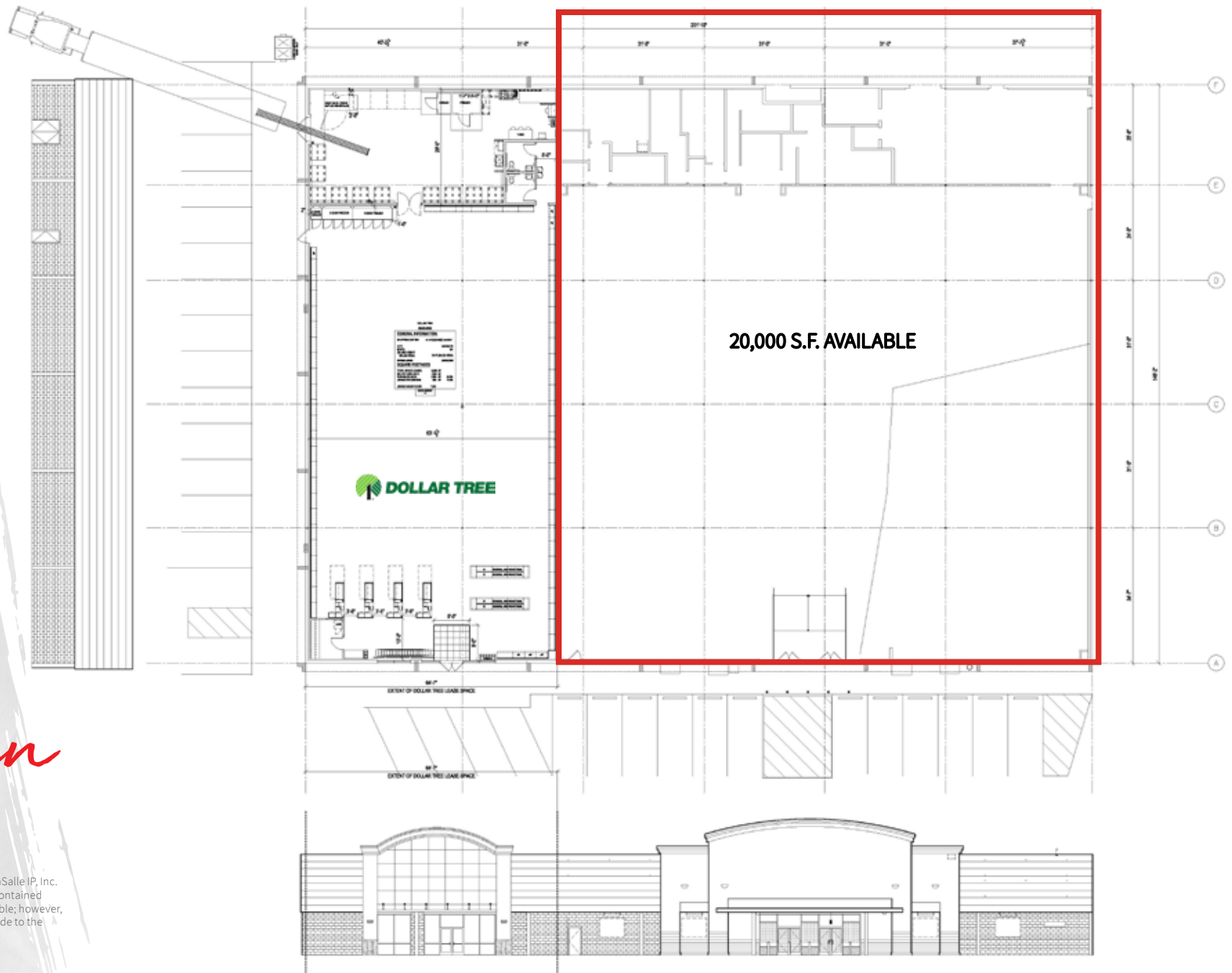


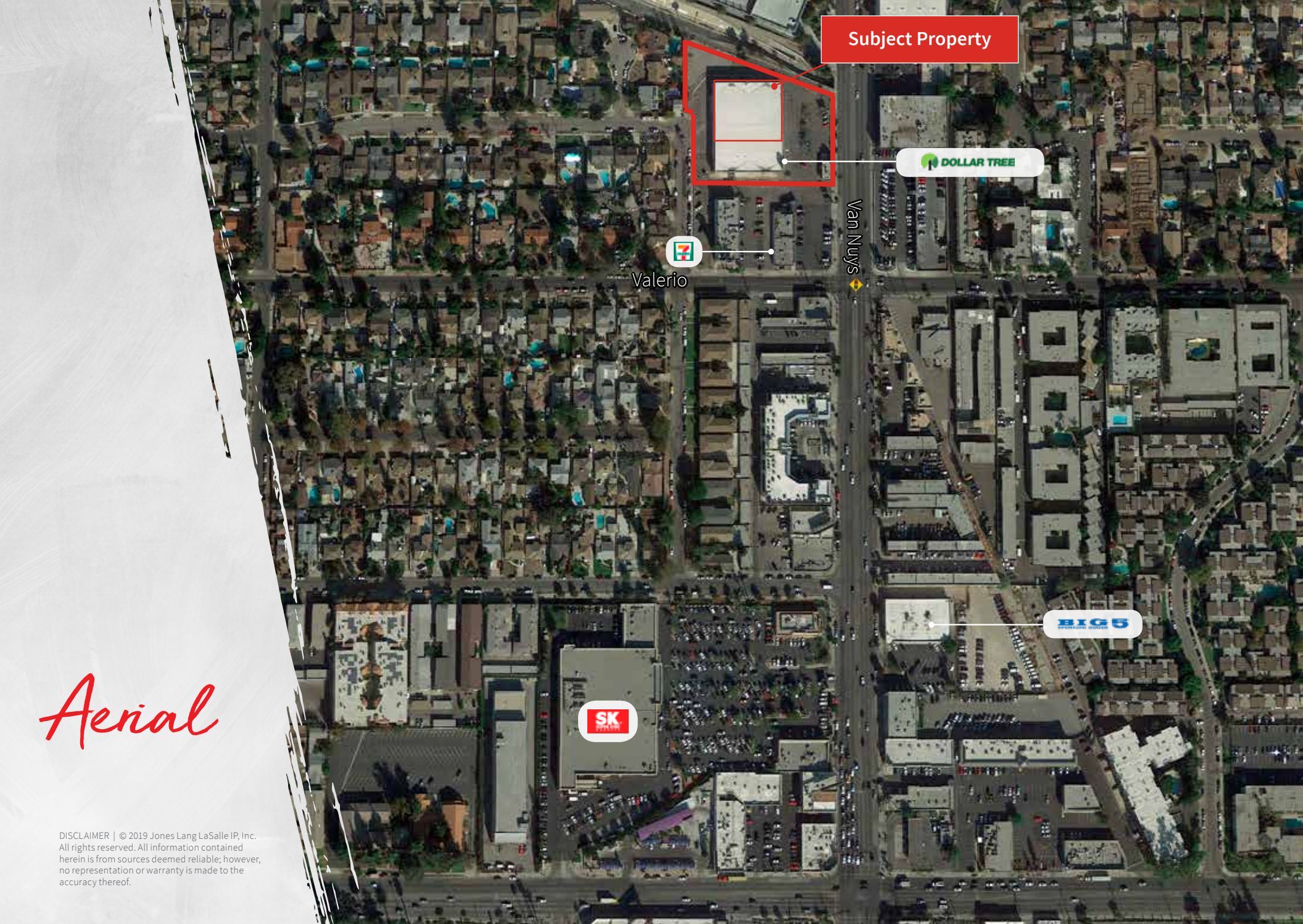
PROPOSED STORE FRONT ELEVATION

Scale: 1/8" = 1'-0"

Site Plan

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Subject Property

DOLLAR TREE



Valerio

Van Nuys

BIG5



Aerial

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