

FOR LEASE

15705 - 15717 VANOWEN STREET
VAN NUYS, CA 91406



BRETT MERO
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CBM1
LEASING
BROKERAGE
INVESTMENTS

PROPERTY SUMMARY

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PROPERTY HIGHLIGHTS

- APPROXIMATELY 2352 SF AVAILABLE
- FULLY EQUIPPED RESTAURANT WITH BAR AREA
- BUSY VAN NUYS NEIGHBORHOOD CENTER
- AMPLE ONSITE PARKING
- GREAT TENANT MIX
- HIGH VISIBILITY SIGNAGE
- EASY INGRESS/EGRESS
- ADJACENT TO 405 FREEWAY
- 300,000 PEOPLE IN A 3 MILE RADIUS

OFFERING SUMMARY

| | |
|----------------|-----------|
| Available SF: | 2,352 SF |
| Lot Size: | 27,105 SF |
| Building Size: | 9,165 SF |

| DEMOGRAPHICS | 0.5 MILES | 1 MILE | 1.5 MILES |
|-------------------|-----------|----------|-----------|
| Total Households | 3,885 | 11,024 | 20,617 |
| Total Population | 11,525 | 33,689 | 62,428 |
| Average HH Income | \$54,138 | \$56,096 | \$56,372 |

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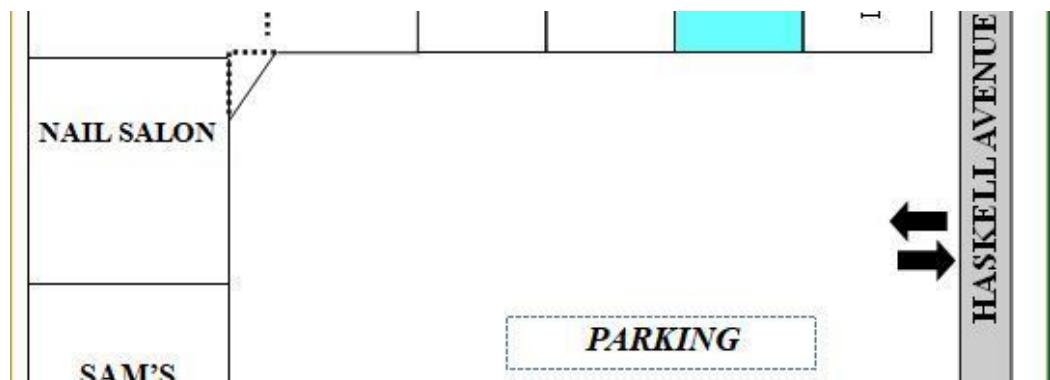
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ADDITIONAL PHOTOS

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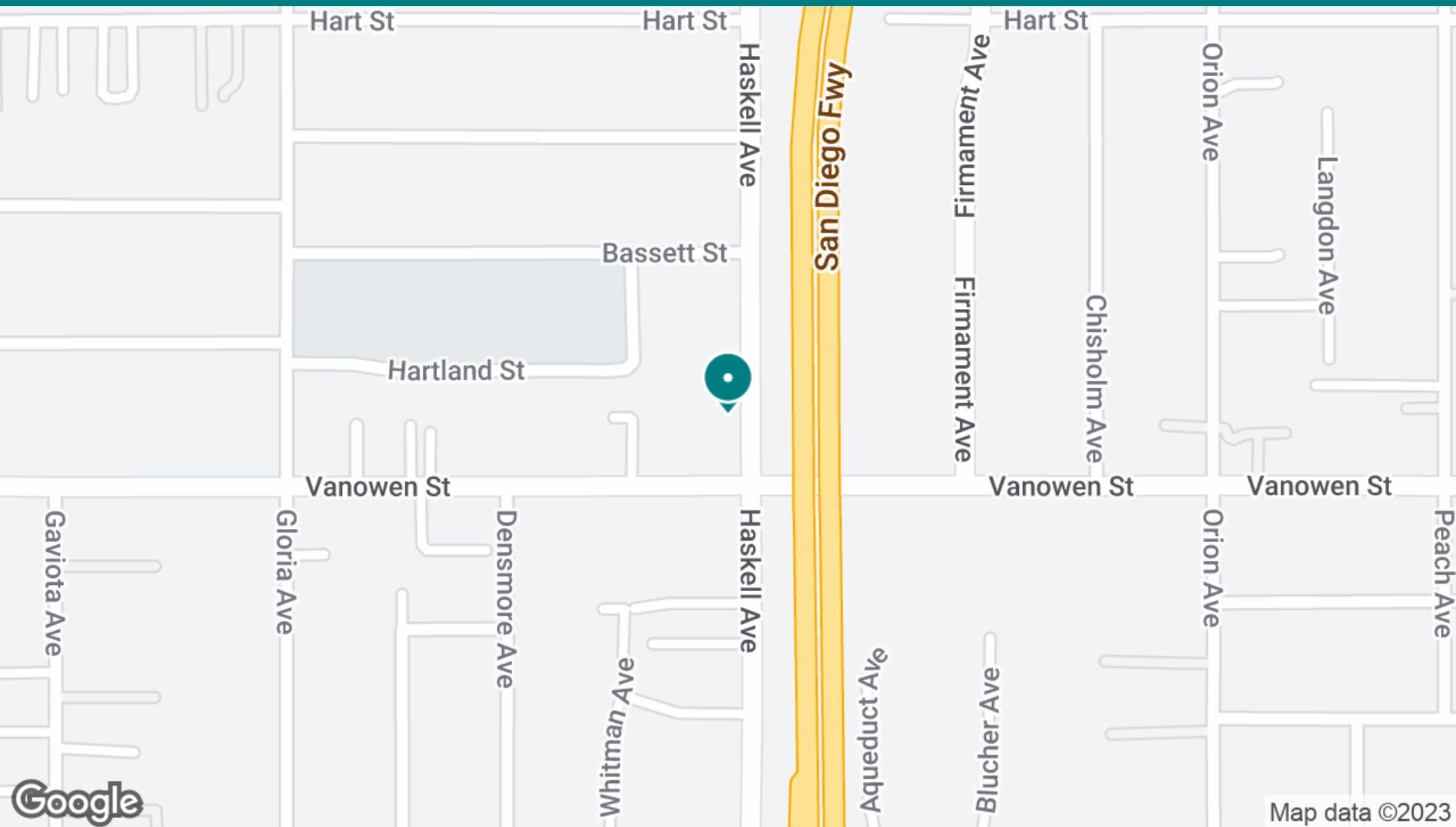


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LOCATION MAP

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DEMOCRAPHICS MAP & REPORT

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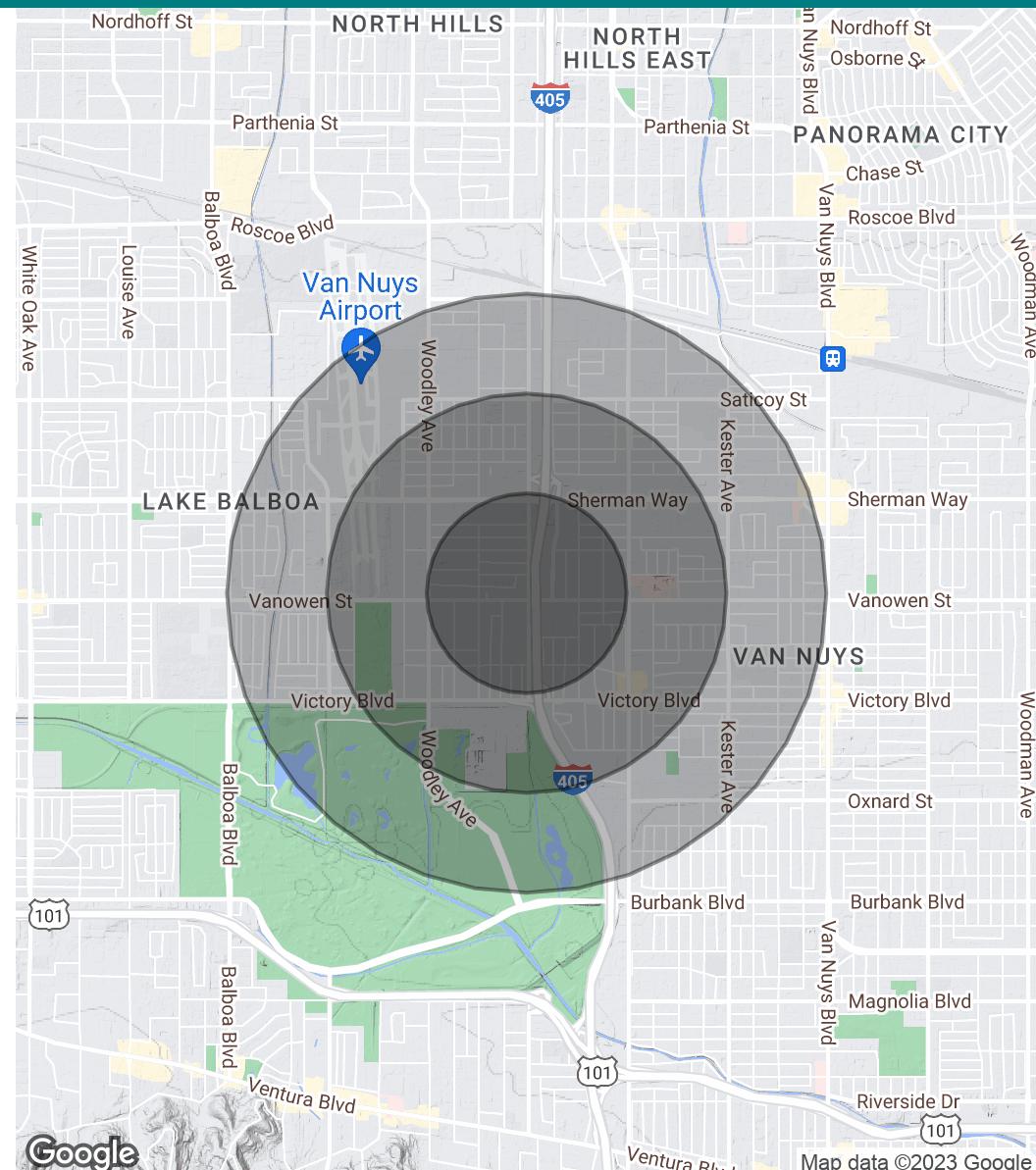
POPULATION

| | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|--------|-----------|
| Total Population | 11,525 | 33,689 | 62,428 |
| Average Age | 30.9 | 31.1 | 31.7 |
| Average Age (Male) | 30.3 | 30.7 | 30.9 |
| Average Age (Female) | 32.1 | 32.5 | 33.2 |

HOUSEHOLDS & INCOME

| | 0.5 MILES | 1 MILE | 1.5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 3,885 | 11,024 | 20,617 |
| # of Persons per HH | 3.0 | 3.1 | 3.0 |
| Average HH Income | \$54,138 | \$56,096 | \$56,372 |
| Average House Value | \$613,154 | \$580,124 | \$514,417 |

* Demographic data derived from 2020 ACS - US Census



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