

FOR LEASE

15705 - 15717 VANOWEN STREET
VAN NUYS, CA 91406



BRETT MERO

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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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ADDITIONAL PHOTOS

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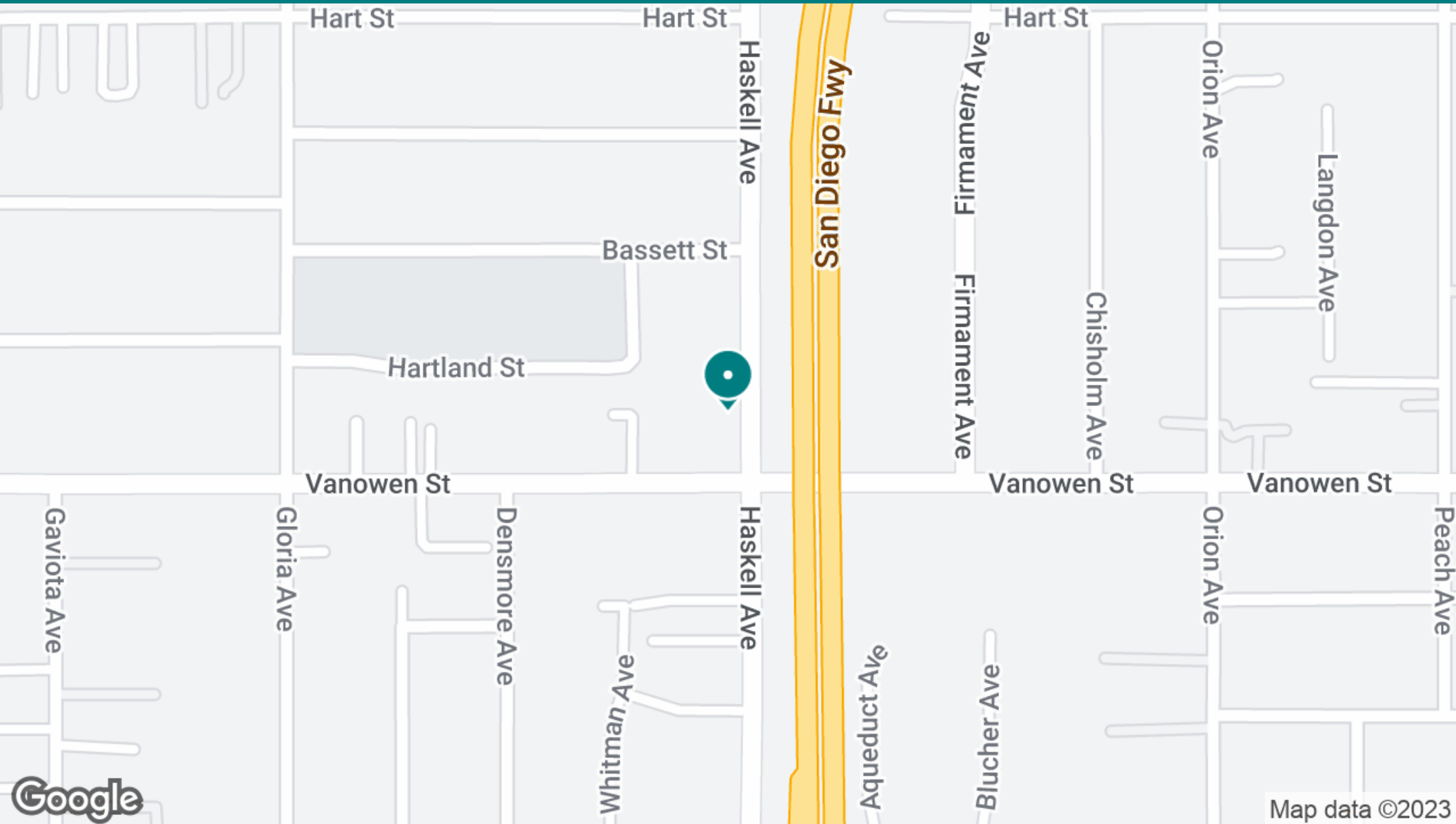


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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

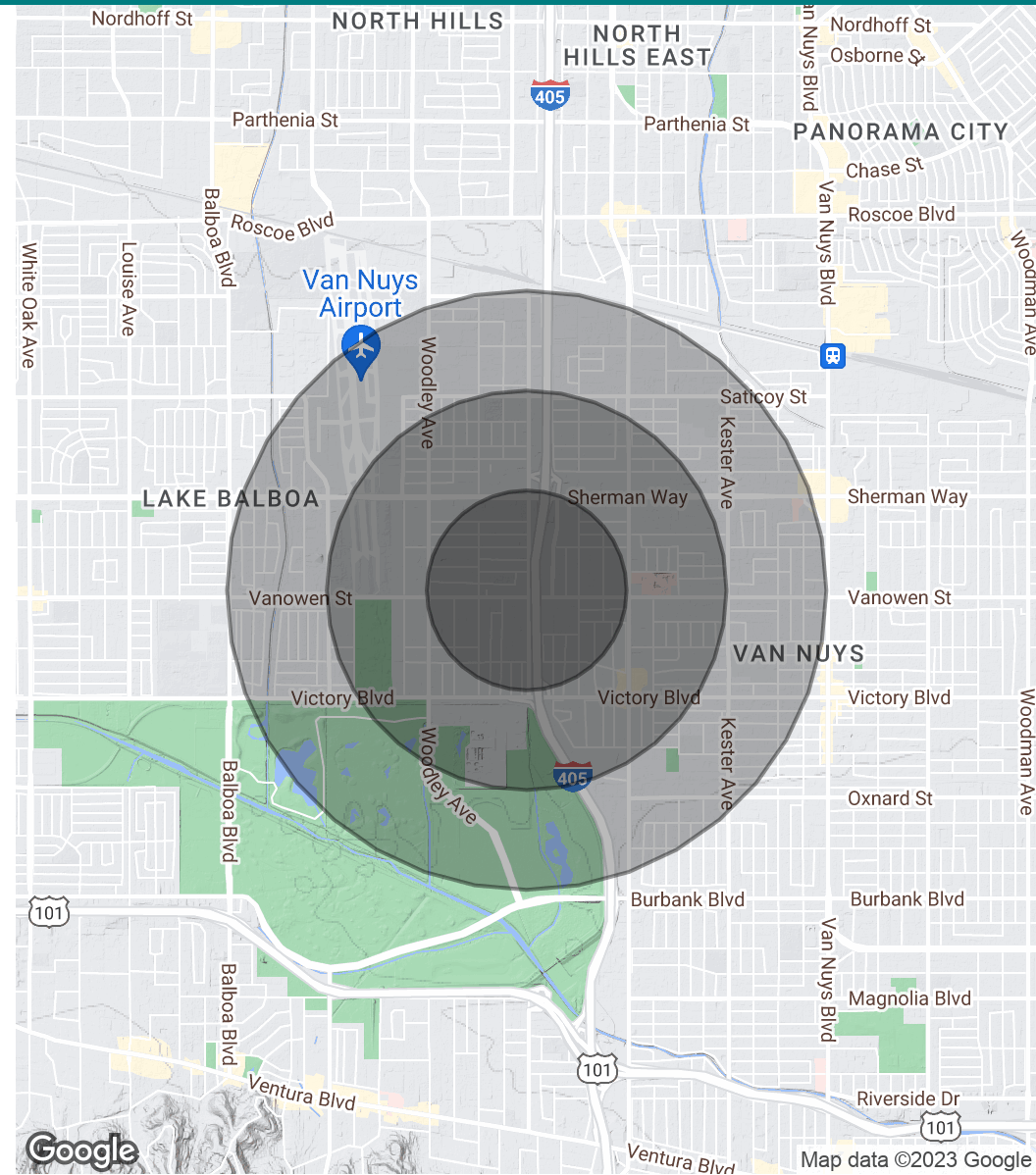
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	11,525	33,689	62,428
Average Age	30.9	31.1	31.7
Average Age (Male)	30.3	30.7	30.9
Average Age (Female)	32.1	32.5	33.2

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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