

Colliers

WaBa grill



Walmart
Neighborhood Market

Yogurtland

Pizzatini

O'Reilly
AUTO PARTS

metro
by T Mobile



NORDHOFF STREET (31,081 CPD)

VAN NUYS BOULEVARD (31,526 CPD)

67,000 Residents within 1 mile!

Vannord Center

Van Nuys Blvd & Nordhoff St

9070 Van Nuys Blvd | Panorama City, CA 91402

Retail Leasing Opportunities

Nordhoff St & Van Nuys Blvd

Walmart
Neighborhood Market

UNIT 14542
±2,100 SF

O'Reilly
AUTO PARTS

VAN NUYS BOULEVARD

UNIT 14512
±1,320 SF

UNIT 9050
±2,862 SF

WaBa grill

WING STOP

UNIT 14552
±1,160 SF



Yogurtland

Pizza Hut

metro
by T-Mobile

UNIT 9050
±2,862 SF

EXISTING PYLON SIGN



NORDHOFF STREET

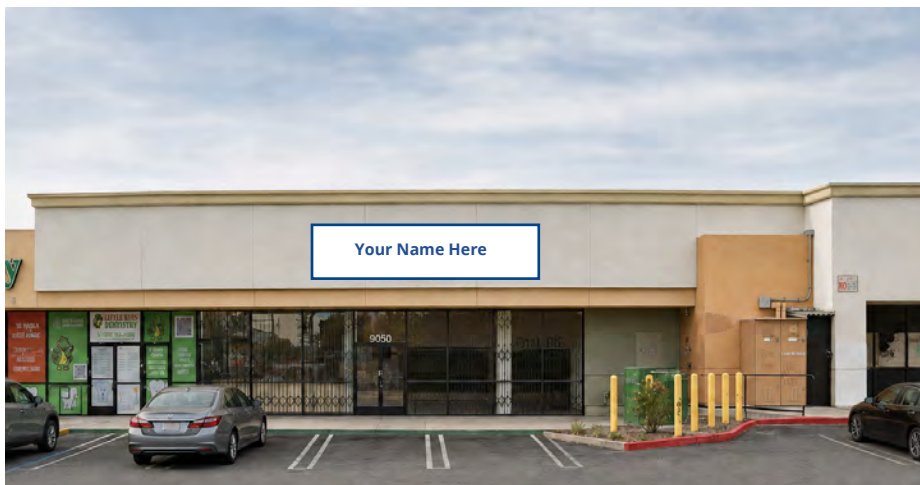
The Perfect Opportunity

9070 Van Nuys Boulevard is strategically located along one of Panorama City's most heavily traveled commercial corridors, serving the densely populated Panorama City and greater San Fernando Valley trade area. Easily accessible via Nordhoff off-ramp on 405 Freeway, and Van Nuys Boulevard off-ramp on 5 and 101 Freeways.



AVAILABLE SPACES

Five Retail Leasing Opportunities



UNIT 9050

±2,862 SF

Great exposure to Van Nuys Blvd and has high ceilings



UNIT 14542

±2,100 SF

Excellent visibility to traffic coming in from Van Nuys Blvd



UNIT 14552

±1,160 SF

Prime endcap location, visibility on two sides



UNIT 14512

±1,320 SF

Near other restaurant brands and Walmart entrance



UNIT 14568

±1,147 SF

Pad location, with visibility to signalized intersection

The Vannord Center is a Walmart Grocery-anchored shopping center serving Panorama City and the surrounding San Fernando Valley trade area. Featuring a strong mix of retail and service tenants, the mature center benefits from excellent visibility at Van Nuys Boulevard and Nordhoff St, convenient access, and steady consumer traffic from habitual customers. Its prominent location supports a variety of retail, restaurant, and service uses making it a convenient destination for shopping and everyday needs.



Walmart Neighborhood Market-anchored shopping center



Prominent storefront visibility and building signage



Surrounded by a densely populated residential trade area



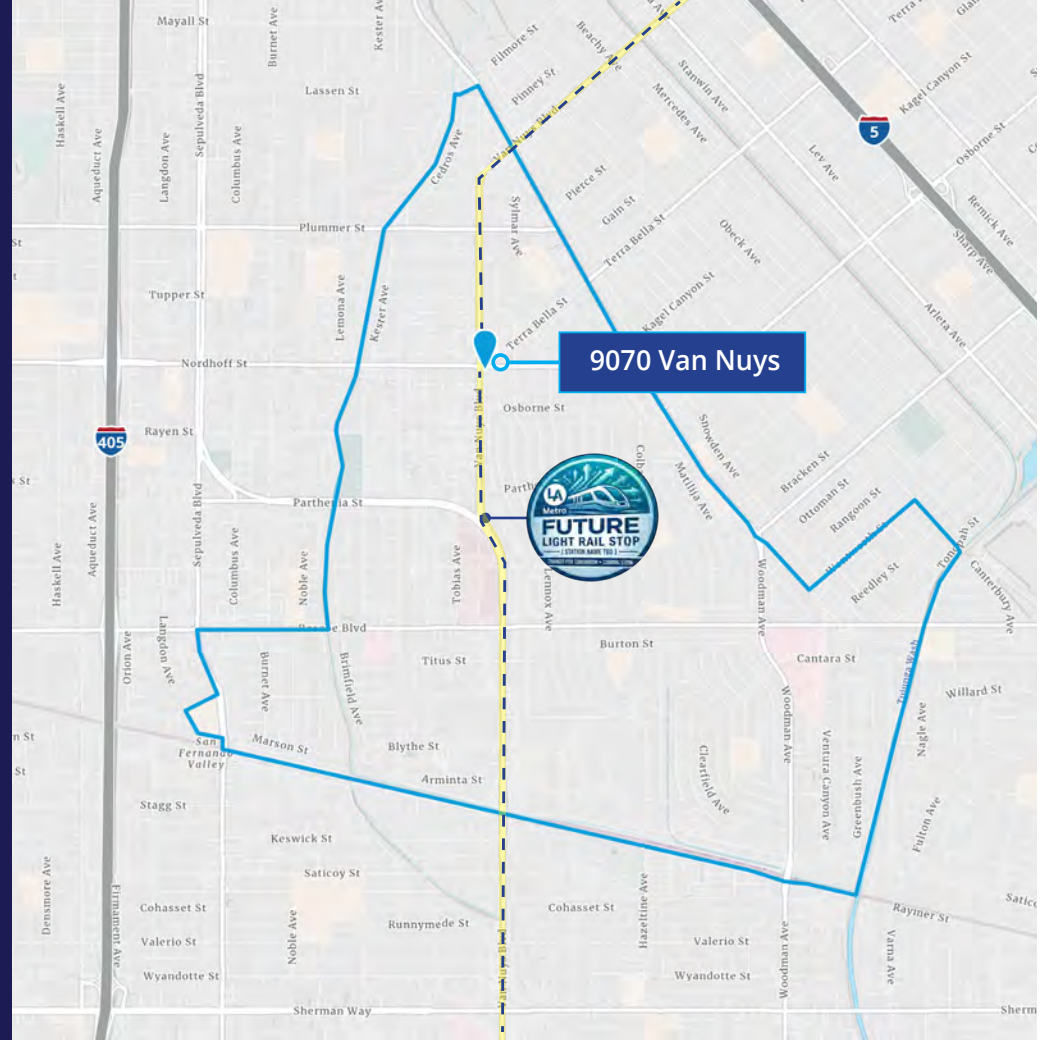
Convenient access to Van Nuys Blvd. and Nordhoff St., as well as surrounding San Fernando Valley communities



Traffic Counts | ±58,708 Cars/Day (Van Nuys Blvd & Nordhoff St)

The Panorama City community

Panorama City is a centrally located community in the San Fernando Valley, offering convenient access to major freeways and surrounding neighborhoods. The area features a strong commercial base, diverse residential population, and steady daytime activity. Its proximity to established retail corridors, healthcare facilities, and public transportation makes Panorama City an attractive location for businesses seeking visibility and accessibility.



Demographics

1 Mile

66,787

Total Population

\$96,659

Average Household Income

\$70,473

Median Household Income

18,863

Total Housing Units

45,880

Daytime Population

34.4

Median Age

3 Mile

307,568

Total Population

\$108,457

Average Household Income

\$79,979

Median Household Income

91,383

Total Housing Units

249,833

Daytime Population

37.5

Median Age

5 Mile

695,012

Total Population

\$116,602

Average Household Income

\$84,035

Median Household Income

218,264

Total Housing Units

606,449

Daytime Population

37.5

Median Age



1 mi Radius

Bank of America
SUBWAY
COLD STONE CREAMERY
DEL TACO
Walgreens
Marshalls
Starbucks

USPS
SKECHERS
VALIATA

ups
WaBa
Walmart
Yogurtland
O'Reilly
Pizza Hut
metro by T-Mobile
cricket

ihop
El Super
Pep Boys
Food 4 Less

WSS
SUBWAY
CVS pharmacy
Jack in the Box

Wetzel's Pretzels
cricket
FINISH LINE
Walmart
metro by T-Mobile
boost mobile

USPS
CHASE
Bank of America
ROSS DRESS FOR LESS
Pollo Loco
FITNESS
DOLLAR TREE
verizon
SUBWAY

us bank
Starbucks
ALDI
AT&T

Panorama City is one of the most established and densely populated communities in the San Fernando Valley, offering a strong consumer base and continued growth in retail, dining, and service businesses.



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