



## PRIME RETAIL FOR LEASE IN NATIONALLY ANCHORED CENTER

5600-5636 Van Nuys Blvd & 14431-14445 Burbank Blvd., Van Nuys, CA 91401



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PRIME RETAIL SPACES  
VAN NUYS, CA

**EXCLUSIVELY LISTED BY**

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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# PROPERTY FEATURES

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SEEKING QSR TO JOIN  
**ALL STAR LINEUP**

## APPROX. 1,460 - 4,420 SF

PREMIUM RETAIL & MONUMENT SIGNAGE AVAILABLE

- ✓ Suite 5604: ±2,645 SF
- ✓ Suite 5614-5618: ±1,460-4,420 SF (\*Do not disturb tenant)
- ✓ National anchored center
- ✓ Prominent monument signage facing busy, signalized intersection
- ✓ On-site parking field in front and rear of the building
- ✓ Frontage, visibility, and signage on busy Van Nuys Blvd.
- ✓ High ceilings
- ✓ Fire sprinklers

## AREA AMENITIES

- ✓ Join national tenants including Starbucks, Chipotle, Jersey Mike's, Panda Express, Bank of America, Jamba, and Silverlake Ramen
- ✓ Outstanding morning & evening drive time traffic
- ✓ Nearby retailers include Ralphs, CVS, Chase Bank, and more
- ✓ Close proximity to Van Nuys auto row



| — DEMOGRAPHICS | 1 MILE  | 3 MILE   | 5 MILE   |
|----------------|---|----------|----------|
| Population     | 39,899  | 273,915  | 672,879  |
| Avg. HH Income | \$88,950  | \$92,150 | \$91,689 |
| Daytime Pop    | 16,112  | 112,333  | 221,027  |
| Traffic Count  | ± 70,000 CPD ON<br>BURBANK BLVD & VAN NUYS BLVD |          |          |



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# EXTERIOR PHOTOS

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# SITE PLAN

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Measurement are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.









**COMMERCIAL**  
REAL ESTATE

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