

FOR LEASE










RETAIL / RESTAURANT

PRIME
PANORAMA CITY
LOCATION



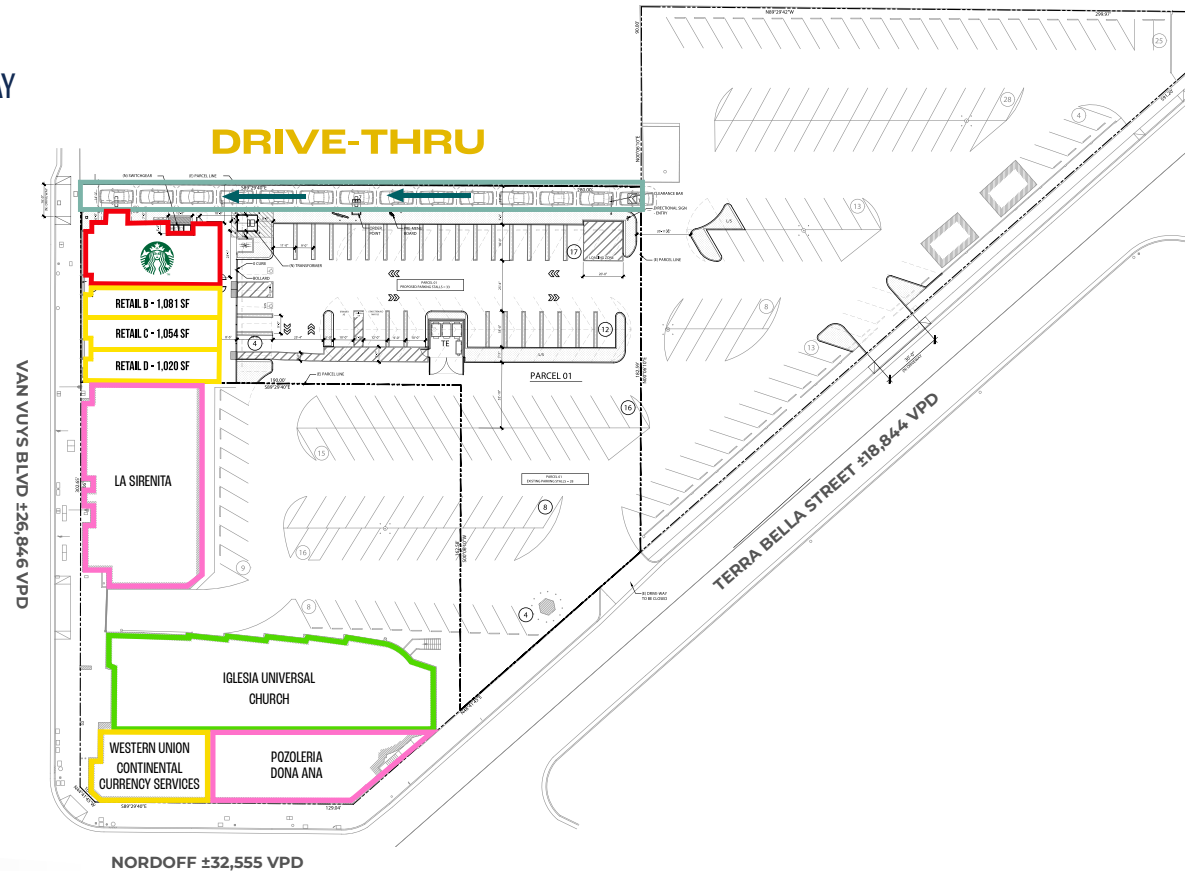
9134
VAN NUYS BLVD
PANORAMA CITY, CA

PROPERTY FEATURES

-  JOIN STARBUCKS
-  LOCATED IN ONE OF THE MOST DENSELY POPULATED AREAS IN THE SAN FERNANDO VALLEY
-  SITUATED ON THE SIGNALIZED INTERSECTION OF NORDHOFF STREET & VAN NUYS BLVD
-  EXCELLENT VISIBILITY & SIGNAGE
-  TREMENDOUS VEHICLE AND FOOT TRAFFIC - 78,000+ CARS PER DAY
-  ACROSS FROM A WALMART ANCHORED CENTER, MCDONALD'S & FUTURE STOP FOR THE EAST SFV LIGHT RAIL TRANSIT PROJECT
-  EXCELLENT DEMOGRAPHICS & STRONG DAYTIME POPULATION
-  SURROUNDED BY ROOFTOPS & CLOSE PROXIMITY TO 1,262 NEW APARTMENT PROJECT
-  **POPULATION**
1 MILE - 67,116 / 2 MILE - 169,197 / 3 MILE - 303,371

TENANT ROSTER

SPACE	TENANT	RENT
Drive-Thru	Starbucks	N/A
Retail B	1,081 SF Available	\$5.00 PSF + \$1.10 NNN
Retail C	1,054 SF Available	\$5.00 PSF + \$1.10 NNN
Retail D	1,029 SF Available	\$5.00 PSF + \$1.10 NNN



TRANSIT LINE OVERVIEW



LA Metro anticipates ESFVC will accommodate 30,000 boardings per day, which is expected to skyrocket when Los Angeles hosts the 2028 Summer Olympics and Paralympics. The project is part of LA Metro's 28 Plan, an ambitious initiative to complete 28 transformative infrastructure projects leading up to the games.

AREA OVERVIEW

📍 PANORAMA CITY OVERVIEW

Home to one of the first and oldest movie theaters in the San Fernando Valley. The theatre first opened on December 20, 1949 with Milton Berle in "Always Leave Them Laughing". Film stars Milton Berle & Virginia Mayo appeared 'in person'. It was a single screen with 1,000-seats. The Panorama Theatre was converted into a two-screen theatre in the 1970's era and on November 21, 1975 began screening Spanish language movies when it was renamed Cinema Panorama. In 1976 it was taken over by the Metropolitan Theatres chain. It closed in 1994 and now serves as a 'church' for the Brazilian based Universal Church of the Kingdom of God.

Vallarta - This center was also home to the second Vallarta ever in California. Vallarta relocated after a long and successful run for over 35 years here.

Known as the Valley's first planned community, Panorama City has kept-up this reputation with plans for over 1,262 new apartment units underway. Other developments include: the 13-story Panorama Tower redevelopment in 2020 by Izek Shomof into a 194-unit residential highrise, a mixed-use project at 8141 Van Nuys that will include 200 apartments and retail space near a future light rail stop, A former Montgomery Ward site that will be transformed into a seven-building complex with more than 600 apartments, 60,000 square feet of stores, & the Talisa Apartments development, which features 4 one-bedroom and 44 two-bedroom units on a lot of more than 51,000 square feet.



**HIGHEST POPULATION DENSITY
IN THE SAN FERNANDO VALLEY**



**FUTURE METRO STATION STOP PLANNED
DIRECTLY IN FRONT OF THE CENTER**



**THE OLDEST IHOP IN THE WORLD IS LOCATED
AT 8555 VESPER AVENUE**



**TWO-TIME GRAMMY-WINNING LA SIERRA RECORDS
IS LOCATED AT 8632 VAN NUYS BLVD**



**THE JENNI RIVERA (GRAMMY-WINNING SINGER) BOUTIQUE IS
LOCATED INSIDE PLAZA DEL VALLE AT 8610 VAN NUYS BLVD**



**POZELERIA DOÑA ANA IS THE LATEST TENANT TO COME IN
AND EXPERIENCE TREMENDOUS SUCCESS IN THE CENTER**

**THE CENTER HAS BEEN A HOST TO SEVERAL LONG-STANDING SUCCESSFUL
BUSINESSES AND WILL CONTINUE TO DO SO FOR A LONG TIME TO COME.**



7700 Woodman Ave

8141 Van Nuys Blvd

8140 Van Nuys Blvd

14545 Lanark St

8209 N Sepulveda Blvd

8222 Sepulveda Blvd

Panorama City Mall Redevelopment

PANORAMA CITY

VAN NUYS

VAN NUYS BOULEVARD

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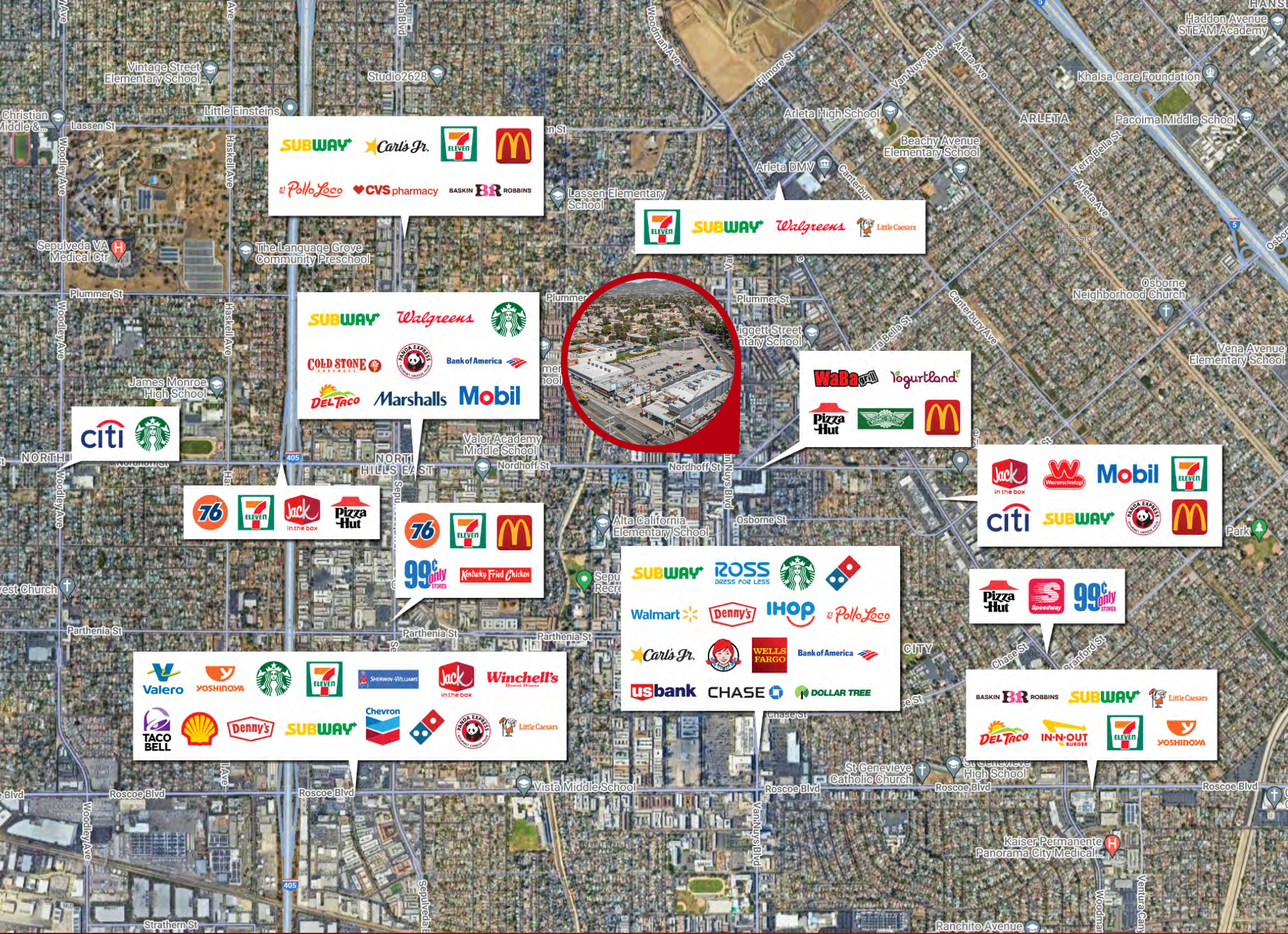
VAN NUYS BLVD

PANORAMA CITY, CA

# OF UNITS	ADDRESS	DIRECTION
133-Units	9701 N Vesper Ave	North of Van Nuys
36-Units	9701 Vesper Ave	North of Van Nuys
48-Units	9502 Van Nuys Blvd	North of Van Nuys
200-Units	8141 Van Nuys	South of Van Nuys
91-Units	8209 N Sepulveda Blvd	South of Van Nuys
102-Units	8140 N Van Nuys	South of Van Nuys
200-Units	8141 Van Nuys Blvd	South of Van Nuys
180-Units	14545 Lanark St	South of Van Nuys
N/A	Panorama City Mall Redevelopment	South of Van Nuys
33-Units	8222 Sepulveda Blvd	West of Nordhoff/ South of Van Nuys
239-Units Senior Affordable Housing	7700 Woodman	East of Nordhoff/ South of Van Nuys

9701 N Vesper Ave

9502 Van Nuys Blvd



SUBWAY Carl's Jr. 7 ELEVEN McDonald's
 Pollo Loco CVS pharmacy BASKIN BR ROBBINS

7 ELEVEN SUBWAY Walgreens Little Caesars

SUBWAY Walgreens Starbucks
 COLD STONE EXPRESS Panda Express Bank of America
 DEL TACO Marshalls Mobil



WaBa Yogurtland
 Pizza Hut WINGSTON McDonald's

citi Starbucks

76 7 ELEVEN Jack in the box Pizza Hut

76 7 ELEVEN McDonald's
 99¢ only STORES Kentucky Fried Chicken

Jack in the box Wenderschnitzl Mobil 7 ELEVEN
 citi SUBWAY Panda Express McDonald's

SUBWAY ROSS DRESS FOR LESS Starbucks Domino's
 Walmart Denny's IHOP Pollo Loco
 Carl's Jr. WELLS FARGO Bank of America
 usbank CHASE DOLLAR TREE

Pizza Hut Speedway 99¢ only STORES

Valero YOSHINOYA Starbucks 7 ELEVEN SHERWIN-WILLIAMS Jack in the box Winchell's
 TACO BELL Shell Denny's SUBWAY Chevron Domino's Panda Express Little Caesars

BASKIN BR ROBBINS SUBWAY Little Caesars
 DEL TACO IN-N-OUT BURGER 7 ELEVEN YOSHINOYA

DEMOGRAPHIC DATA



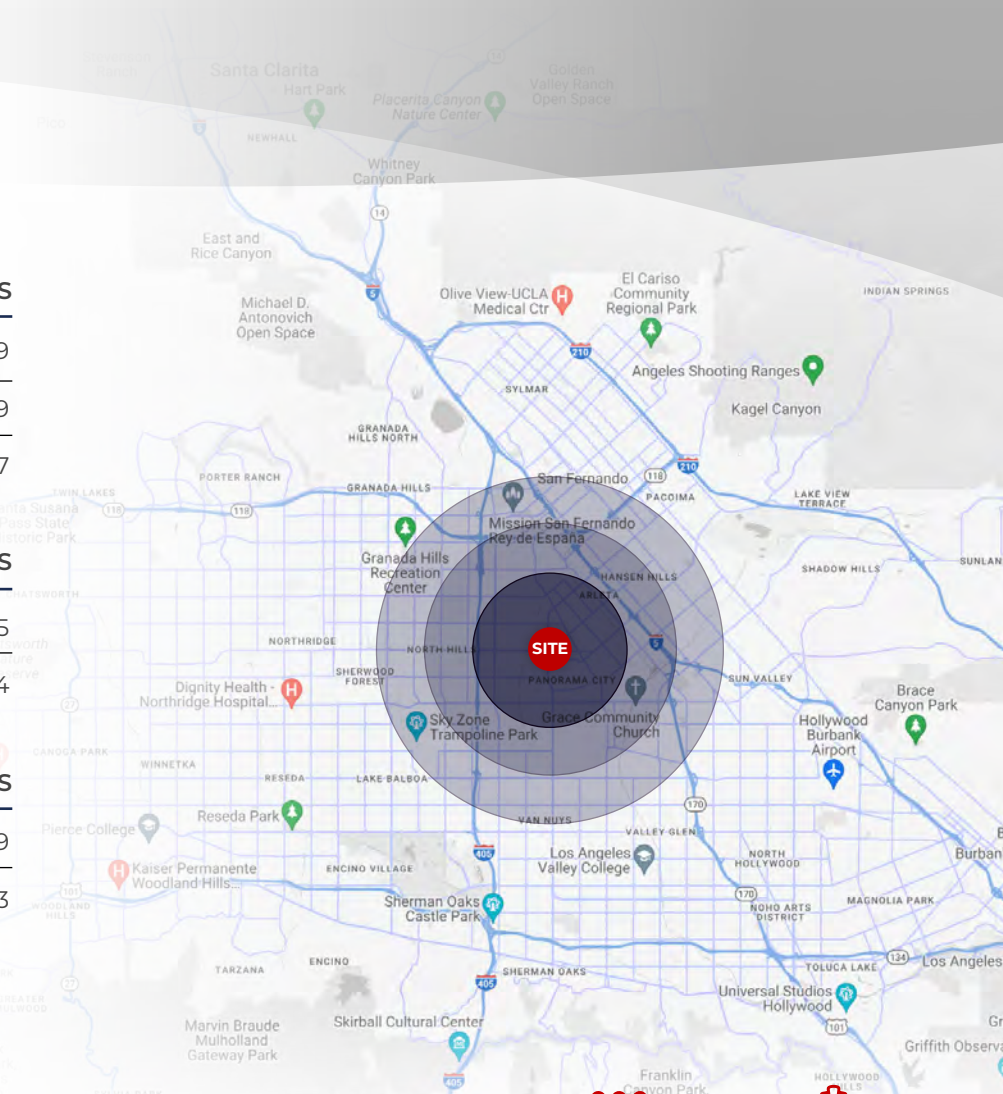
POPULATION	1 MILE	2 MILES	3 MILES
Estimated Population	64,715	165,494	300,079
Estimated Households	16,821	44,028	85,399
Median Age	33.5	34.7	35.7



HOUSEHOLD INCOME	1 MILE	2 MILES	3 MILES
Average Household Income	\$100,744	\$105,230	\$107,585
Median Household Income	\$73,652	\$78,043	\$80,264



DAYTIME POPULATION	1 MILE	2 MILES	3 MILES
Total Businesses	1,119	4,121	10,049
Total Employees	7,327	30,809	79,583

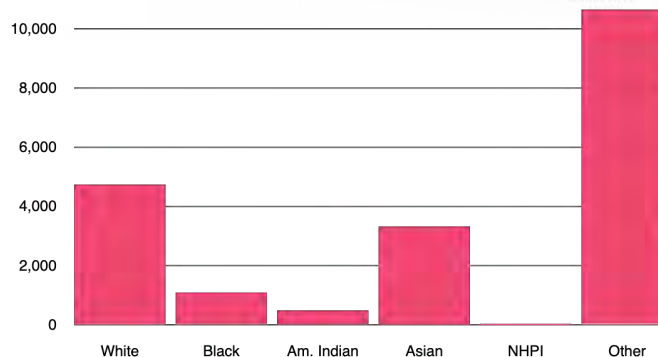


DRIVE TIMES

DESTINATIONS

DESTINATIONS	DISTANCE
Kaiser Permanente Medical Center	8 Minute Drive
Van Nuys DMV	13 Minute Drive
Van Nuys Airport	14 Minute Drive
Cal State Northridge University	14 Minute Drive
Dignity Health Hospital	19 Minute Drive
Northridge Fashion Center	19 Minute Drive

RACE & ETHNICITY



300,079*
TOTAL POPULATION



\$107,585*
AVERAGE INCOME



79,583*
DAYTIME EMPLOYMENT



10,049*
TOTAL BUSINESSES

* 3 MILE RADIUS

9134

VAN NUYS BOULEVARD

PANORAMA CITY, CA

FOR LEASE



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