



COMMERCIAL
REAL ESTATE
the sign of a profitable property



PROFESSIONAL OFFICES FOR LEASE: PRIME VAN NUYS

6742 Van Nuys Blvd, Van Nuys, CA 91405



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PROPERTY FEATURES

6742 Van Nuys Blvd, Van Nuys, CA 91405



APPROX. 150-1,500 SF

OFFICE/MEDICAL SPACES AVAILABLE

- ✓ Up to 1,500 SF available (combined)
- ✓ Great for small business owners and professional services
- ✓ Various of sizes and layouts that can be combined to suit a variety of business models
- ✓ Signage available facing Van Nuys Blvd
- ✓ Secure gated parking
- ✓ Security system

AREA AMENITIES

- ✓ Located on the high-traffic Van Nuys Blvd Commercial Corridor
- ✓ Busy Intersection
- ✓ Near Police Station & Municipal Courts
- ✓ Proximal to Public Transportation

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	56,866	323,965	723,836
 Avg. HH Income	\$73,897	\$88,254	\$100,028
 Daytime Pop	54,711	322,358	713,773
 Traffic Count	± 34,885 CPD ON VAN NUYS BLVD & VANOWEN ST		

OFFICE & MEDICAL SPACES
VAN NUYS, CA

INTERIOR PHOTOS

6742 Van Nuys Blvd, Van Nuys, CA 91405



UNIT 100



UNIT 102



OFFICE & MEDICAL SPACES
VAN NUYS, CA

INTERIOR PHOTOS

6742 Van Nuys Blvd, Van Nuys, CA 91405



UNIT 106



OFFICE & MEDICAL SPACES
VAN NUYS, CA

INTERIOR PHOTOS

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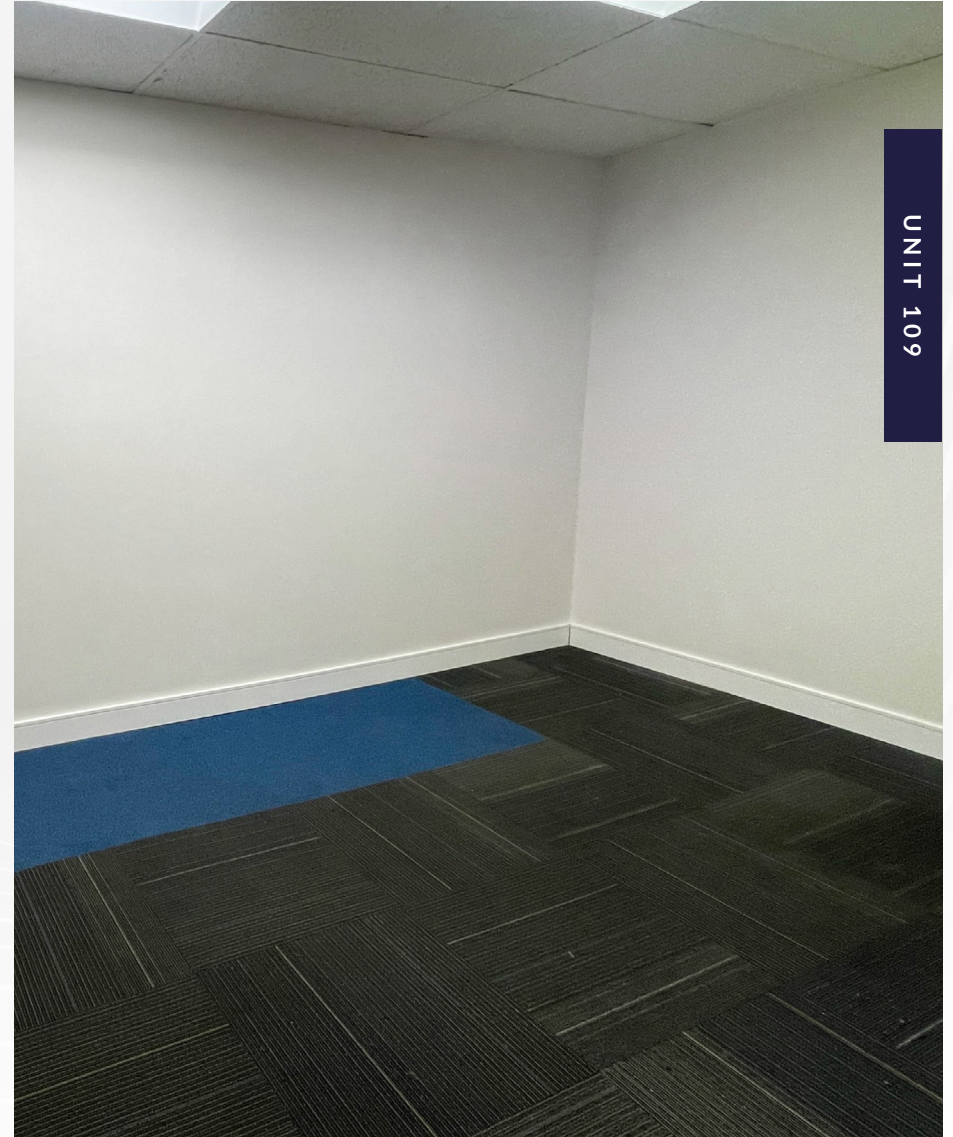


UNIT 107

OFFICE & MEDICAL SPACES
VAN NUYS, CA

INTERIOR PHOTOS

6742 Van Nuys Blvd, Van Nuys, CA 91405

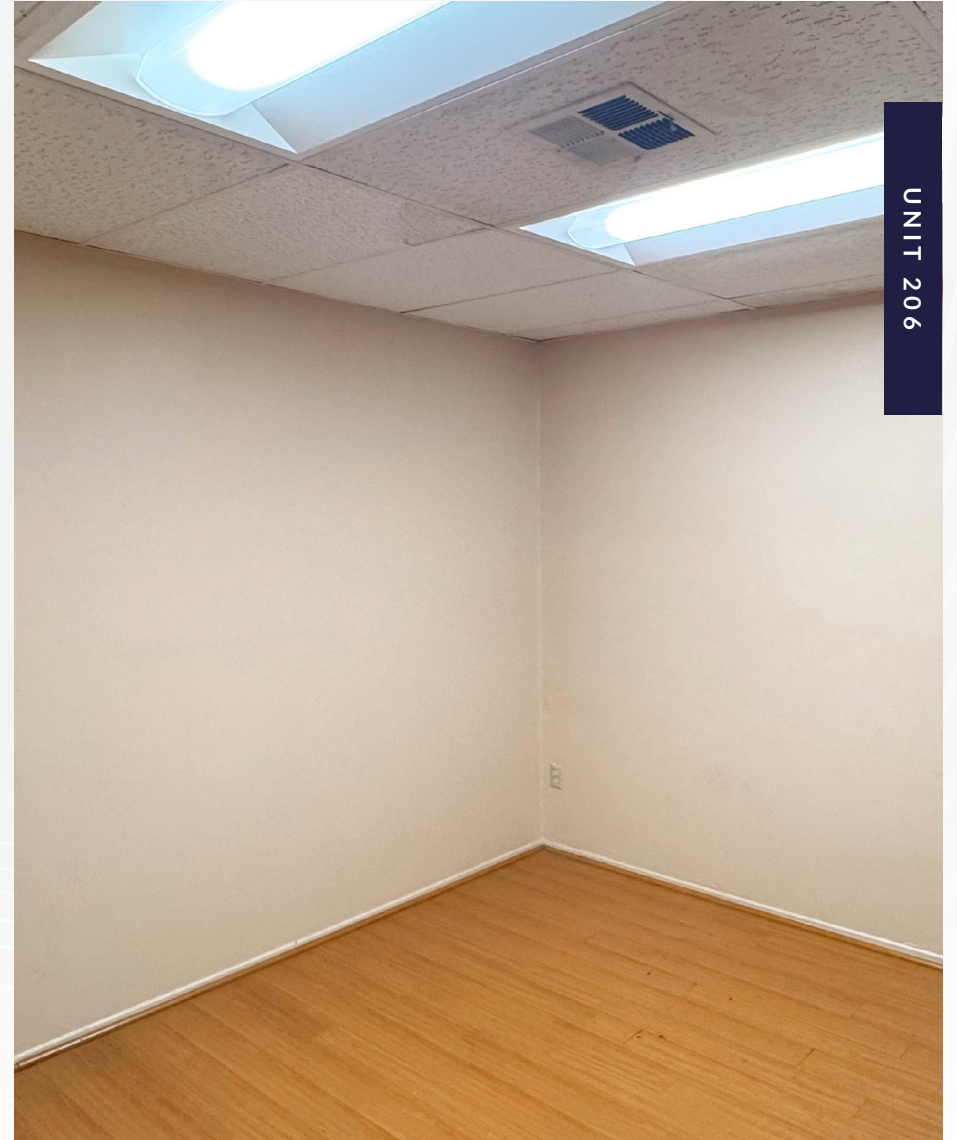


UNIT 109

OFFICE & MEDICAL SPACES
VAN NUYS, CA

INTERIOR PHOTOS

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UNIT 206



AERIAL MAP



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