



COMMERCIAL
REAL ESTATE
the sign of a *profitable property*



HIGH-TRAFFIC SEPULVEDA BLVD RETAIL

5810-5850 Sepulveda Blvd., Van Nuys, CA 91411



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RETAIL SPACE
VAN NUYS, CA

PROPERTY FEATURES

5810-5850 Sepulveda Blvd., Van Nuys, CA 91411



APPROX. 3,463 SF

RETAIL SPACE AVAILABLE

- ✓ Co-tenants include Bev-Mo, Fedex, and Petco
- ✓ Formerly Play it Again Sports
- ✓ Ideal for a variety of retail uses
- ✓ Excellent visibility from Sepulveda Blvd
- ✓ 120 surface parking spaces

AREA AMENITIES

- ✓ Located on the busy Sepulveda Blvd commercial corridor
- ✓ Close access to the 405 and 101 freeways

RATE

UNIT 5832 | ±3,463 SF | \$2.60 + 0.58 NNN PSF

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	26,369	247,846	646,458
Avg. HH Income	\$96,933	\$102,494	\$103,361
Daytime Pop	21,440	203,187	529,736
Traffic Count	± 43,266 CPD ON SEPULVEDA BLVD		

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INTERIOR PHOTOS

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RETAIL SPACE
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SITE PLAN

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Measurements 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.



AutoZone

CHASE

Mercedes-Benz

Walgreens



CVS
pharmacy

amc
THEATRES

BANK OF AMERICA



COSTCO
WHOLESALE



7-ELEVEN

Ralphs

macys

JONS
fresh in your area

AERIAL MAP



**COMMERCIAL
REAL ESTATE**

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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.