



**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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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		

RETAIL SPACE
VAN NUYS, CA

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.





COMMERCIAL
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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.