



**COMMERCIAL**  
REAL ESTATE

*the sign of a profitable property*



# OFFICE SPACES FOR LEASE IN DENSELY POPULATED VAN NUYS

6819 Sepulveda Blvd., Van Nuys, CA 91405



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DRE#02204046



# PROPERTY FEATURES

6819 Sepulveda Blvd., Van Nuys, CA 91405







## APPROX. 930 - 2,311 SF

OFFICE SPACES AVAILABLE

- ✓ Designated parking structure in rear of building
- ✓ Signage available for tenants
- ✓ Located directly on Sepulveda Blvd.

## AREA AMENITIES

- ✓ Close proximity to 405 FWY and Sepulveda Orange Line
- ✓ Approx. 44,000 CPD on Sepulveda Blvd. and Erwin St.
- ✓ Across the street from Costco Shopping Center, LA Fitness, Dollar Tree, Staples and other major retailers
- ✓ Densely populated area

| — DEMOGRAPHICS   | 1 MILE                         | 3 MILE   | 5 MILE   |
|--|--------------------------------|----------|----------|
|  Population      | 33,936                         | 284,949  | 713,133  |
|  Avg. HH Income | \$67,732                       | \$87,835 | \$92,966 |
|  Daytime Pop    | 27,050                         | 228,824  | 575,105  |
|  Traffic Count  | ± 44,370 CPD ON SEPULVEDA BLVD |          |          |



**AVAILABLE**

**VNY**  
VAN NUYS AIRPORT

**OVALARIA**  
SUPERMARKETS

**SK**  
SUPER KING  
MARKETS

**BIG 5**  
SPORTING GOODS



**CRUNCH**  
FITNESS

**99c RANCH MARKET**



**CVS pharmacy**

**WELLS FARGO**

**COSTCO WHOLESALE**

**Staples**

**LAIFITNESS**

**ACE Hardware**

**Public Storage**

**target**

**BevMo!**

**petco**

**Ralphs**



**AERIAL MAP**

MID-VALLEY PROFESSIONAL BUILDING



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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.