



**COMMERCIAL
REAL ESTATE**

the sign of a profitable property



STOREFRONT RETAIL AVAILABLE ON HIGH TRAFFIC INTERSECTION

14453-14455 Roscoe Blvd. & 8324-8440 Van Nuys Blvd., Panorama City, CA 91402



ARMEN TCHAPANIAN
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TODD NATHANSON
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5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

RETAIL & MEDICAL SPACE
PANORAMA CITY, CA

EXCLUSIVELY LISTED BY

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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.

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PROPERTY FEATURES

8324-8440 Van Nuys Blvd. & 14453-14455 Roscoe Blvd.
Panorama City, CA 91402



APPROX. 1064 - 2,128 SF STOREFRONT RETAIL SPACE AVAILABLE

- ✓ Dense population
- ✓ Easy access to public transit
- ✓ Professional daytime consumers
- ✓ Professionally maintained and landscaped property with a parking guard
- ✓ Space divisible to ±1,064 SF or ±2,128 SF

AREA AMENITIES

- ✓ Huge traffic counts
- ✓ Established retail corridor
- ✓ Freeway access

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	56,066	335,030	722,021
Avg. HH Income	\$68,166	\$82,451	\$93,206
Daytime Pop	44,165	269,828	587,921
Traffic Count	± 77,615 CPD ON ROSCOE BLVD & VAN NUYS BLVD		

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PANORAMA CITY, CA

INTERIOR PHOTOS

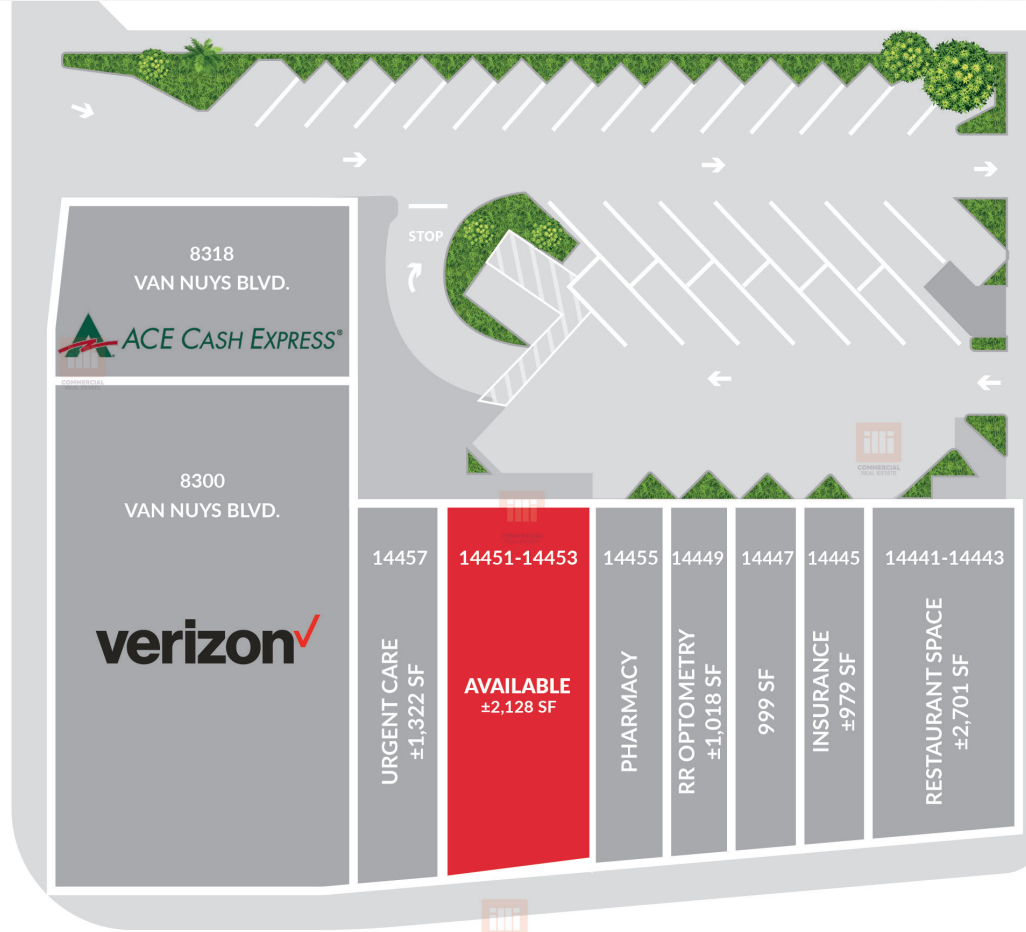
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SITE PLAN

8324-8440 Van Nuys Blvd. & 14453-14455 Roscoe Blvd.
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VAN NUYS BLVD



ROSCOE BLVD

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.



VALARIA
SUPERMARKETS

NORDHOFF ST

WaBa grill

O'Reilly
AUTO PARTS

WOODMAN AVE

99¢
only
STORES.

PARTHENIA ST

Polo
CAMPERO

Walmart

DOLLAR TREE

ROSS
DRESS FOR LESS

7
ELEVEN

ROSCOE BLVD

dd's
DISCOUNTS

ALDI

Starbucks

AVAILABLE

ExtraSpace
Storage

target

Goodwill

Burlington

PETSMART

ARMINTA ST

OLD NAVY

Smart
& Final.

VAN NUYS BLVD

THE HOME
DEPOT

LIVING SPACES

ups

target

Burlington

ROSS
DRESS FOR LESS

Smart
& Final.

Polo
CAMPERO

CVS
pharmacy

LIVING SPACES

ALDI

Walmart

dd's
DISCOUNTS

Starbucks

AERIAL MAP

WaBa grill
VALARIA
SUPERMARKETS



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