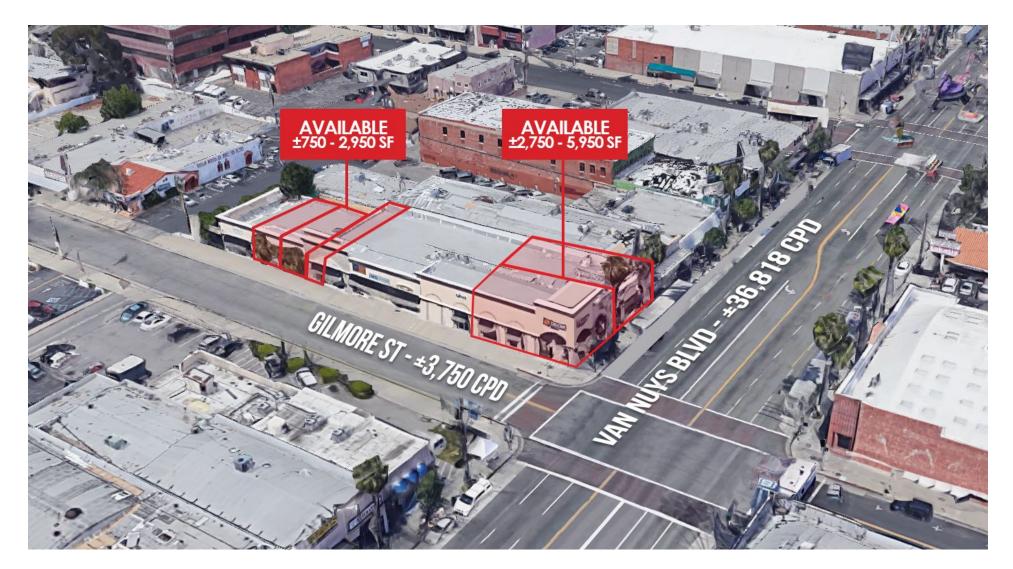
6451 VAN NUYS BOULEVARD, VAN NUYS, CA 91401



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PROPERTY FEATURES

- + Approx. 750 2,950 SF available on Gilmore St.
- + Approx. 2,750 5,950 SF available on Van Nuys Blvd.
- + Flagship retail location
- + Signalized intersection on Van Nuys Blvd.
- + On-site parking
- + Prominent signage

AREA AMENITIES

- + Great retail sector in the heart of the San Fernando Valley
- Prime shopping area with excellent foot and auto traffic - ±320,000 people within 3 miles
- + Local retailers include Skechers, El Pollo Loco, Chase Bank, Yoshinoya, Radio Shack, and many more!



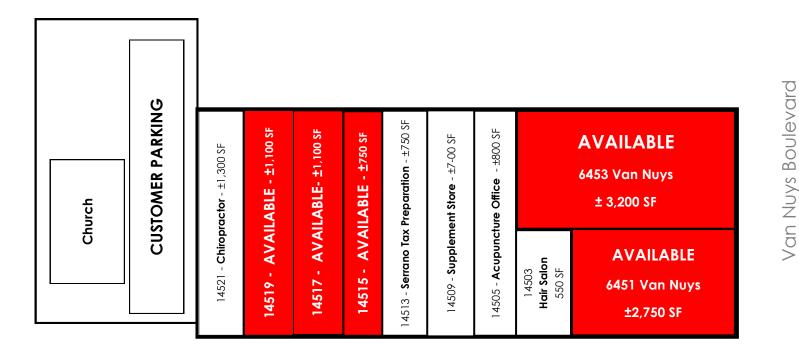
DEMOS	1 mile	3 mile	5 mile
Population	53,385	319,449	739,091
Avg. HH Income	\$63,507	\$82,887	\$91,042
Daytime Pop.	19,032	123,000	228,693
Traffic Count	±40,568 cars per day		

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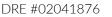


Gilmore Street

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