

NEWLY REMODELED RETAIL CENTER IN PRIME SHOPPING DISTRICT

6451 VAN NUYS BOULEVARD, VAN NUYS, CA 91401



GREG OFFSAY · Vice President

[818.697.9387](tel:818.697.9387) · greg@illicre.com

DRE #01837719

ARMEN TCHAPANIAN · Associate

[818.697.9362](tel:818.697.9362) · armen@illicre.com

DRE #02041876



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 footage 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.

NEWLY REMODELED RETAIL CENTER IN PRIME SHOPPING DISTRICT

6451 VAN NUYS BOULEVARD, VAN NUYS, CA 91401

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		

GREG OFFSAY · Vice President

[818.697.9387](tel:818.697.9387) · greg@illicre.com

DRE #01837719

ARMEN TCHAPANIAN · Associate

[818.697.9362](tel:818.697.9362) · armen@illicre.com

DRE #02041876



NEWLY REMODELED RETAIL CENTER IN PRIME SHOPPING DISTRICT

6451 VAN NUYS BOULEVARD, VAN NUYS, CA 91401



GREG OFFSAY · Vice President

[818.697.9387](tel:818.697.9387) · greg@illicre.com

DRE #01837719

ARMEN TCHAPANIAN · Associate

[818.697.9362](tel:818.697.9362) · armen@illicre.com

DRE #02041876



NEWLY REMODELED RETAIL CENTER IN PRIME SHOPPING DISTRICT

6451 VAN NUYS BOULEVARD, VAN NUYS, CA 91401



GREG OFFSAY · Vice President

818.697.9387 · greg@illicre.com

DRE #01837719

ARMEN TCHAPANIAN · Associate

818.697.9362 · armen@illicre.com

DRE #02041876



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 footage 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.