

# RARE FREESTANDING COMMERCIAL BUILDING ON CORNER LOT WITH GATED PARKING



## THE OFFERING

*We are pleased to present 7301 Sepulveda Boulevard, Van Nuys, CA.*

We are pleased to present an opportunity to acquire a rare freestanding medical/office building with major street frontage on highly trafficked Sepulveda Boulevard.

The ability to occupy over 80% of the building allows the buyer to acquire the building with SBA financing and still have cash flow to pay for part of the loan payments.

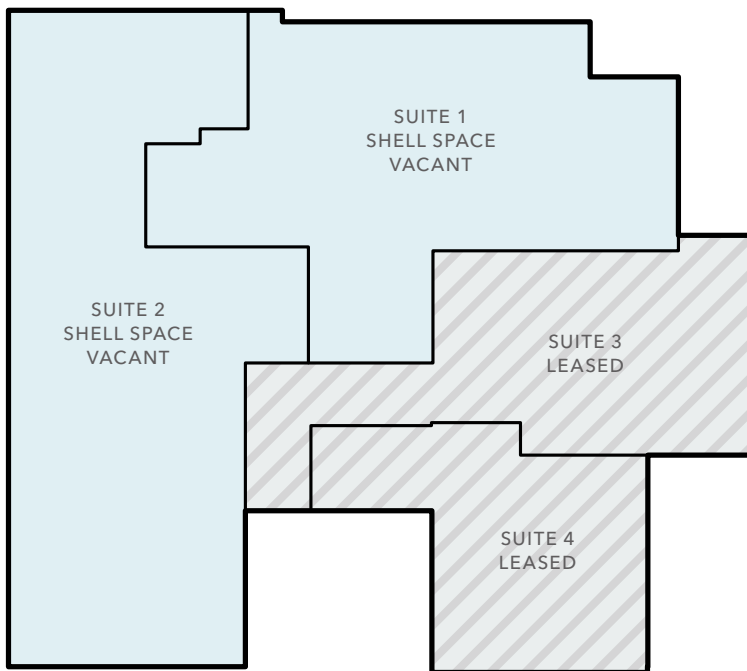
## PROPERTY OVERVIEW

ADDRESS	7301 Sepulveda Blvd, Van Nuys, CA 91405
BUILDING SF	4,560 sf
LOT SF	16,945 sf
ZONING	LAC1
APN	2222.021.001
YEAR BUILT	1957
PARKING	22 spaces or 5/1,000 sf parking
PRICE	\$3,700,000
GATED PARKING	20 parking spaces
TRAFFIC COUNT	±27,616 cars daily on Sepulveda Boulevard

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**1,150 SF**  
SUITE 1 - VACANT

**976 SF**  
SUITE 2 - VACANT

**1,546 SF**  
SUITE 3 - MONTH TO MONTH, AVAILABLE FOR OWNER USER

**888 SF**  
SUITE 4 - OCCUPIED

**4,560 SF**  
TOTAL BUILDING SF

*Exclusively listed by*

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