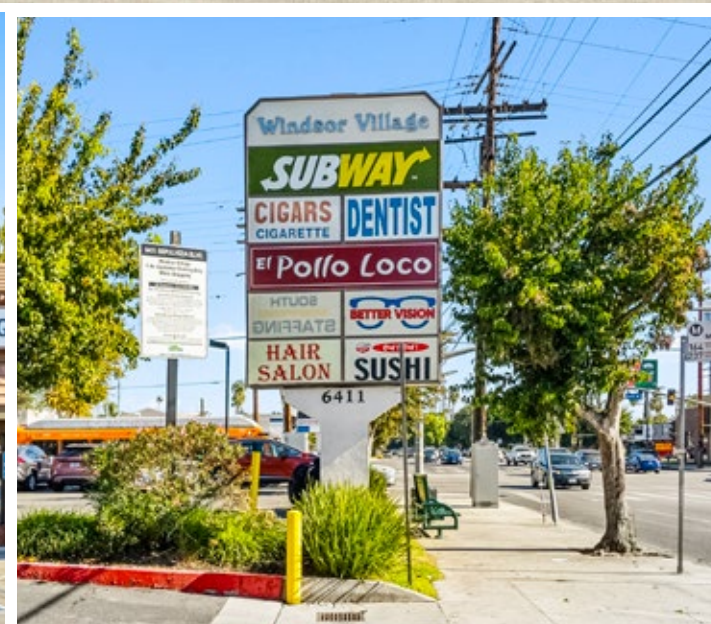




For Lease! Retail Space on Sepulveda & Victory

6411 Sepulveda Boulevard, Van Nuys, CA

**AVISON
YOUNG**



PROPERTY HIGHLIGHTS



- Join a great tenant mix at Windsor Village including Subway and El Pollo Loco!
- Ample surface parking on-site with multiple points of ingress and egress (3.95/1,000 SF)
- High traffic area with more than 52,000 VPD at Sepulveda and Victory intersection
- Two pylon signage opportunities available
- Easy access to the 405 freeway
- Located within a half mile of synergistic major restaurants and retailers including Jack in the Box, Carl's Jr., Jiffy Lube, Zankou Chicken, and Costco
- Ideal for QSRs with proven delivery-takeout model, as well as retail, beauty, health, and service uses

LEASING OVERVIEW

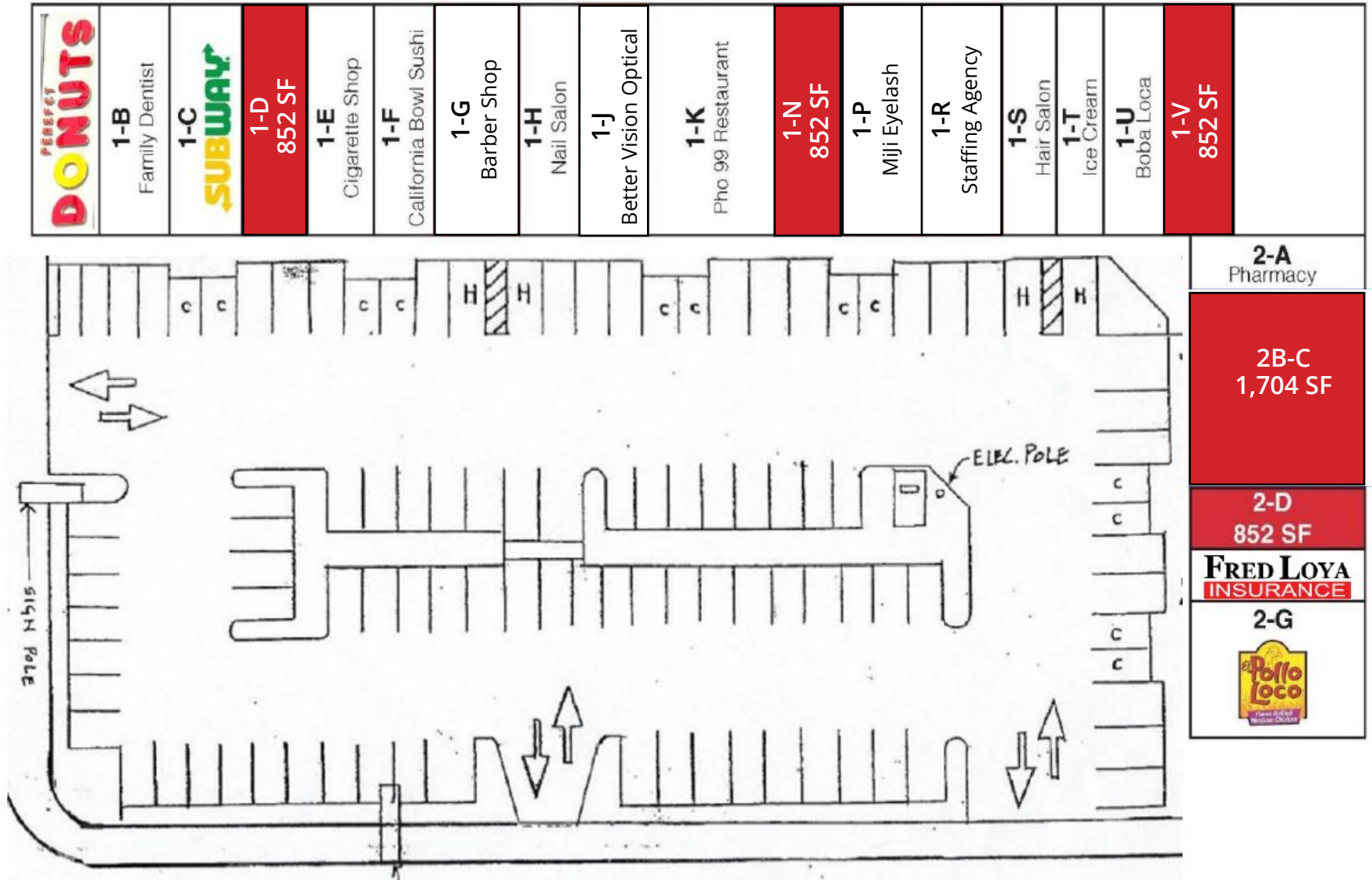
Available Spaces:	Suite 1 - D:	±852 SF
	Suite 1 - N:	±852 SF
	Suite 1 - V:	±852 SF
	Suite 2B - C:	±1,704 SF
	Suite 2 - D:	±852 SF
Term:	3 - 5 Years	
Asking Rate:	Negotiable	
Lease Type:	NNN	

*NNNs are estimated at \$1.38





Victory Blvd.



Sepulveda Blvd.



ABOUT VAN NUYS

Van Nuys is a vibrant neighborhood located in the San Fernando Valley region of Los Angeles, California. Originally settled in the early 20th century, Van Nuys has evolved into a dynamic community characterized by its bustling economy and accessibility. From thriving immigrant communities to long-established residents, Van Nuys is a vast multicultural hub. This community offers major accessibility via the 405 freeway, Victory Blvd., Sherman Way, Sepulveda Blvd., and Van Nuys Blvd., which make Van Nuys an attractive destination for businesses seeking connectivity and logistical advantages. <https://cd6.lacity.gov/about-us/city-district-6/van-nuys/>



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