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FOR LEASE
818/225-1300

LA public
Accountants

ATTORNEY
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ATTORNEYS

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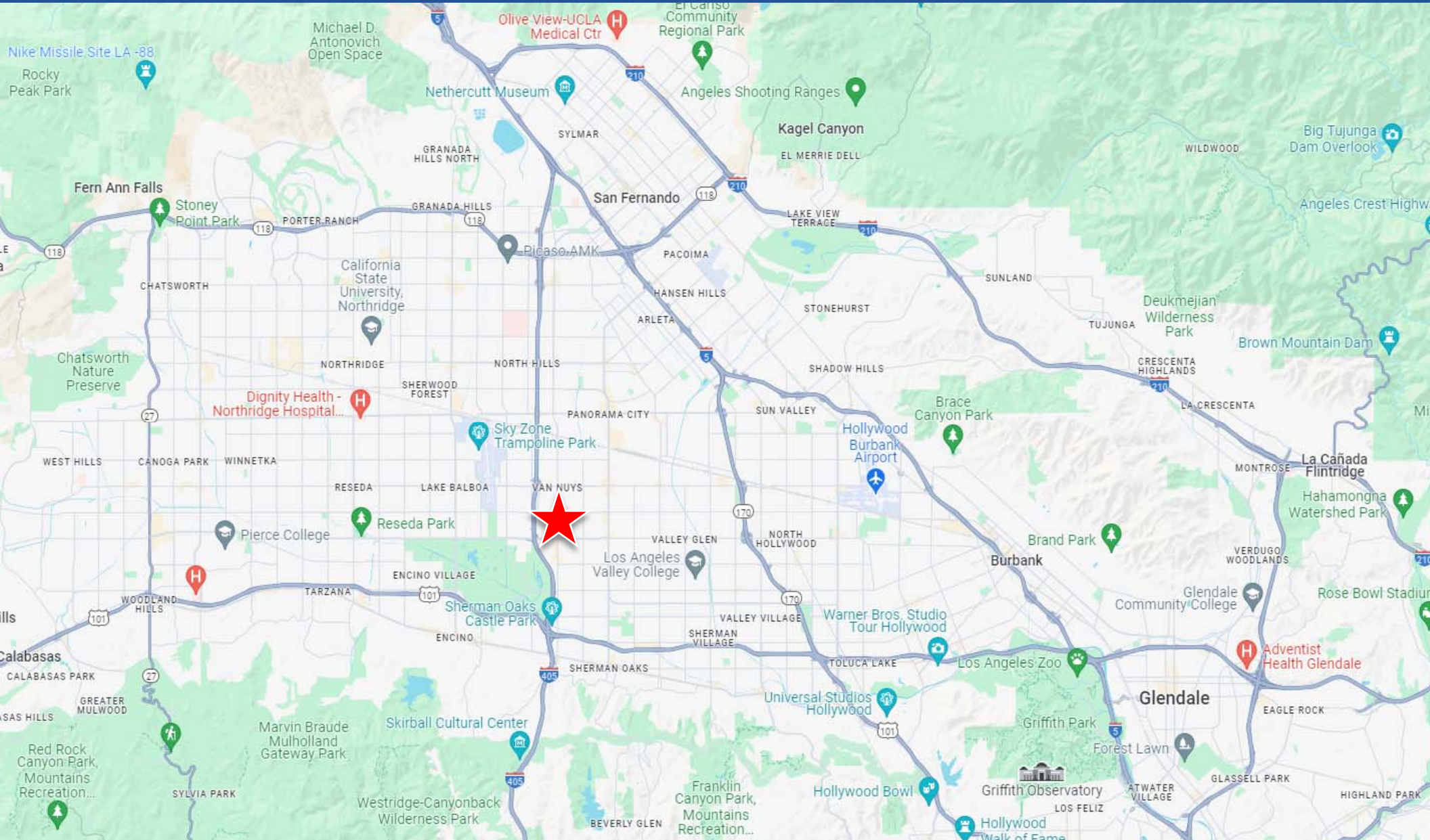
6261 VAN NUYS BOULEVARD, VAN NUYS 91401

CAMILLE PALEY 310.855.2319 | CAMILLE@PALEYCOMMERCIALREALESTATE.COM



AREA MAP

6261 VAN NUYS BOULEVARD, VAN NUYS 91401



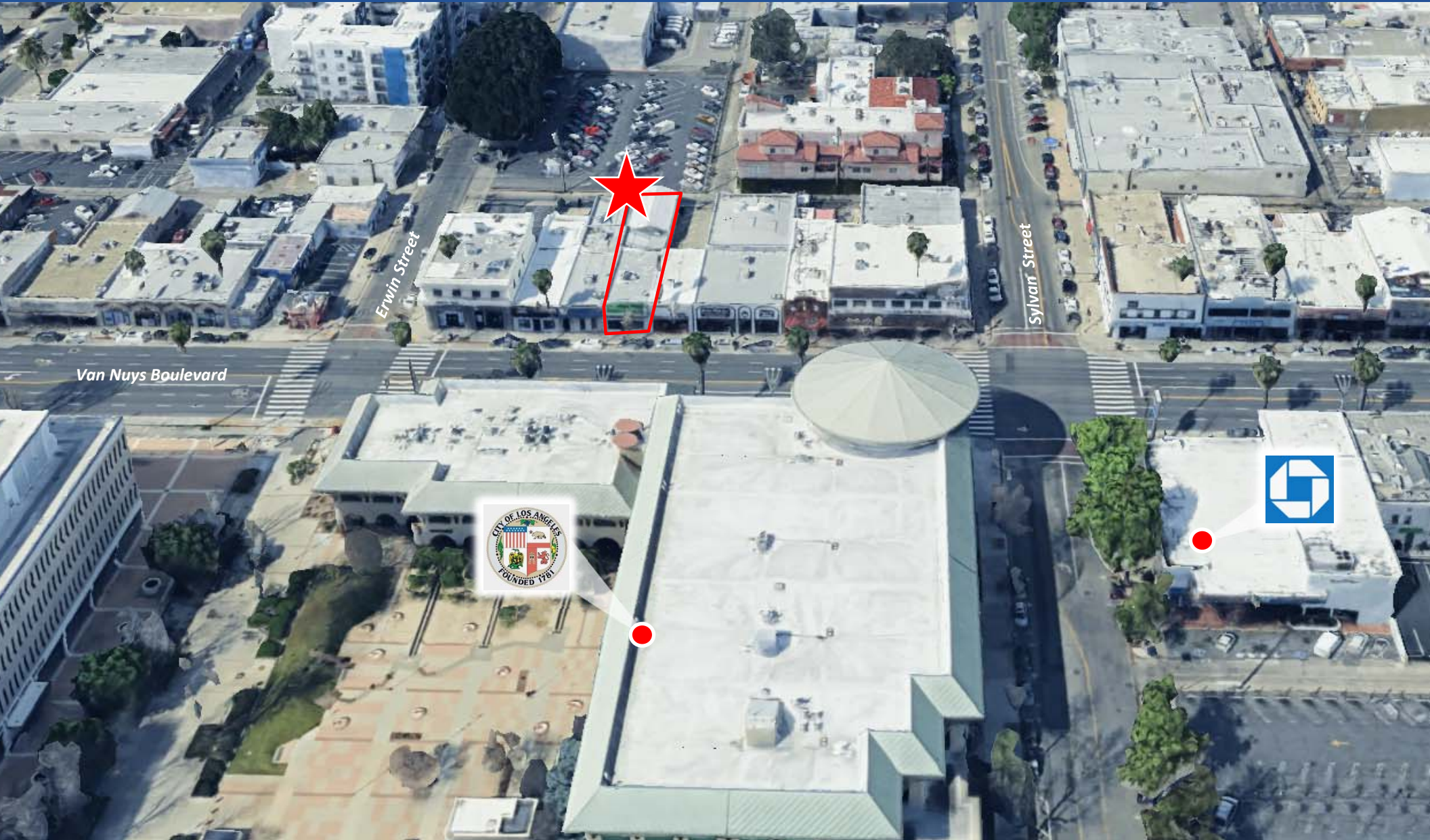
AREA OVERVIEW (WIDE)

6261 VAN NUYS BOULEVARD, VAN NUYS 91401



AERIAL OVERVIEW (NARROW)

6261 VAN NUYS BOULEVARD, VAN NUYS 91401



PROPERTY FEATURES

6261 VAN NUYS BOULEVARD, VAN NUYS 91401



Address:	6261 Van Nuys Blvd, Van Nuys CA 91401
APN:	2241-012-006
Price:	\$5,500.00 Per Month Modified Gross
Terms:	2-5 Years
Building:	3,675 Square Feet
Property Type:	Retail/Office
Zoning:	LAC2

LOCATION

Strategically located on busy Van Nuys Boulevard in between Erwin Street and Sylvan Street. Across the street from City Hall and Courthouse. Surrounded by national retailers including Chase, T-Mobile, and Sketchers, and adjacent to dozens of prestigious car dealerships. Close proximity to 101 and 405 Freeways.

DESCRIPTION

Rare Van Nuys free-standing retail/office building available "For Lease." Comprised of front retail/reception area, 3 spacious, private offices, a filing room, 2 restrooms, a kitchenette area with a sink and refrigerator hook up, and a large garage that can be used as storage or can accommodate up to 4 cars.

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DEMOGRAPHICS

6261 VAN NUYS BOULEVARD, VAN NUYS 91401



POPULATION	2-Mile	5-Mile	10-Mile
2020 Population	154,226	709,147	1,965,728
2024 Population	153,393	702,719	1,948,118
2029 Population Projection	149,513	684,429	1,897,778
HOUSEHOLD INCOME	2-Mile	5-Mile	10-Mile
Avg Household Income	\$90,365	\$100,763	\$111,857
Median Household Income	\$65,154	\$72,978	\$82,528

POPULATION BY RACE	2-Mile	5-Mile	10-Mile
White	57,709	263,386	850,235
Black	7,939	29,858	79,848
American Indian/Alaskan Native	2,014	8,839	20,613
Asian	11,454	63,652	219,234
Hawaiian & Pacific Islander	244	1,013	2,656
Two or More Races	74,034	335,971	775,531
Hispanic Origin	76,149	349,078	787,312

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