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**6261 VAN NUYS BOULEVARD, VAN NUYS 91401**

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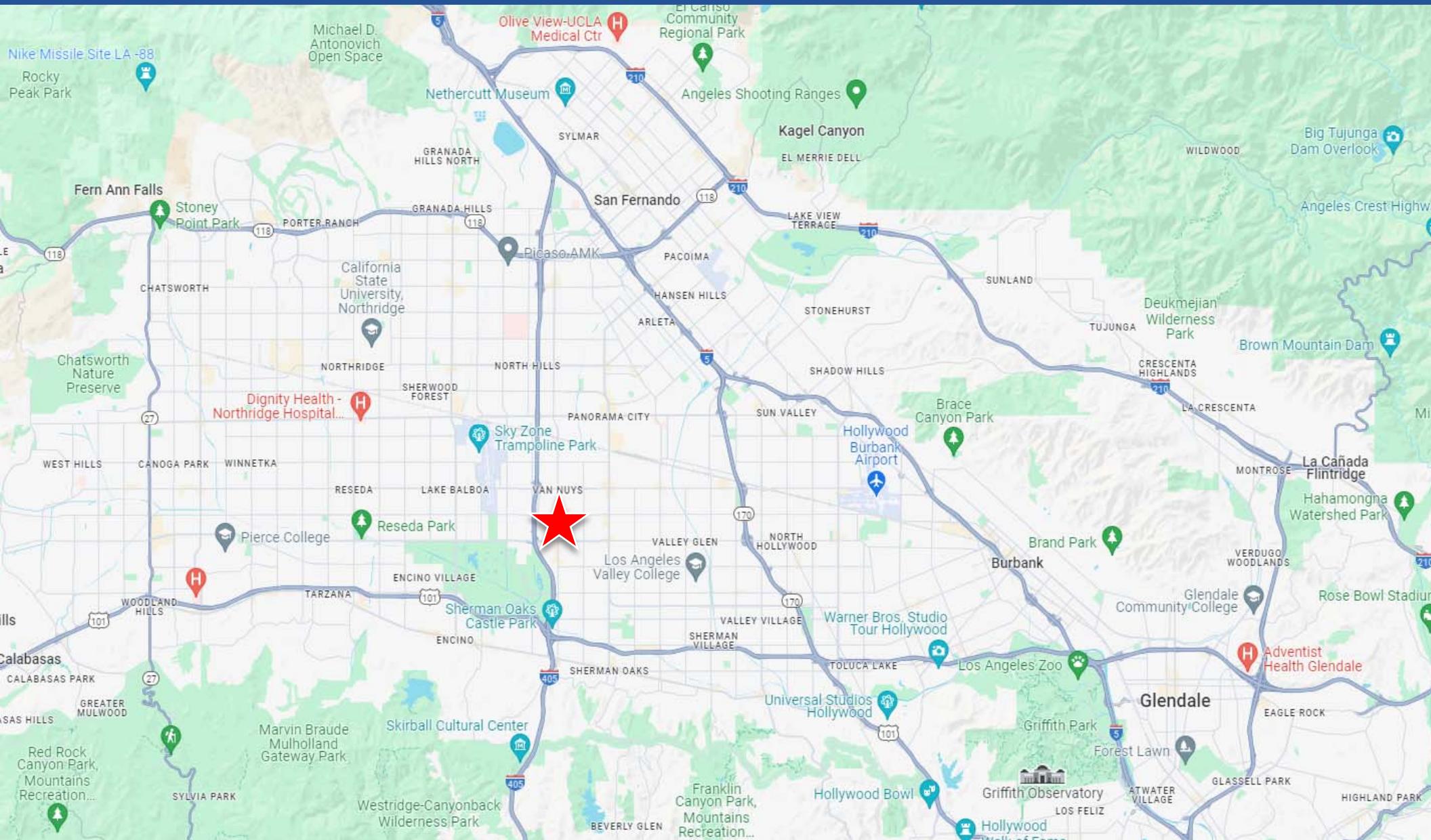
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# AREA MAP

6261 VAN NUYS BOULEVARD, VAN NUYS 91401

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# AREA OVERVIEW (WIDE)

6261 VAN NUYS BOULEVARD, VAN NUYS 91401

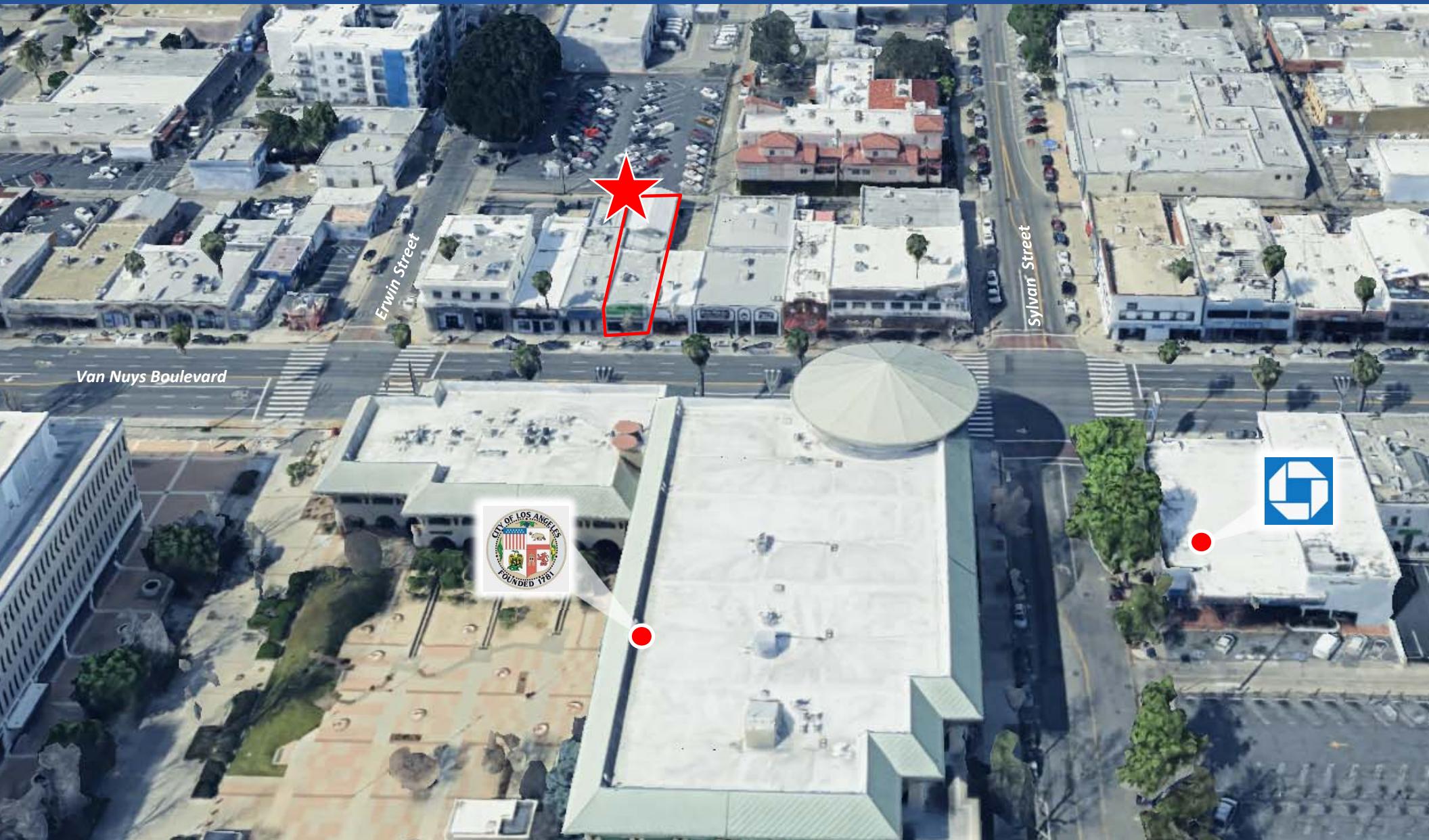
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# AERIAL OVERVIEW (NARROW)

6261 VAN NUYS BOULEVARD, VAN NUYS 91401

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# PROPERTY FEATURES

6261 VAN NUYS BOULEVARD, VAN NUYS 91401

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**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  |

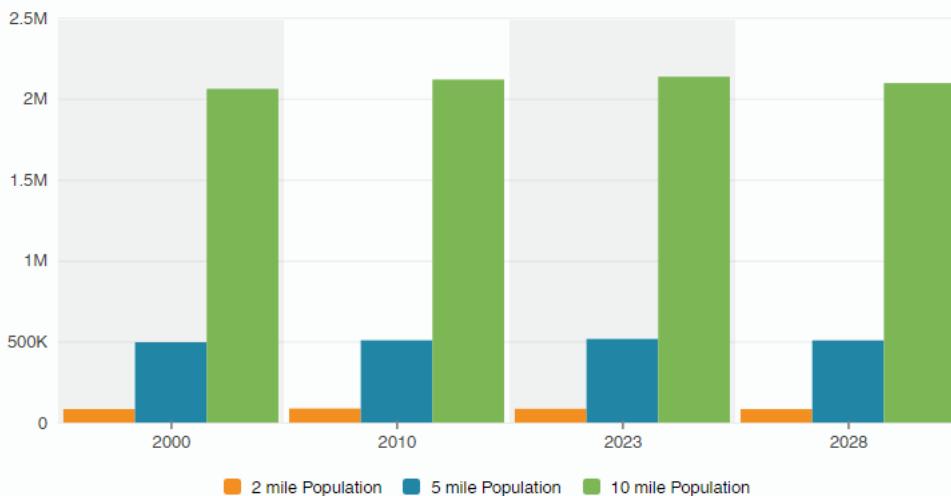
| POPULATION BY RACE             | 2-Mile | 5-Mile  | 10-Mile |
|--------------------------------|--------|---------|---------|
| White                          | 57,709 | 263,386 | 850,235 |
| Black                          | 7,939  | 29,858  | 79,848  |
| American Indian/Alaskan Native | 2,014  | 8,839   | 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 |

# DEMOGRAPHICS

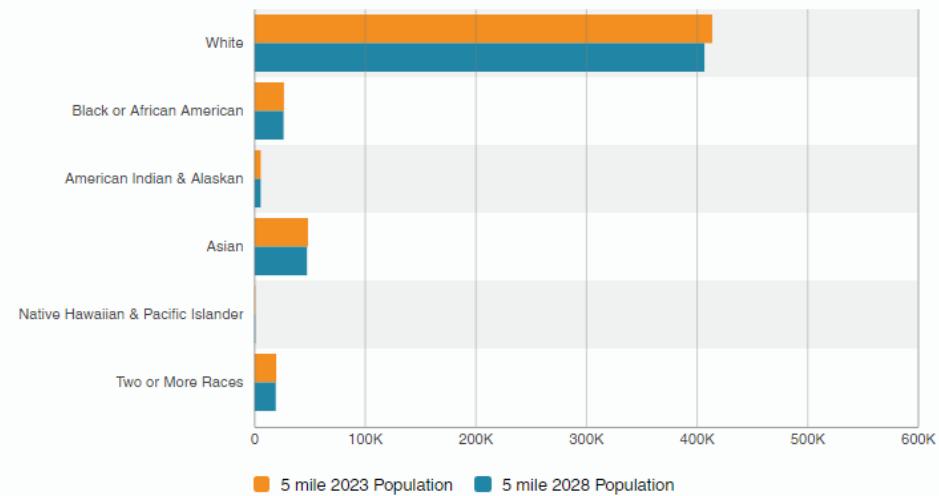
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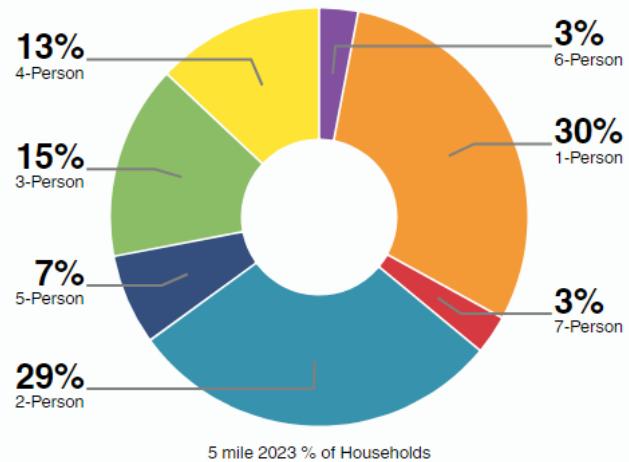
Population



Population By Race



Household Size



Household Income

