

# FOR LEASE

FREESTANDING FORMER  
BURGER KING LOCATION

15554 ROSCOE BLVD | VAN NUYS, CA

**THE PASSMAN GROUP**  
REAL ESTATE BROKERAGE



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# PROPERTY HIGHLIGHTS

This incredible opportunity is located at the Southeast Corner of Roscoe Blvd and Orion Avenue in Van Nuys, adjacent to the 405 Freeway. Former freestanding, single tenant Burger King building available for Lease at the Southeast Corner of Roscoe Blvd and Orion Avenue in prime Van Nuys, immediately off the 405 Freeway. The 2,500 SF building is situated on a 16,564 SF lot, includes a drive-thru, and shares 81 parking spaces with adjacent food use tenants, Taco Bell and Denny's. Boasting freeway visibility and prominent position on a high traffic area thoroughfare, the property can be remodeled or replaced with a ground up redevelopment.



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Freestanding, single tenant former Burger King Location With Drive-Thru



Situated on on the signalized SWC of Roscoe Blvd + Orion Ave in prime Van Nuys



81 parking space (in onsite lot shared with adjacent co-tenants, Denny's + Taco Bell)



Immediately off the 405 freeway at the Roscoe Blvd on / off ramp



Freeway visible site on a highly active retail corridor surrounded by quick-serve restaurants + service-oriented businesses



Lease rate available upon request

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## PROPERTY SPECS

BUILDING SIZE	±2,400 SF	ZONING	CM – Commercial Manufacturing – Allowing for manufacturing, retail, office and multifamily housing
LOT SIZE	±16,564 SF		
FRONTAGE ON ROSCOE BLVD	±212 FT	SIGNAGE	Monument Signage with excellent visibility from the 405 freeway
FRONT ON ORION AVE	±260 FT		

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## DEMOGRAPHICS

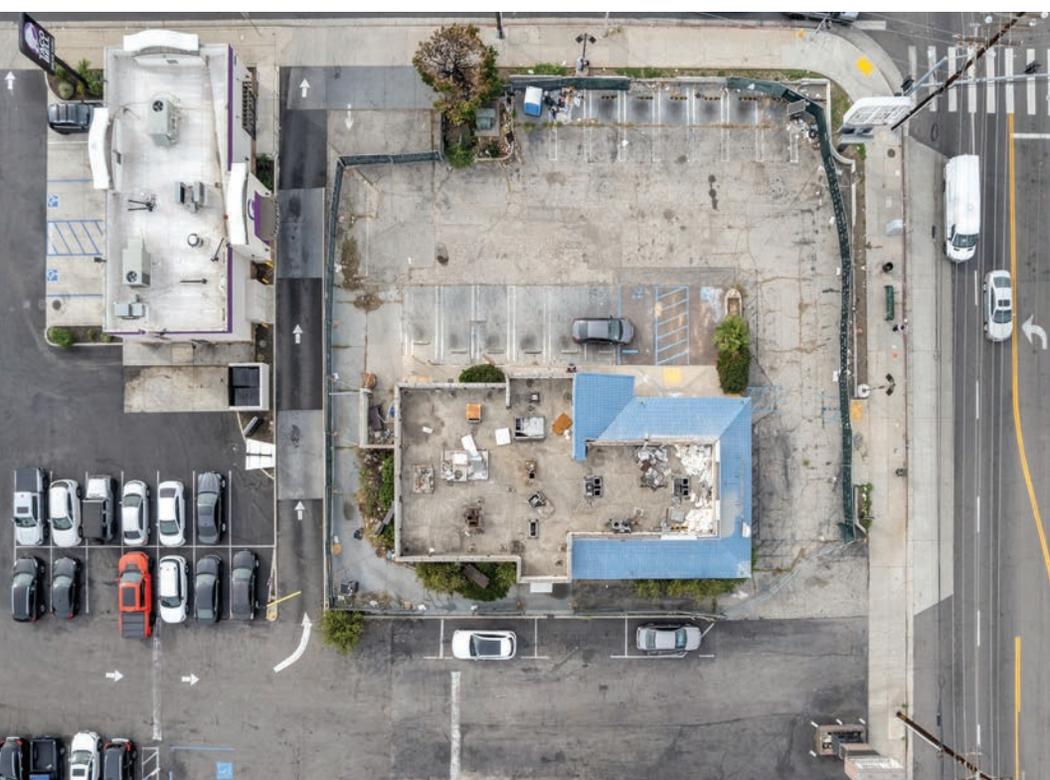
	2-Mile	5-Mile
<b>Population:</b>	162,295	732,147
<b>Households:</b>	48,657	233,543
<b>Median Age</b>	36	38.2
<b>Median HH Income:</b>	\$56,318	\$70,675
<b>Daytime Employees:</b>	14,057	114,342

*\*Courtesy of CoStar*

## TRAFFIC COUNTS

Cross Streets	Cars Per Day
Roscoe/Orion	52,000/5,000
Roscoe/405 Frwy	52,000/207,000
Roscoe/Haskel	54,000/8,000
Roscoe/Sepulveda	42,000/29,000

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## COMMUNITY PROFILE

Superbly located in the heart of Van Nuys, one of the San Fernando Valley's most densely populated and centrally positioned communities, this property benefits from a large local workforce, strong consumer base, and steady daily traffic along a well-traveled commercial corridor. Convenient access to the I-405 and I-5 freeways provides excellent regional connectivity throughout Los Angeles and the greater Valley, while robust public transit and major arterial streets keep the area easily accessible for employees and customers alike. Van Nuys Airport and several major employment hubs are located within a short



drive, supporting strong daytime population and business activity. The surrounding neighborhood offers a wide mix of dining, shopping, and service amenities alongside established residential communities, schools, and parks that drive consistent foot and vehicle traffic. With its central Valley location and solid demographics, this corridor remains a proven and reliable setting for a wide range of commercial uses.

# SITE OVERVIEW



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