

FOR SALE & LEASE STREET RETAIL



6755 VAN NUYS BOULEVARD | VAN NUYS, CALIFORNIA

PROPERTY OVERVIEW

Introducing a prime investment or leasing opportunity in the heart of Van Nuys. This 13,755 SF building, boasting a strong presence with frontage along Van Nuys Blvd. and along Vanowen Street. This property is ideal for investors or retailers seeking a high-image, high-traffic location with excellent access and parking. This property presents a rare opportunity to establish a thriving retail presence in a prime Van Nuys location.

PROPERTY HIGHLIGHTS

- High Image - Prime Van Nuys Retail Location
- Excellent Visibility
- Signalized Intersection
- Strong Traffic Counts (+/- 66,317 - 2022 CoStar)
- Exceptional Frontage along Van Nuys Blvd. and Vanowen Street
- Metro light rail stop coming soon in front of building

EXCLUSIVELY LISTED BY:

Jonathan Doty

Senior Vice President
949.310.0349 Direct
jdoty@naicapital.com
CA DRE #01329803

Jesse Paster

Vice President
818.742.1624 Direct
jpaster@naicapital.com
CA DRE #01316106

OFFERING SUMMARY

Sale Price:	\$6,990,000
Lease Rate:	\$2.55 SF/month (NNN)
Building Size:	13,755 SF
Available SF:	13,755 SF
Lot Size:	23,087 SF

PROPERTY PHOTO



Jonathan Doty

Senior Vice President
949.310.0349 Direct
jdoty@naicapital.com
CA DRE #01329803

Jesse Paster

Vice President
818.742.1624 Direct
jpaster@naicapital.com
CA DRE #01316106

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital Commercial, Inc. CAL DRE Lic. #02130474

**Light Rail being constructed that will have stop right in front of this property
Construction starting in 2025**



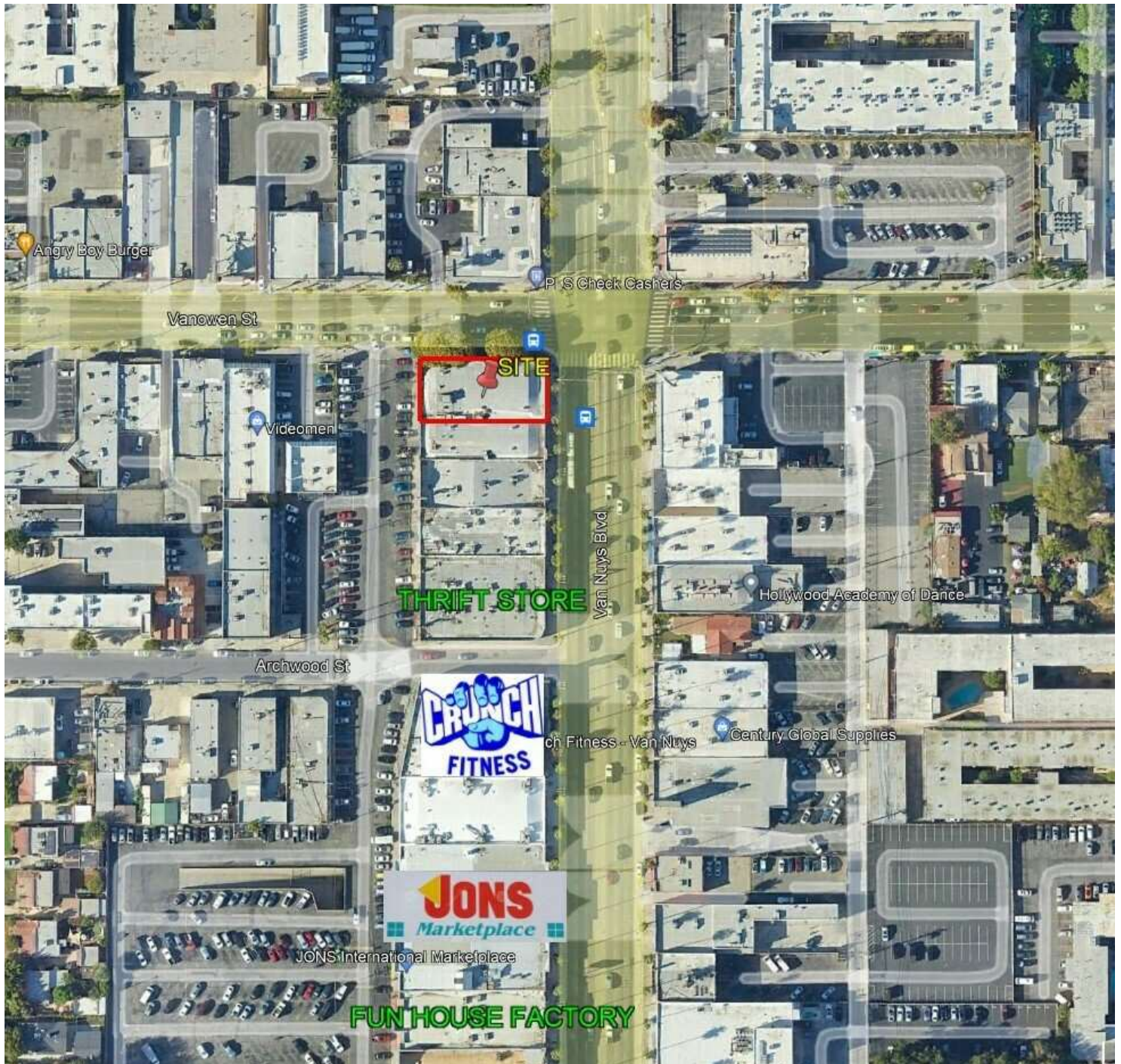
Jonathan Doty

Senior Vice President
949.310.0349 Direct
jdoty@naicapital.com
CA DRE #01329803

Jesse Paster

Vice President
818.742.1624 Direct
jpaster@naicapital.com
CA DRE #01316106

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions withdrawal without notice and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital Commercial, Inc. CAL DRE Lic. #02130474



Jonathan Doty

Senior Vice President
949.310.0349 Direct
jdoty@naicapital.com
CA DRE #01329803

Jesse Paster

Vice President
818.742.1624 Direct
jpaster@naicapital.com
CA DRE #01316106

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital Commercial, Inc. CAL DRE Lic. #02130474