



COMMERCIAL
REAL ESTATE

the sign of a profitable property



FORMER RESTAURANT AVAILABLE FOR LEASE IN DENSE NEIGHBORHOOD

8741- 8747 Van Nuys Blvd., Panorama City, CA 91402



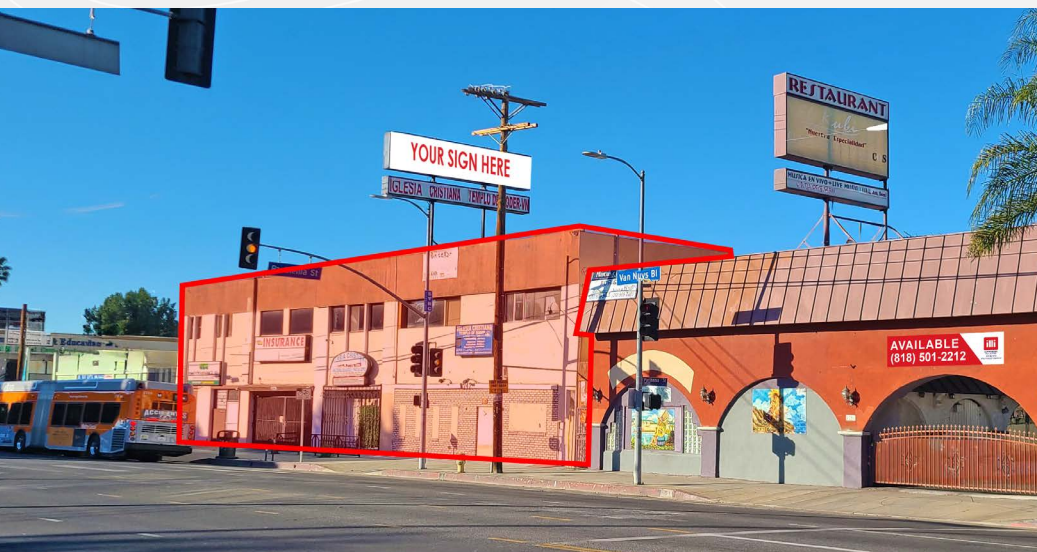
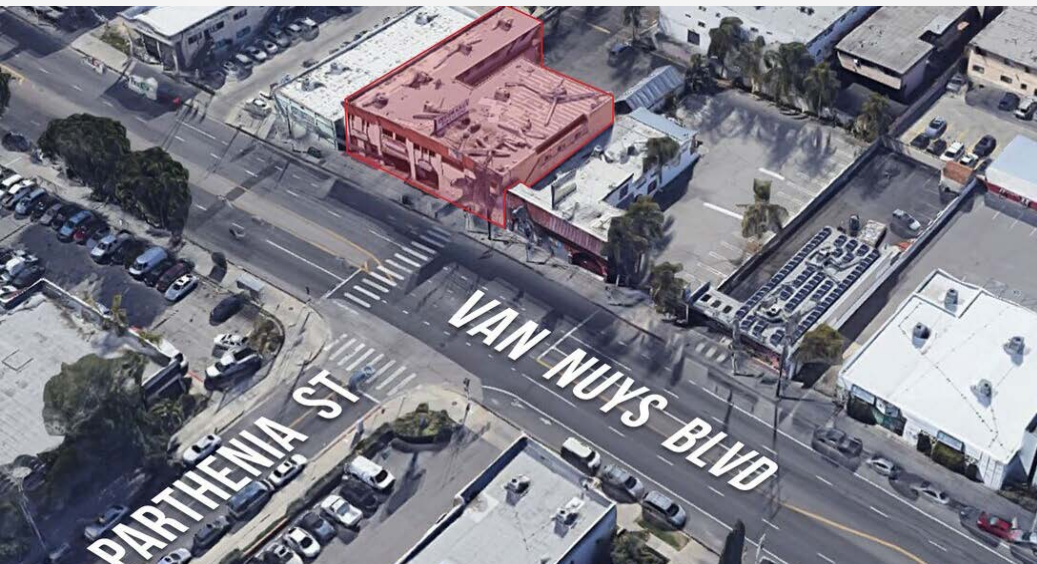
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5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

PROPERTY FEATURES

8741- 8747 Van Nuys Blvd., Panorama City, CA 91402



APPROX. 583-4,000 SF

RETAIL SPACES AVAILABLE

- ✓ Abundant parking
- ✓ Excellent signage visibility on Van Nuys Boulevard
- ✓ Located on a busy signalized corner on Van Nuys/Parthenia
- ✓ Lots of natural light

AREA AMENITIES

- ✓ Nearby Panorama Mall and auto dealers
- ✓ Adjacent to Metro bus stop
- ✓ Neighboring tenants include: Walmart, 24 Hour Fitness, Ross Dress For Less, Rite Aid, Dollar Tree, T-Mobile, Verizon, Chase Bank, Bank Of America, Food 4Less, El Super, La Tapachulteca Salvadorian Market, El Pollo Loco, IHOP, PanoramA City Library, La Kings Valley Ice Center, and more
- ✓ Close proximity to the 405 FWY

RENTAL RATE

SUITE 8747: ±4,000 SF | \$2.00 NNN PER MONTH





SUITE 8745: ±1,200 SF | \$2.00 NNN PER MONTH

SUITE 210-213: ±2,893 SF | \$1.75 MG

SUITE 209: ±677 SF | \$1.75 MG

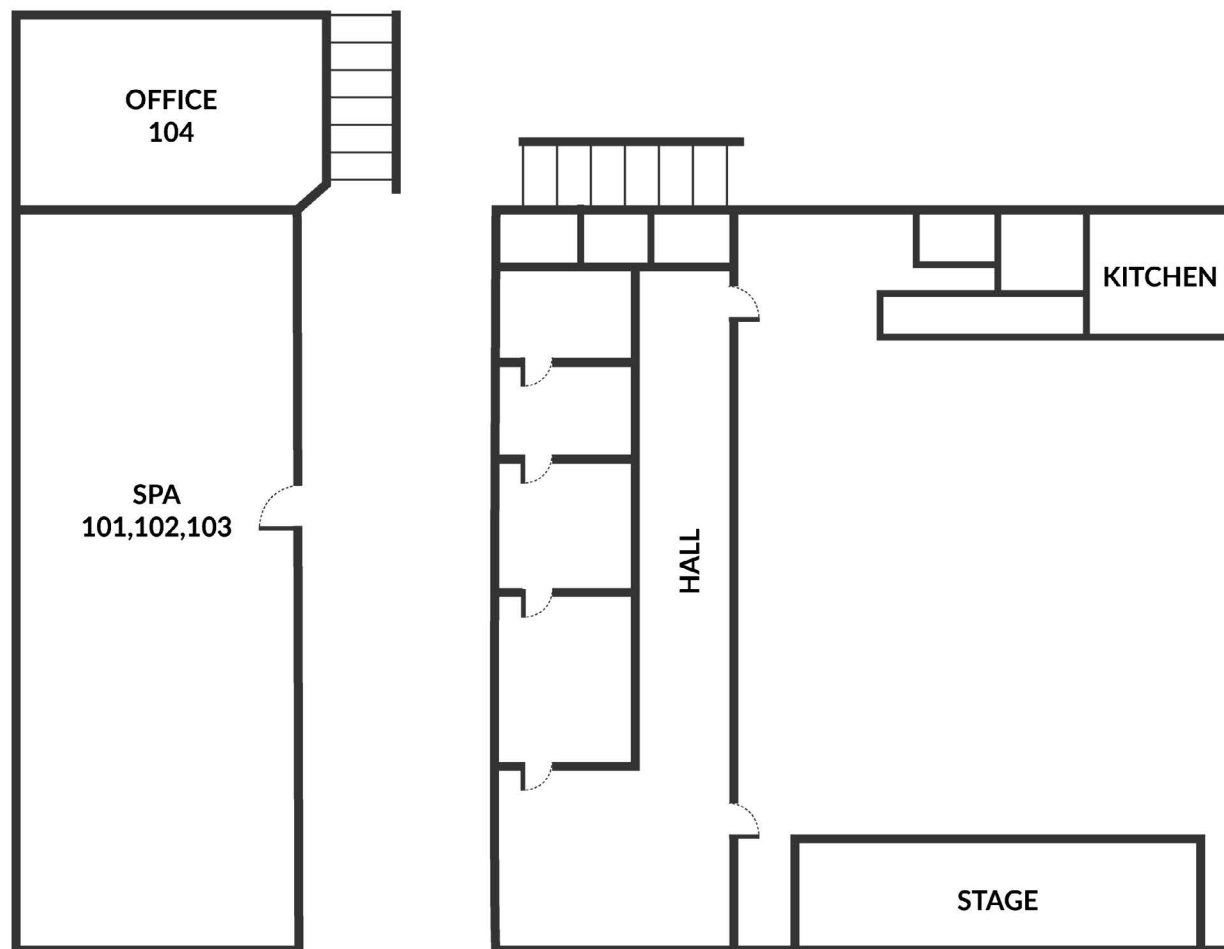
SUITE 208: ±1,001 SF | \$1.75 MG

SUITE 201: ±583 SF | \$1.75 MG

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	72,757	319,192	703,632
 Avg. HH Income	\$71,741	\$85,035	\$91,517
 Daytime Pop	69,160	304,628	671,241
 Traffic Count	±34,164 CPD ON VAN NUYS BLVD & PARTHENIA ST		

FLOOR PLAN | FIRST LEVEL

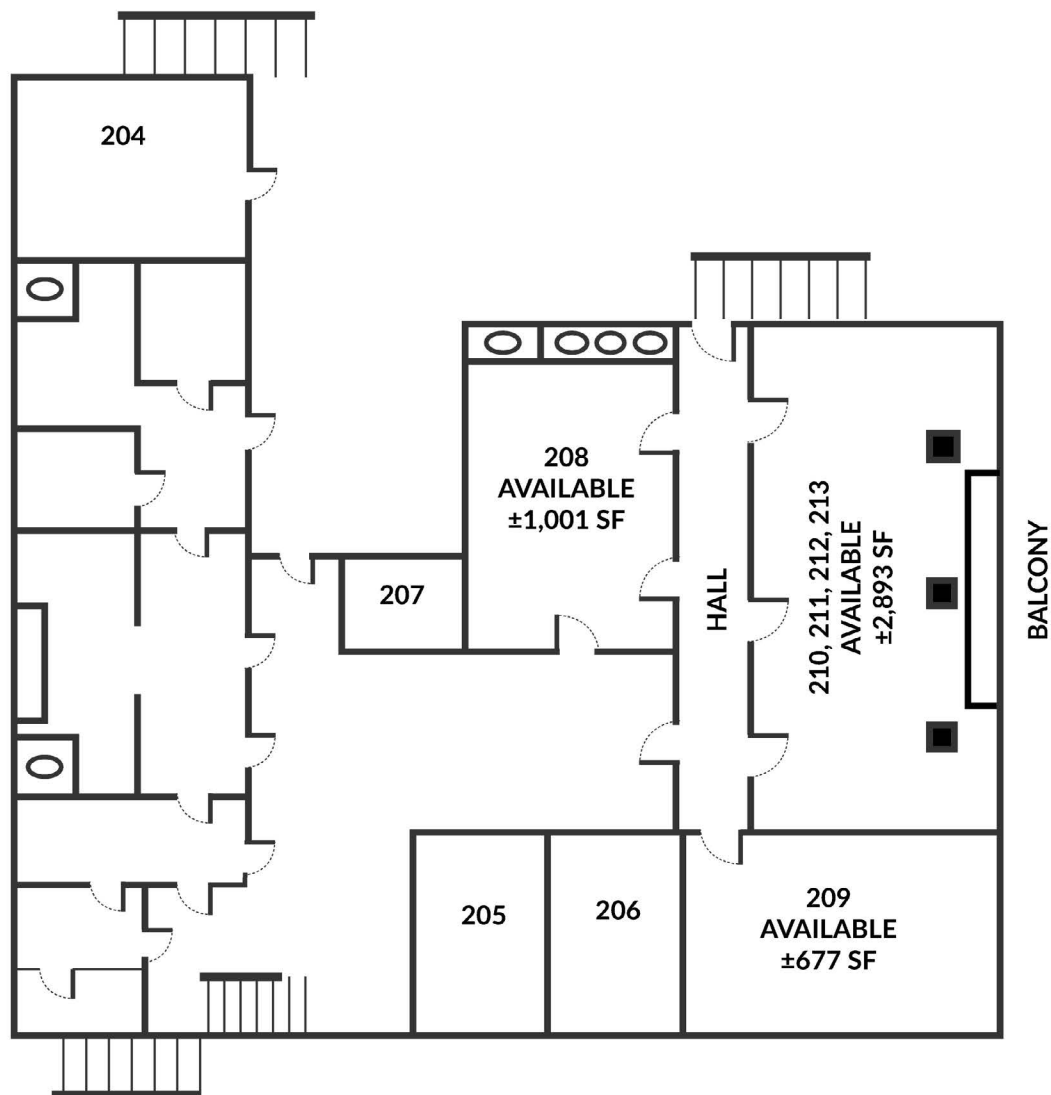
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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.

FLOOR PLAN | SECOND LEVEL

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.