



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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DRE#01495419



# 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

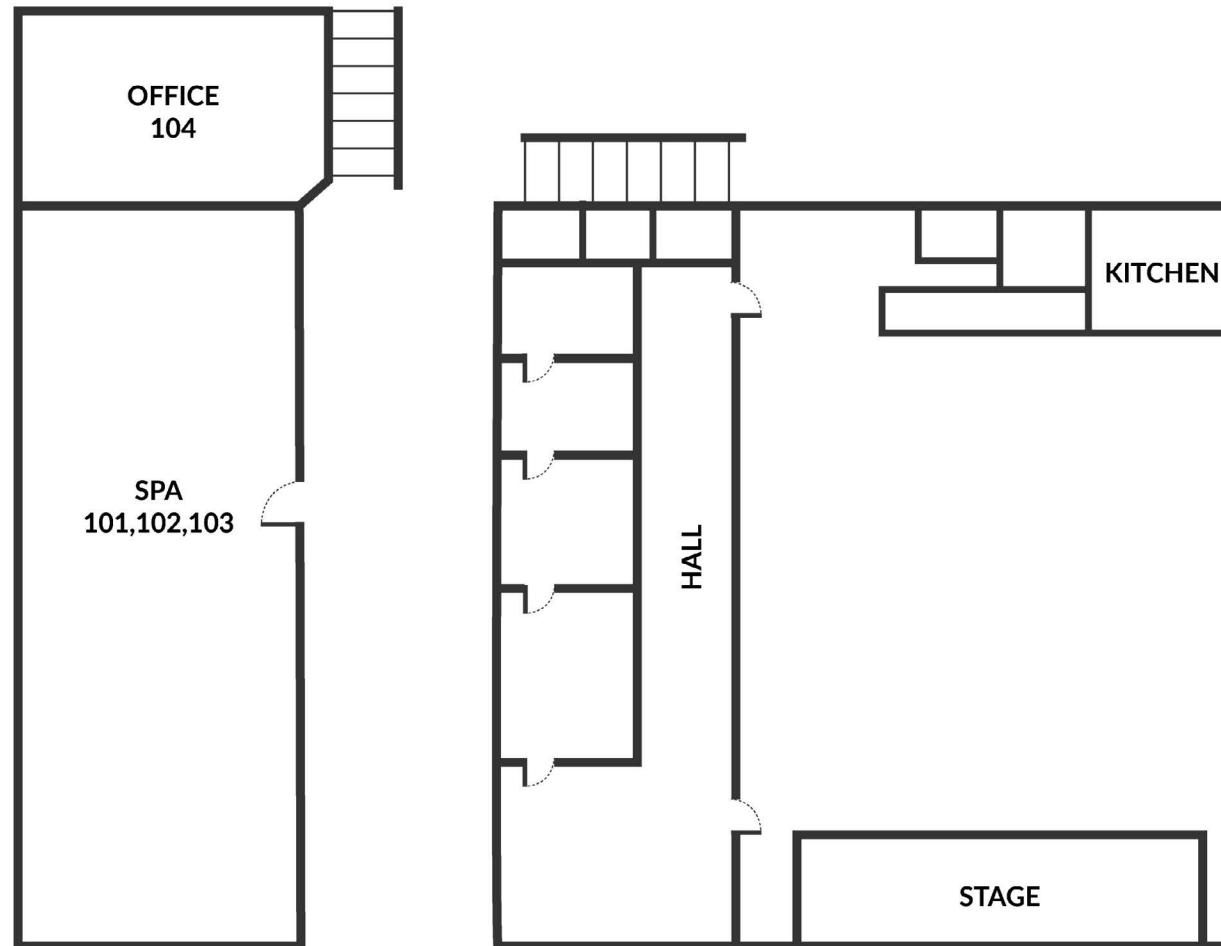
SUITE 201: ±583 SF | \$1.75 MG

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		

RETAIL SPACES  
PANORAMA CITY, CA

# FLOOR PLAN | FIRST LEVEL

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

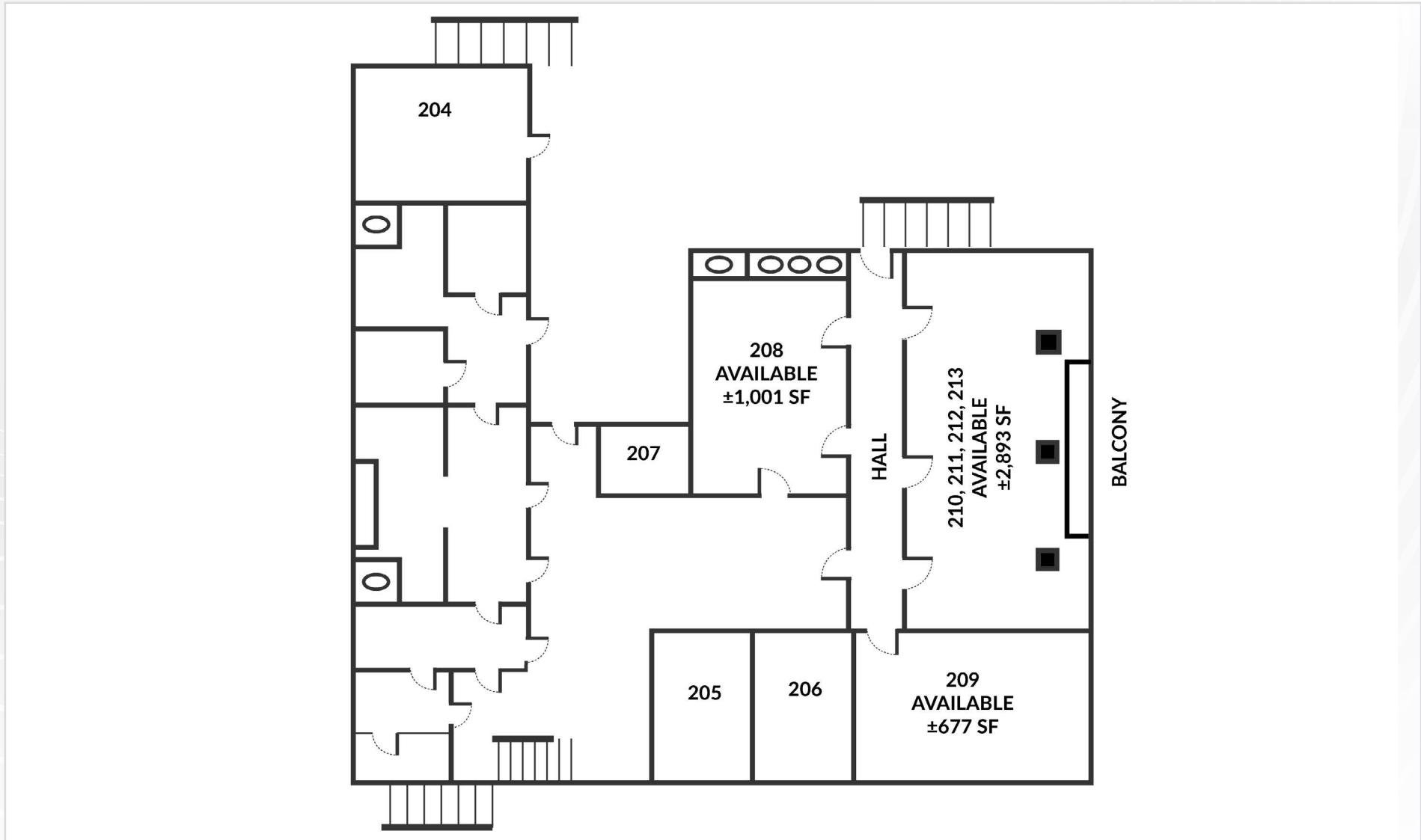


Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due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

RETAIL SPACES  
PANORAMA CITY, CA

# FLOOR PLAN | SECOND LEVEL

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**AERIAL MAP**



**COMMERCIAL  
REAL ESTATE**

**MICHAEL SHARON**

SENIOR VICE PRESIDENT

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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.