



COMMERCIAL
REAL ESTATE
the sign of a profitable property



FORMER RESTAURANT AVAILABLE FOR LEASE IN DENSE NEIGHBORHOOD

8751 Van Nuys Boulevard, Panorama City, CA 91402



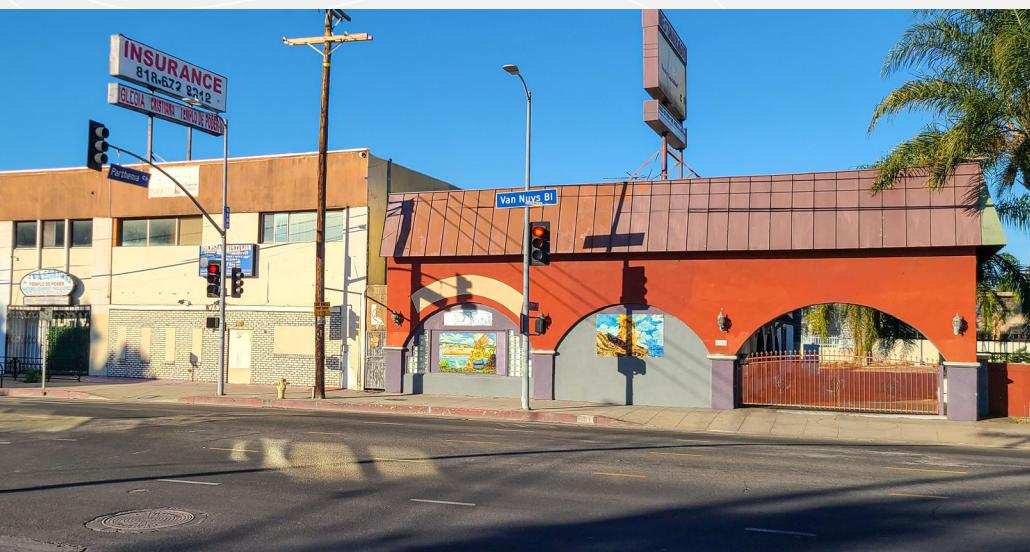
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RESTAURANT SPACE
PANORAMA CITY, CA

PROPERTY FEATURES

8751 Van Nuys Boulevard, Panorama City, CA 91402



APPROX. 4,400 SF

RESTAURANT SPACE AVAILABLE

- ✓ Freestanding building with private parking
- ✓ Former seafood restaurant & bar
- ✓ Open floor plan with a bar, kitchen, dance floor, large dining room, storage, private office, restrooms
- ✓ Occupancy 97 to 144 (to be verified)
- ✓ Parking: 21 single spaces, potential re-striping for tandem
- ✓ Excellent signage visibility on Van Nuys Boulevard
- ✓ 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

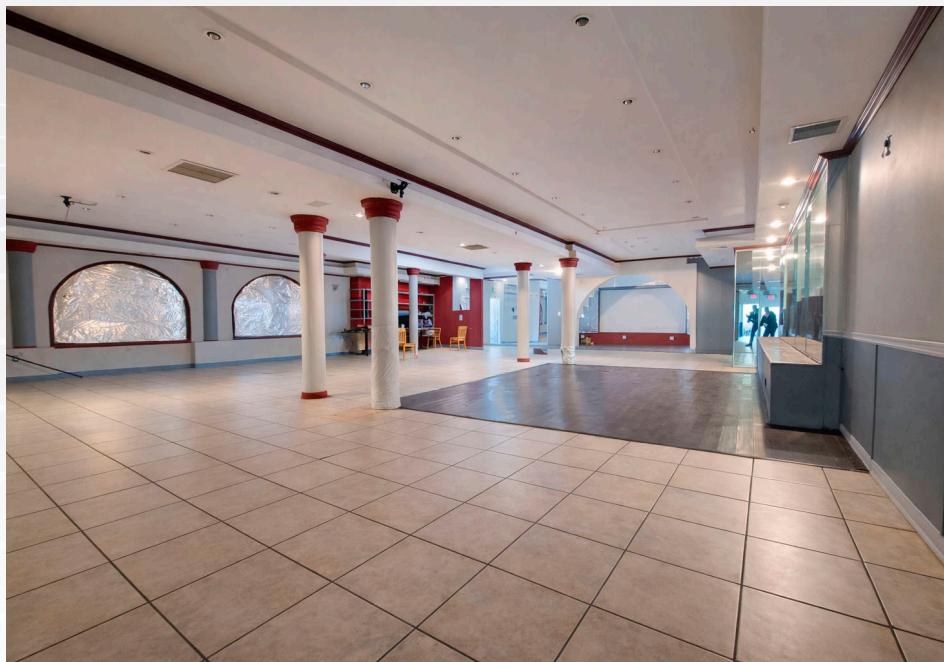
\$2.95 PSF + NNN PER MONTH

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		

RESTAURANT SPACE
PANORAMA CITY, CA

INTERIOR PHOTOS

8751 Van Nuys Boulevard, Panorama City, CA 91402





AERIAL MAP



**COMMERCIAL
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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.