



**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



**MICHAEL SHARON**  
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DRE#01495419



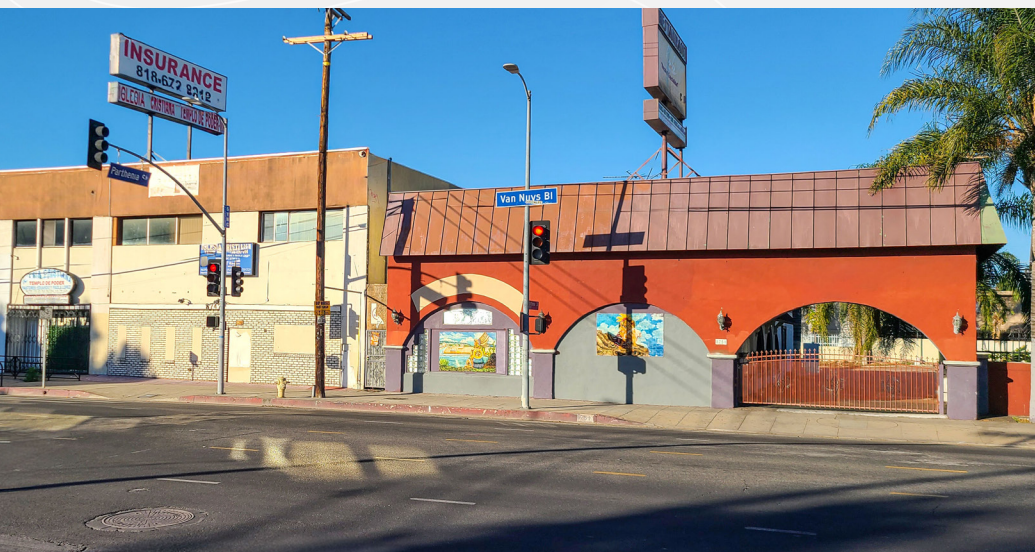
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RESTAURANT SPACE  
PANORAMA CITY, CA

# 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		



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# INTERIOR PHOTOS

8751 Van Nuys Boulevard, Panorama City, CA 91402











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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.