



13449 VAN NUYS BLVD, PACOIMA, CA 91331

RETAIL | OWNER-USER



FOR SALE
OFFERING MEMORANDUM



● SITE DESCRIPTION

Positioned along Van Nuys Boulevard in the Pacoima submarket of the San Fernando Valley, 13449 Van Nuys Blvd offers a strong presence on one of the area's primary commercial corridors, known for its consistent traffic flow, high visibility, and active retail environment. The property benefits from excellent street frontage and exposure, surrounded by a dense mix of local businesses, national retailers, and established residential neighborhoods that contribute to steady daily consumer activity.

This location supports a wide range of commercial uses including retail, office, showroom, or service-oriented operations (subject to zoning and city approval). Its strategic positioning provides convenient access to major transportation routes, including the 5, 118, and 210 freeways, allowing for efficient connectivity throughout the greater San Fernando Valley and surrounding Los Angeles regions.

With strong demographics, a central infill location, and consistent foot and vehicle traffic, the property presents an attractive opportunity for both owner-users seeking a well-located business presence and investors looking to acquire an asset in a stable and active commercial trade area with long-term growth potential.

*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

PROPERTY TYPE
Retail

PRICE
\$1,650,000

PARCEL NUMBER
2619-025-003

BUILDING
2,120 SF

POWER
240 AMPS

LOT
9,045 SF

YEAR BUILT
1947

ZONING
LAC2



PROPERTY HIGHLIGHTS

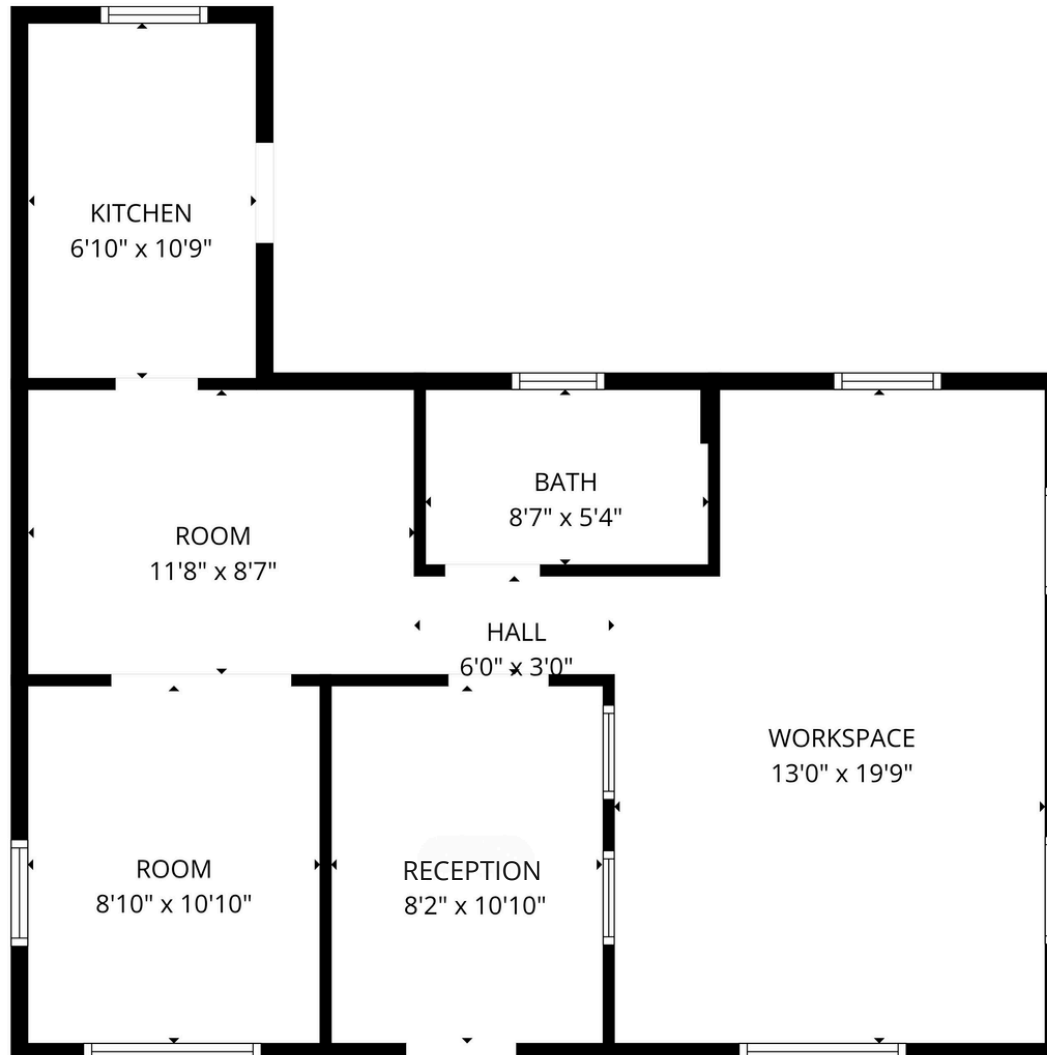
- **Prime frontage on Van Nuys Blvd** with strong traffic and visibility
- **Large Pylon Sign** facing Van Nuys Boulevard with high daily traffic counts of 66,000+ vehicles per day
- **Located in Pacoima**, surrounded by dense residential and retail activity
- **High-exposure site** with consistent foot and vehicle traffic
- **Flexible for retail, office, or service use** (subject to approval)
- **Easy access** to the 5, 118, and 210 freeways
- **Strong opportunity** for owner-users and/or owner/operator



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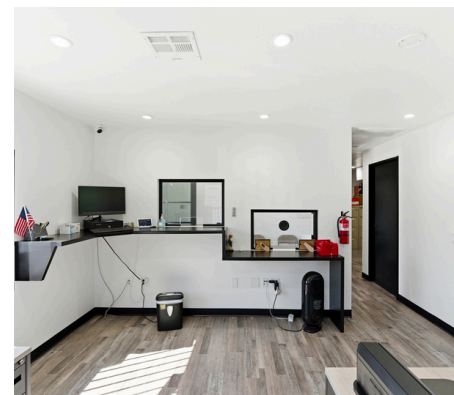
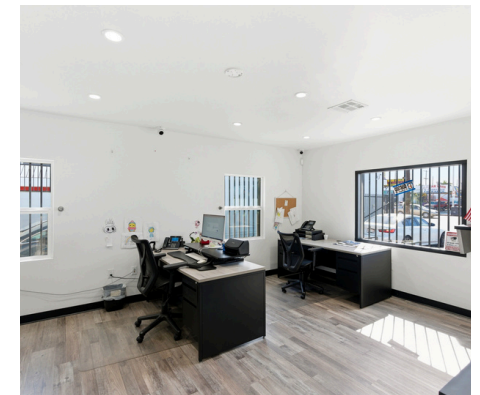
FLOOR PLAN

Measurements are deemed highly reliable but not guaranteed.



All information are deemed reliable but not guaranteed. Buyer to verify.

PROPERTY PHOTOS



PROPERTY PHOTOS



RETAIL MAP

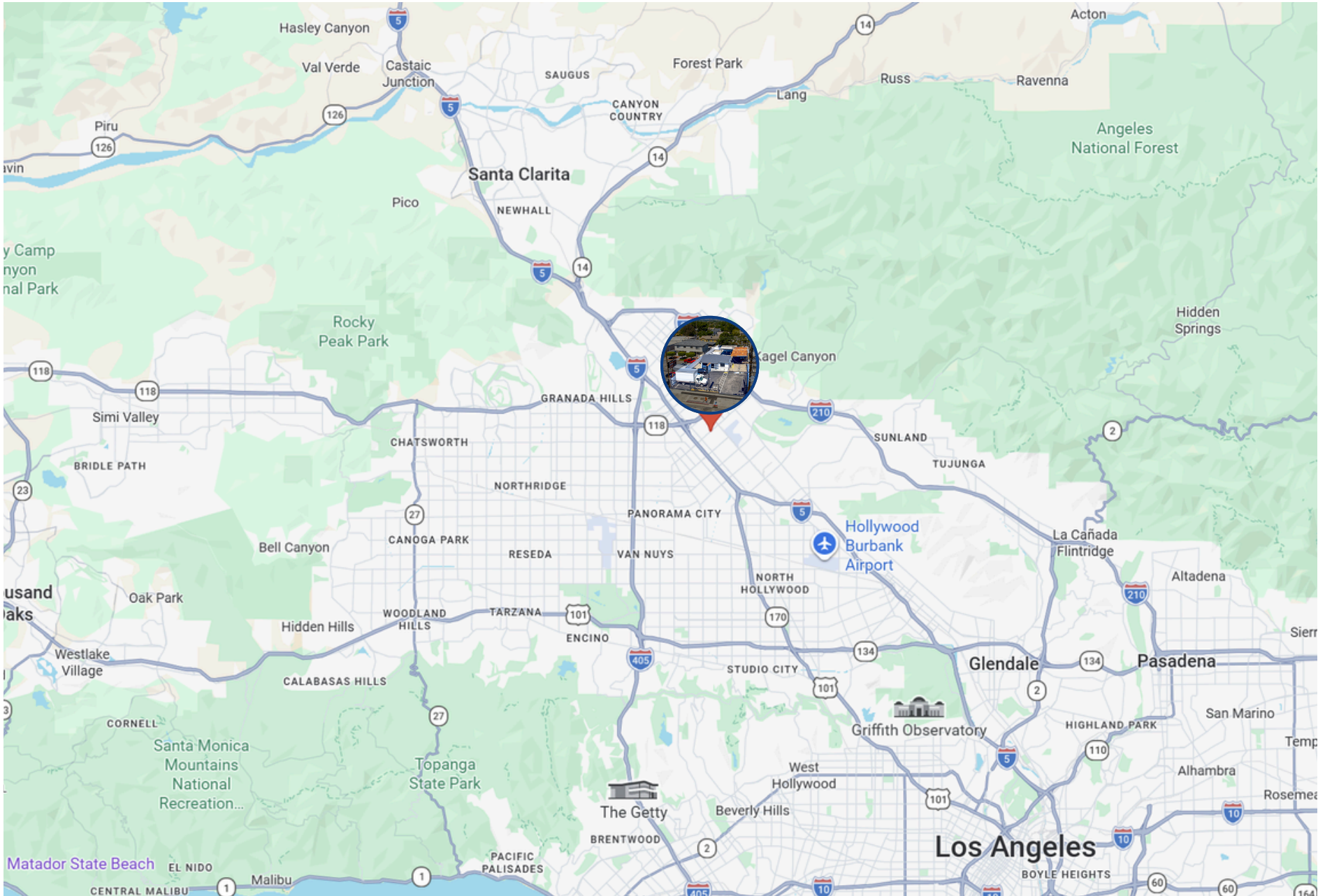


AERIAL MAP

LOCATED ALONG VAN NUYS BOULEVARD IN PACOIMA, 13449 VAN NUYS BLVD SITS WITHIN A WELL-ESTABLISHED COMMERCIAL CORRIDOR SURROUNDED BY A DIVERSE MIX OF RETAIL, AUTOMOTIVE, AND SERVICE-ORIENTED BUSINESSES. THE PROPERTY OFFERS STRONG VISIBILITY AND FRONTAGE ON A HEAVILY TRAVELED THOROUGHFARE, PROVIDING CONSISTENT DAILY EXPOSURE. THE LOCATION PROVIDES CONVENIENT ACCESS TO MAJOR FREEWAYS INCLUDING THE 5, 118, AND 210, ALLOWING FOR EFFICIENT CONNECTIVITY THROUGHOUT THE SAN FERNANDO VALLEY AND GREATER LOS ANGELES AREA.



LOCATION MAP





Category	1 Mile	3 Mile	5 Mile
2025 Total Population	29,613	236,585	554,059
2030 Population	28,356	232,565	549,649
Pop Growth 2025-2030	-4.24%	-1.70%	-0.80%
Average Age	37.40	38.30	38.90
2025 Total Households	6,246	59,192	153,740
HH Growth 2025-2030	-5.14%	-1.93%	-0.95%
Median Household Income	\$81,231	\$81,826	\$77,079
Avg Household Size	4.20	3.70	3.40
2025 Avg HH Vehicles	2	2	2
Median Home Value	\$708,216	\$697,633	\$732,035
Median Year Built	1955	1963	1966



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