



COMMERCIAL
REAL ESTATE
the sign of a *profitable* property



AUTO REPAIR SPACES AVAILABLE IN CENTRALLY LOCATED CENTER

7650 Sepulveda Blvd., Van Nuys, CA 91405



ASHER PERGAMENT
(818) 626-5770 | asher@illicre.com
DRE#01922775



PROPERTY FEATURES

7650 Sepulveda Blvd., Van Nuys, CA 91405



APPROX. 850-1,700 SF

RETAIL SPACE AVAILABLE

- ✓ Suite X: ±850 SF small auto repair space in a multi-tenant auto repair / Auto Body strip center
- ✓ Suite T-U: ±1700 SF auto repair space
- ✓ Fenced parking for vehicles available

AREA AMENITIES

- ✓ Centrally located in the San Fernando Valley
- ✓ One block away from the 405 Freeway off/on-ramps

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	44,745	320,891	751,528
Avg. HH Income	\$74,714	\$84,696	\$96,971
Daytime Pop	35,941	259,065	614,799
Traffic Count	± 37,547 CPD ON SEPULVEDA BLVD		

RETAIL SPACES
VAN NUYS

ADDITIONAL PHOTOS

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AVAILABLE



VALLEY
PRESBYTERIAN
HOSPITAL

ROSS
DRESS FOR LESS



Smart
& Final.

SK
SUPER KING
MARKETS



Ralphs



AERIAL MAP

CVS
pharmacy®

BANK OF AMERICA



99¢
Only
STORES



Smart
& Final.

SK
SUPER KING
MARKETS



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**COMMERCIAL
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ASHER PERGAMENT

SENIOR ASSOCIATE

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