



AVAILABLE



COMMERCIAL
REAL ESTATE
the sign of a *profitable* property

VAN NUYS BLVD

ROSCOE BLVD

VERSATILE RETAIL/OFFICE SPACE ON PRIME VAN NUYS INTERSECTION

8227 Van Nuys Blvd, Van Nuys, CA 91402



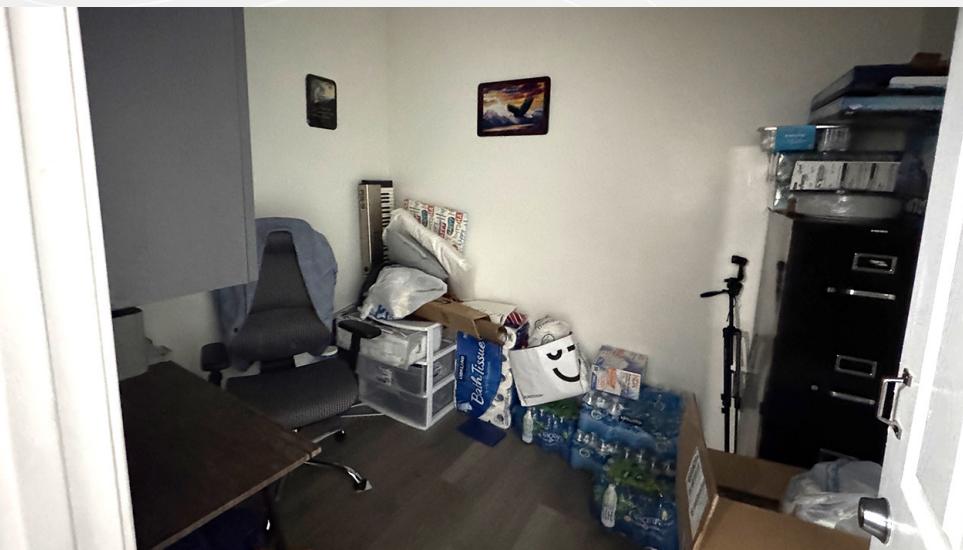
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RETAIL & OFFICE SPACE
VAN NUYS

PROPERTY FEATURES

8227 Van Nuys Blvd, Van Nuys, CA 91402



APPROX. 2,000 SF

RETAIL & OFFICE SPACE

- ✓ Flexible office/retail space with private restroom, dedicated office, and open layout
- ✓ Expansive on-site parking lot for customers and staff
- ✓ Formerly occupied by a church — ideal for community or service-based uses

AREA AMENITIES

- ✓ Prime corner location at Roscoe Blvd & Van Nuys Blvd with high foot and vehicle traffic
- ✓ Two bus stops directly on Van Nuys and Roscoe for convenient public transit access
- ✓ Excellent connectivity to the 405, 101, and 5 Freeways
- ✓ Surrounded by a dense residential and commercial population

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	000,000	000,000	000,000
Avg. HH Income	\$000,000	\$000,000	\$000,000
Daytime Pop	000,000	000,000	000,000
Traffic Count	± 00,000 CPD ON STREET		

RETAIL & OFFICE SPACE
VAN NUYS

INTERIOR PHOTOS

8227 Van Nuys Blvd, Van Nuys, CA 91402





Burlington

ROSS
DRESS FOR LESS

Smart
& Final.

Pollo
CAMPERO



CVS
pharmacy®

LIVING SPACES

WaBa grill

ALDI

Walmart

dd's
DISCOUNTS

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.