

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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REAL ESTATE**

**ARMEN TCHAPANIAN**  
(818) 697-9362 | [armen@illicre.com](mailto:armen@illicre.com)  
DRE#02041876

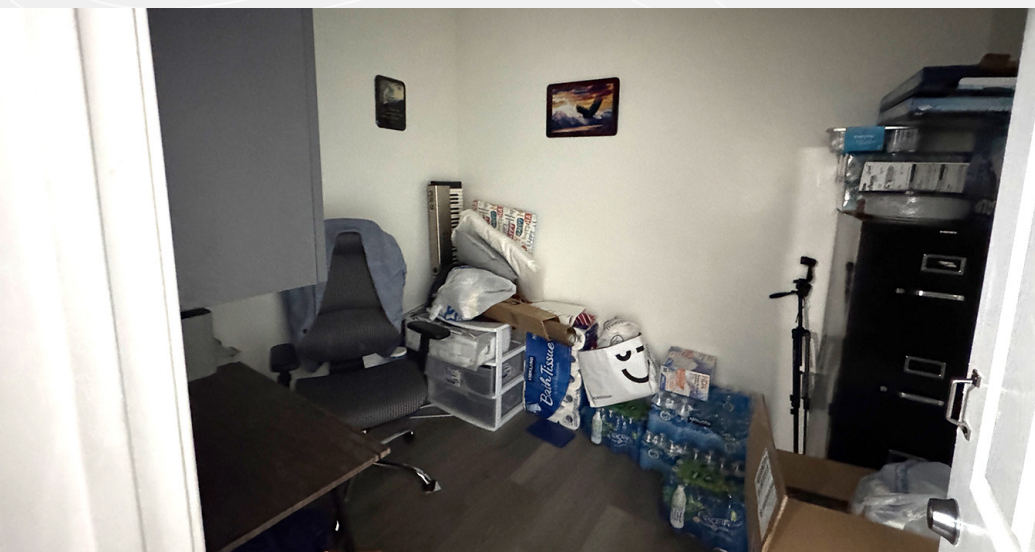


5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - [www.illicre.com](http://www.illicre.com) - DRE #01834124



# 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







AVAILABLE

LIVING SPACES







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ASSOCIATE

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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.