

5244 VAN NUYS BOULEVARD

LOS ANGELES, CALIFORNIA 91401

| DEMOGRAPHICS | 1 MILE | 2 MILES | 3 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 13,827 | 49,963 | 98,187 |
| Total Population | 30,509 | 118,001 | 247,632 |
| Average HH Income | \$138,002 | \$125,558 | \$122,723 |

OFFERING SUMMARY

| | |
|------------------|-------------------------|
| Lease Rate: | \$3.00 SF/month (Gross) |
| Unit Size: | 3,000 SF |
| Monthly Payment: | \$9,000.00 |
| Lease Term | 3 Years |



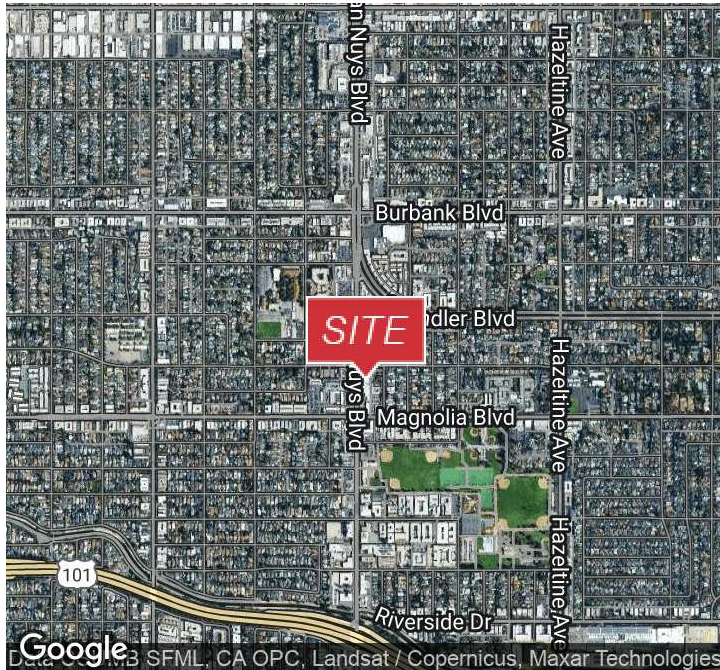
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| | |
|-------------------------|---------------|
| Property Type | Retail |
| Property Subtype | Street Retail |
| Building Size | 3,000 SF |
| Reserved Parking Spaces | 5 |
| Zoning | C2-1VL |
| City | Los Angeles |
| Traffic Count | 35,000 CPD |

- First Time on the Market in Over 20 Years
- Open Showroom with Employees Area & Storage in Rear
- Strong Demographics! 3-Mile Radius: 245,000+ Population, \$143,000 Average Household Income
- Amazing Street Frontage with 35,000 Cars Pass Daily
- 5 Reserved Parking Spaces in Rear with Metered Street Parking in Front
- Well-Maintained Roof with Like-New HVAC

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