For Lease! Retail Space on Sepulveda & Victory

6411 Sepulveda Boulevard, Van Nuys, CA

NAI Capital
Commercial Real Estate Services, Worldwide.

SKELETON CREW
December 3
Disney+
PERFECT
DONUTS
FAMILY DENTISTRY
781-6900
SUBWAY
OPEN
FAMILY
DENTISTRY
Open

CHIROPRACTIC
OCCUPATIONAL HEALTH CENTER
MiJi Eyelash
STAFFING

Windsor Village
SUBWAY
CIGARS
CIGARETTE
DENTIST
El Pollo Loco
BETTER VISION
HAIR SALON
SUSHI
6411

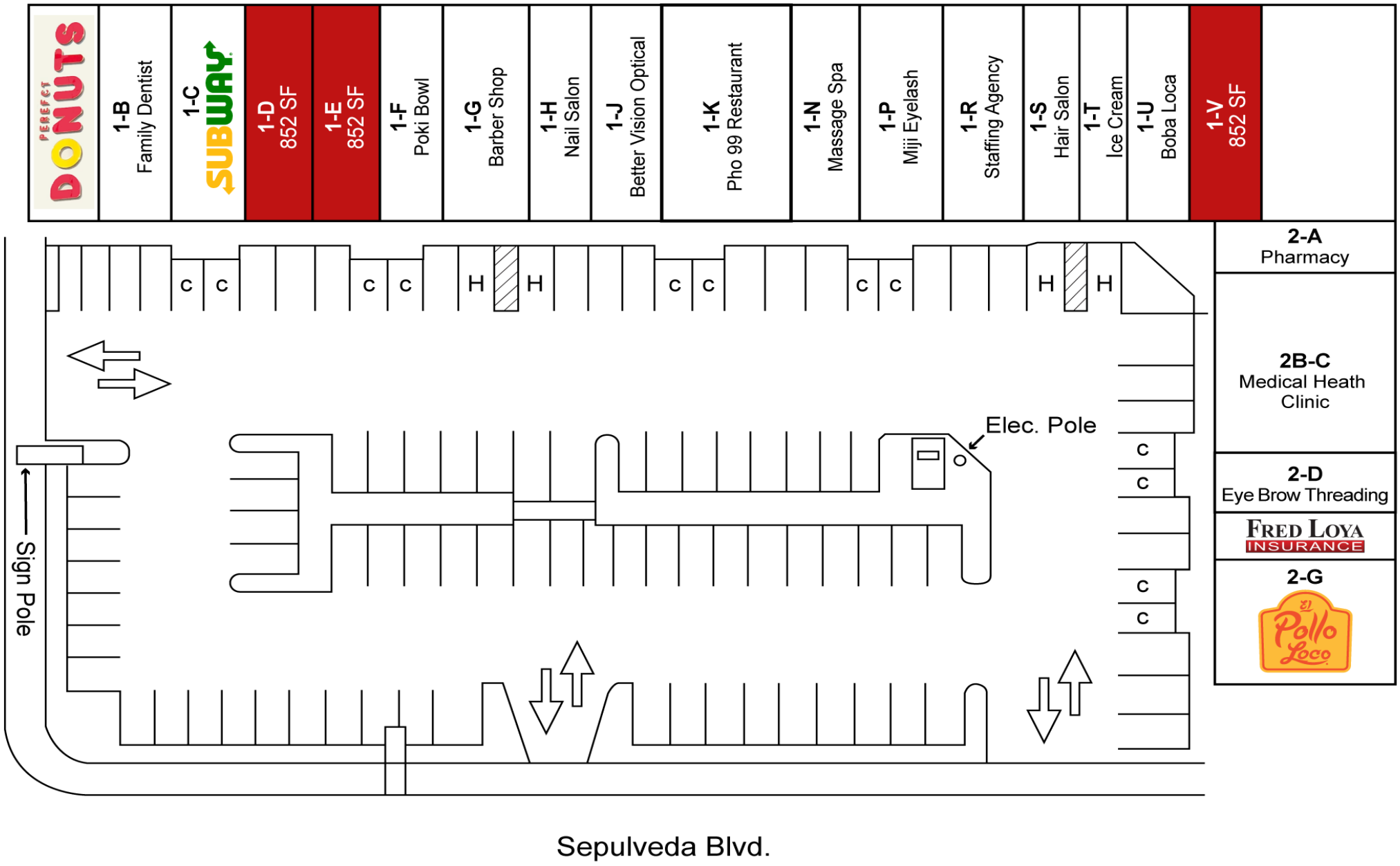
PROPERTY HIGHLIGHTS

- Join a great tenant mix at Windsor Village including Subway and El Pollo Loco!
- Ample surface parking on-site with multiple points of ingress and egress (3.95/1,000 SF)
- High traffic area with more than 52,000 VPD at Sepulveda and Victory intersection
- Two pylon signage opportunities available
- Easy access to the 405 freeway
- Located within a half mile of synergistic major restaurants and retailers including Jack in the Box, Carl's Jr., Jiffy Lube, Zankou Chicken, and Costco
- Ideal for QSRs with proven delivery-takeout model, as well as retail, beauty, health, and service uses

LEASING OVERVIEW

Available Spaces:	Suite 1 - D:	±852 SF
	Suite 1 - N:	±852 SF
	Suite 1 - E:	±852 SF
	Suite 1 - V:	±852 SF
Term:	3 - 5 Years	
Asking Rate:	$1.75	
Lease Type:	NNN	

*NNNs are estimated at $1.38


PERFECT DONUTS
1-B Family Dentist
1-C SUBWAY
1-D 852 SF
1-E 852 SF
1-F Poki Bowl
1-G Barber Shop
1-H Nail Salon
1-J Better Vision Optical
1-K Pho 99 Restaurant
1-N Massage Spa
1-P Miji Eyelash
1-R Staffing Agency
1-S Hair Salon
1-T Ice Cream
1-U Boba Loca
1-V 852 SF
2-A Pharmacy
2B-C Medical Heath Clinic
2-D Eye Brow Threading
FRED LOYA INSURANCE
2-G
El Pollo Loco
Elec. Pole
Sign Pole
Sepulveda Blvd.

ABOUT VAN NUYS

Van Nuys is a vibrant neighborhood located in the San Fernando Valley region of Los Angeles, California. Originally settled in the early 20th century, Van Nuys has evolved into a dynamic community characterized by its bustling economy and accessibility. From thriving immigrant communities to long-established residents, Van Nuys is a vast multicultural hub. This community offers major accessibility via the 405 freeway, Victory Blvd., Sherman Way, Sepulveda Blvd., and Van Nuys Blvd., which make Van Nuys an attractive destination for businesses seeking connectivity and logistical advantages. https://cd6.lacity.gov/about-us/city-district-6/van-nuys/

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