

# 2ND GENERATION RESTAURANT ON VAN NUYS BLVD

5530 Van Nuys Blvd Sherman Oaks, CA 91401



## LEASING CONTACT:

Asher Pergament  
(818) 626-5770  
asher@illicre.com  
DRE #01922775

Stefan Siegel  
(818) 697-9372  
stefan@illicre.com  
DRE #01356621

Todd Nathanson  
(818) 514-2204  
todd@illicre.com  
DRE #00923779



5990 Sepulveda Blvd., Suite 600 • Sherman Oaks, CA 91411 • 818.501.2212/Phone • 818.501.2202/Fax • [www.illicre.com](http://www.illicre.com) • DRE #01834124

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 footage 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.



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## FEATURES

- 1200/2400/3665 SF available in Unit 5530/5528
- Ghost/catering kitchen or small restaurant @ \$3.95/SF
- Whole restaurant space (3665 SF) @ \$2.95/SF
- Patio Outdoor Seating, ADA Bathroom, 3 Hoods, 2 walk-in refrigerator /

## AREA AMENITIES

- 101/405/170 fwy access
- Auto Row location
- Dense Housing Area
- Co-Located with Mobil Gas and Ralph's Market

Demos	1 mile	3 mile	5 mile
Population	36,876	270,042	661,322
Avg HH Income	\$96,759	\$100,271	\$99,674
Daytime Pop	15,478	112,548	226,980
Traffic Counts	73,218 CPD		

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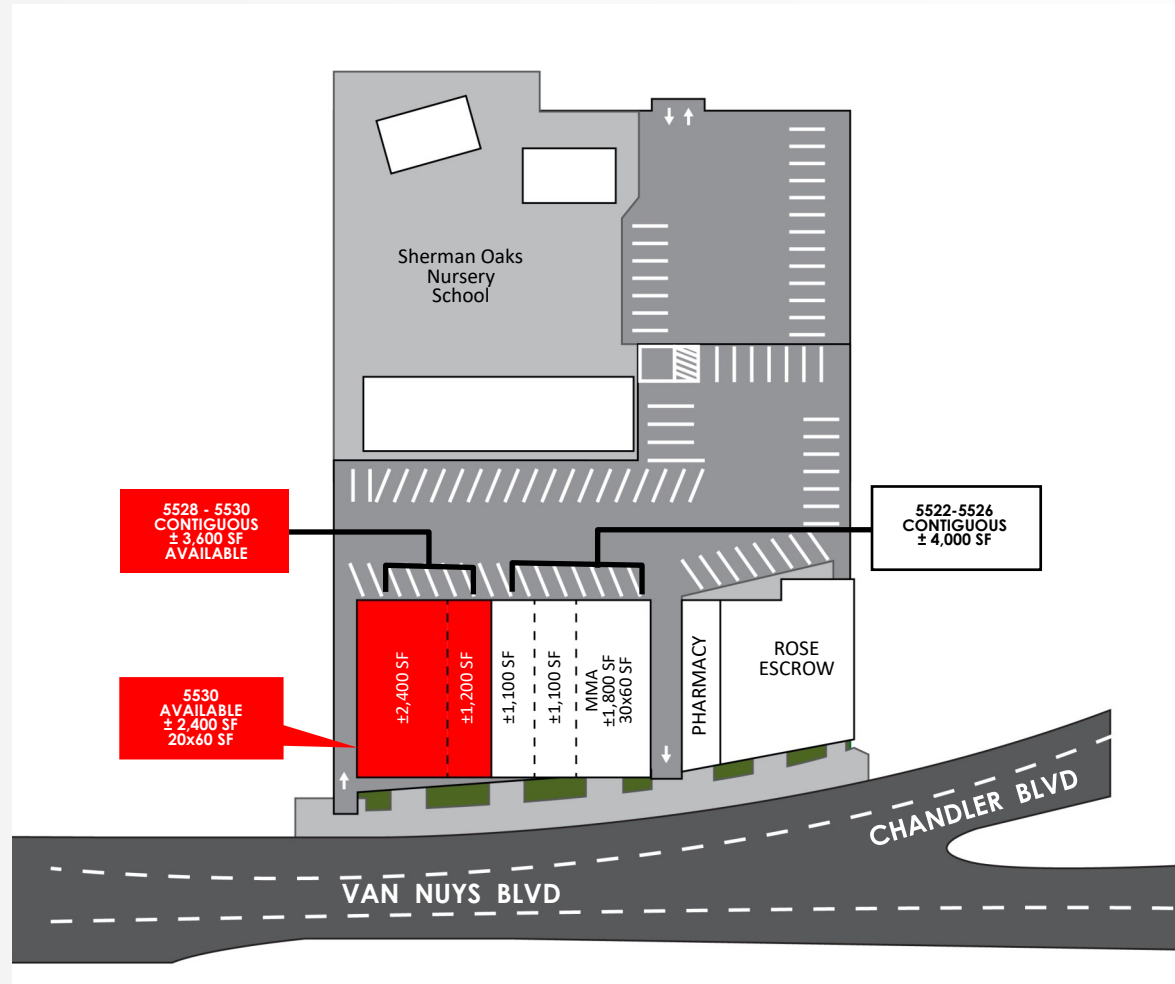


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