

RETAIL / OFFICE AVAILABLE AT

Major 3-Way Intersection—7 Eleven Anchored

8416 Lankershim Boulevard, Sun Valley, CA 91352



ARMEN TCHAPANIAN (818) 697-9362

armen@illicre.com · DRE#02041876

5945 Canoga Avenue · Woodland Hills, CA 91367 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

TODD NATHANSON (818) 514-2204

todd@illicre.com · DRE#00923779

FOLLOW US



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.

RETAIL / OFFICE AVAILABLE AT

Major 3-Way Intersection—7 Eleven Anchored

8416 Lankershim Boulevard, Sun Valley, CA 91352

PROPERTY FEATURES

- Enterprise zone
- Easy ingress + egress
- High visibility
- Signalized intersection
- Signage available
- 7-Eleven anchored

AREA AMENITIES

- Major 3-way signalized intersection
- 46,471 cars per day
- Easy access to I-5, 170, and 118 Freeways



DEMOS	1 MILE	3 MILE	5 MILE
Population	23,589	204,462	665,881
Avg. HH Income	\$75,153	\$81,003	\$85,777
Daytime Pop	18,225	171,579	578,926
Traffic Count	± 45,860 cars per day at intersection		



ARMEN TCHAPANIAN (818) 697-9362

armen@illicre.com · DRE#02041876

5945 Canoga Avenue · Woodland Hills, CA 91367 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

TODD NATHANSON (818) 514-2204

todd@illicre.com · DRE#00923779

FOLLOW US

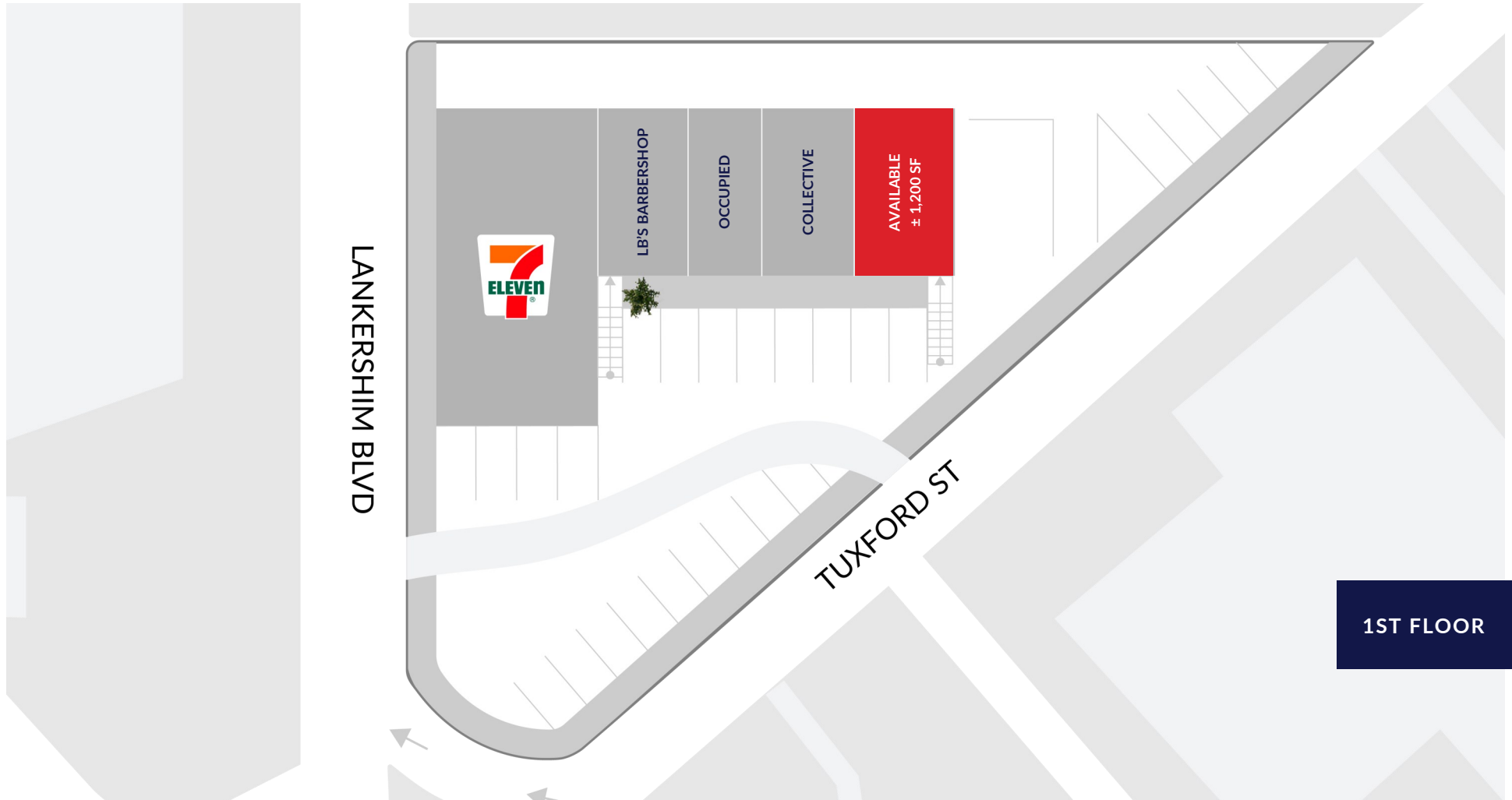


This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be 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.

RETAIL / OFFICE AVAILABLE AT

Major 3-Way Intersection—7 Eleven Anchored

8416 Lankershim Boulevard, Sun Valley, CA 91352



Measurement are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



ARMEN TCHAPANIAN (818) 697-9362

armen@illicre.com · DRE#02041876

5945 Canoga Avenue · Woodland Hills, CA 91367 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

TODD NATHANSON (818) 514-2204

todd@illicre.com · DRE#00923779

FOLLOW US

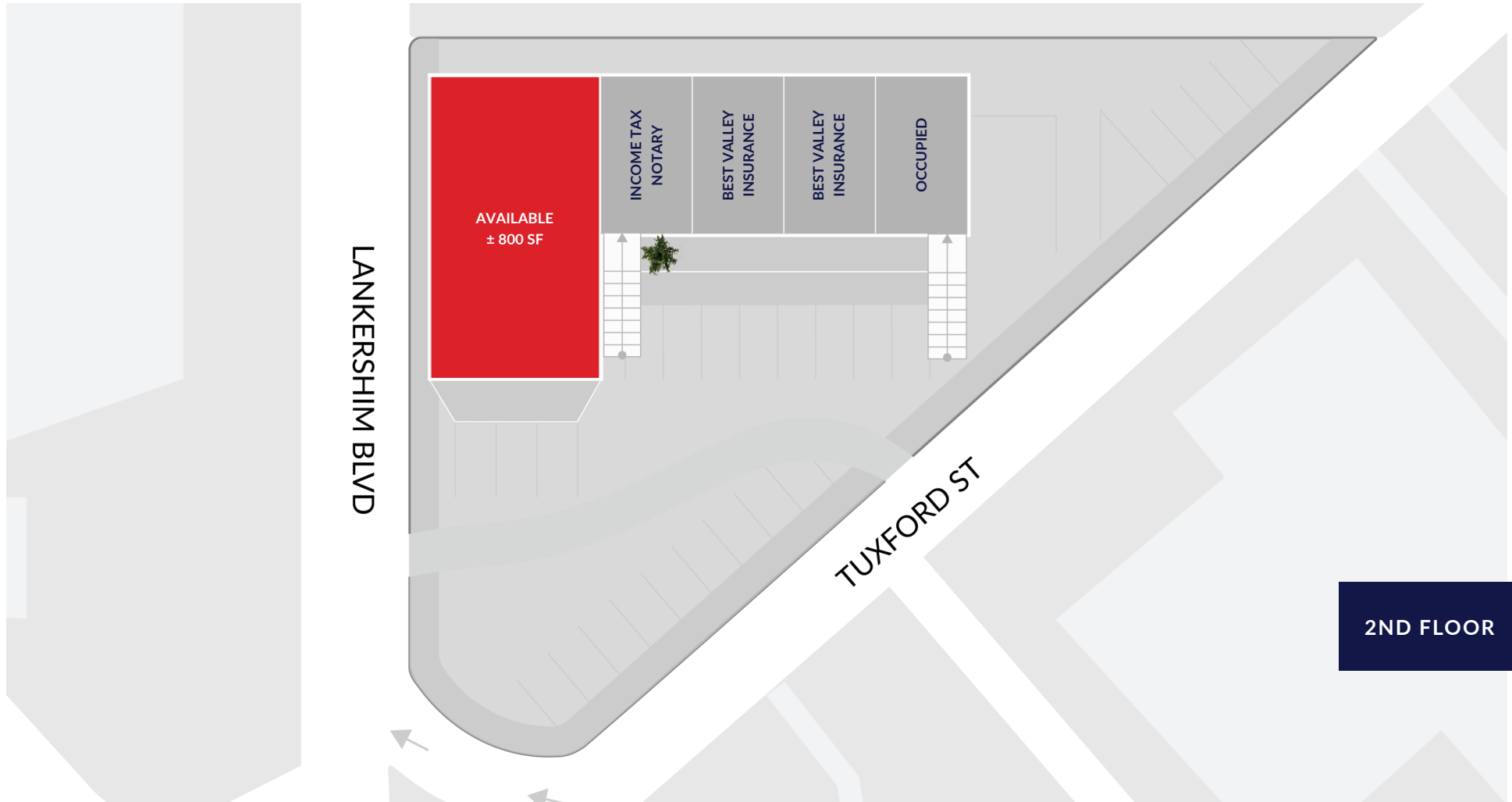


This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be 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.

RETAIL / OFFICE AVAILABLE AT

Major 3-Way Intersection—7 Eleven Anchored

8416 Lankershim Boulevard, Sun Valley, CA 91352



Measurement are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



ARMEN TCHAPANIAN (818) 697-9362

armen@illicre.com · DRE#02041876

5945 Canoga Avenue · Woodland Hills, CA 91367 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

TODD NATHANSON (818) 514-2204

todd@illicre.com · DRE#00923779

FOLLOW US

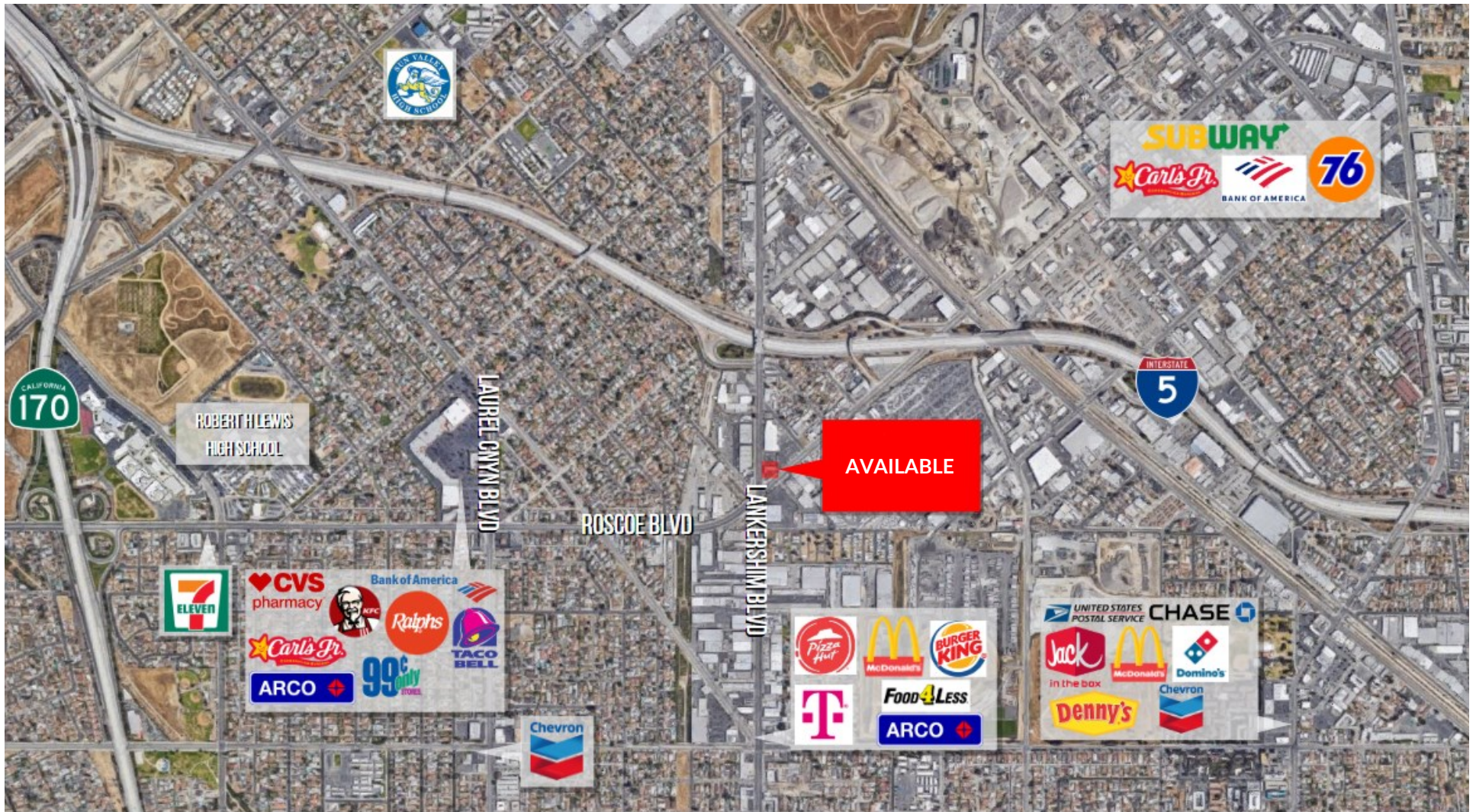


This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be 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.

RETAIL / OFFICE AVAILABLE AT

Major 3-Way Intersection—7 Eleven Anchored

8416 Lankershim Boulevard, Sun Valley, CA 91352



ARMEN TCHAPANIAN (818) 697-9362

armen@illicre.com · DRE#02041876

5945 Canoga Avenue · Woodland Hills, CA 91367 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

TODD NATHANSON (818) 514-2204

todd@illicre.com · DRE#00923779

FOLLOW US



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.