

Balowen Center - Second Gen Dental Office Available for Lease

6801 Balboa Blvd. & 16927 Vanowen Street, Van Nuys, CA 91406



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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 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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PROPERTY FEATURES

- Approx. 1,300 SF available
- Second generation dental office available
- Prominent signage and street exposure
- Strong retail mix

AREA AMENITIES

- Dense retail trade area
- High traffic area and signalized center
- Located across from 3 high schools and 1 middle school
- Over 700,000 residents within a 5-mile radius



DEMOS	1 Mile	3 Mile	5 Mile
Population	20,836	260,608	686,126
Avg. HH Income	\$97,668	\$90,116	\$97,218
Daytime Pop	16,907	211,447	555,916
Traffic Count	± 32,879 cars per day		



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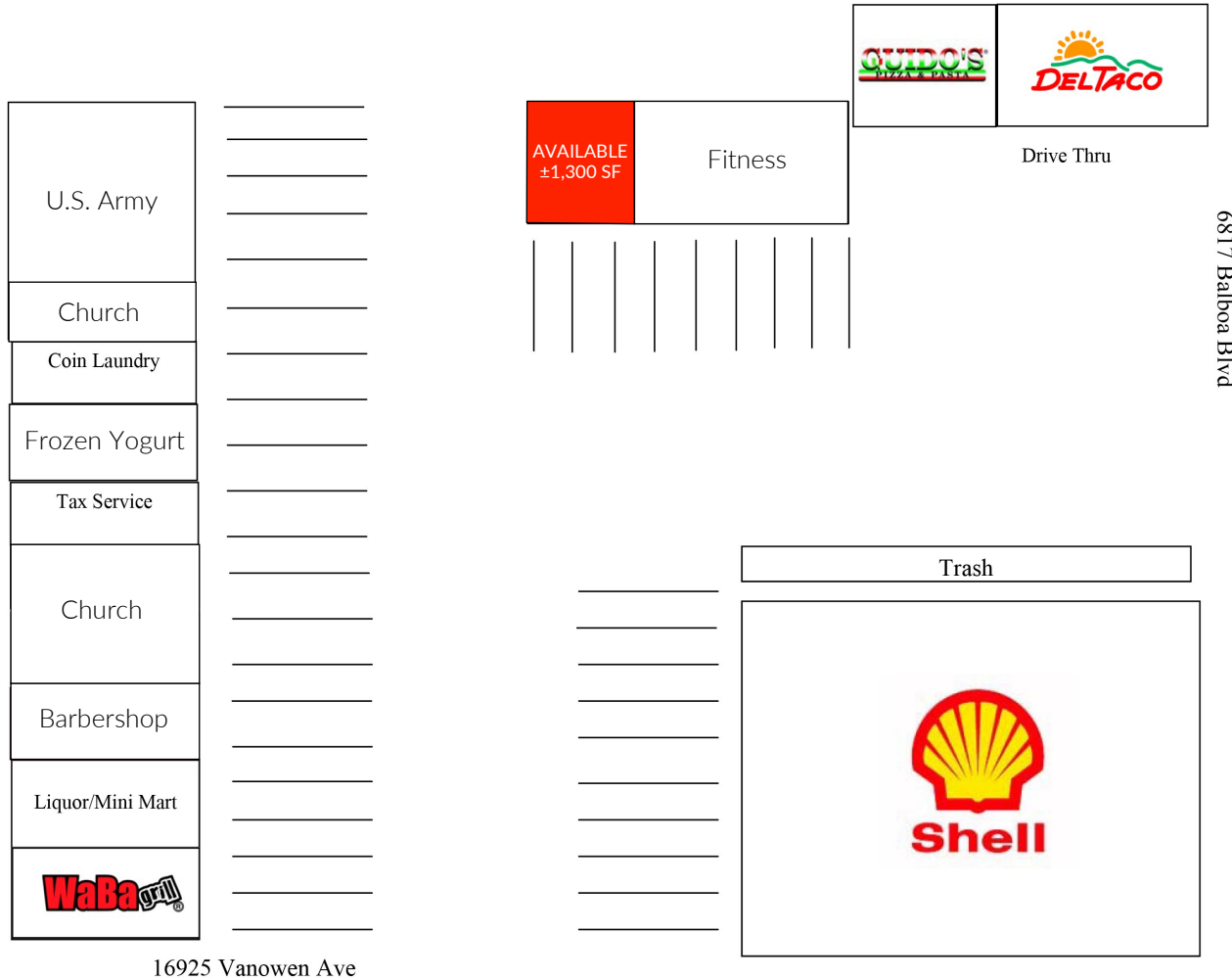


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