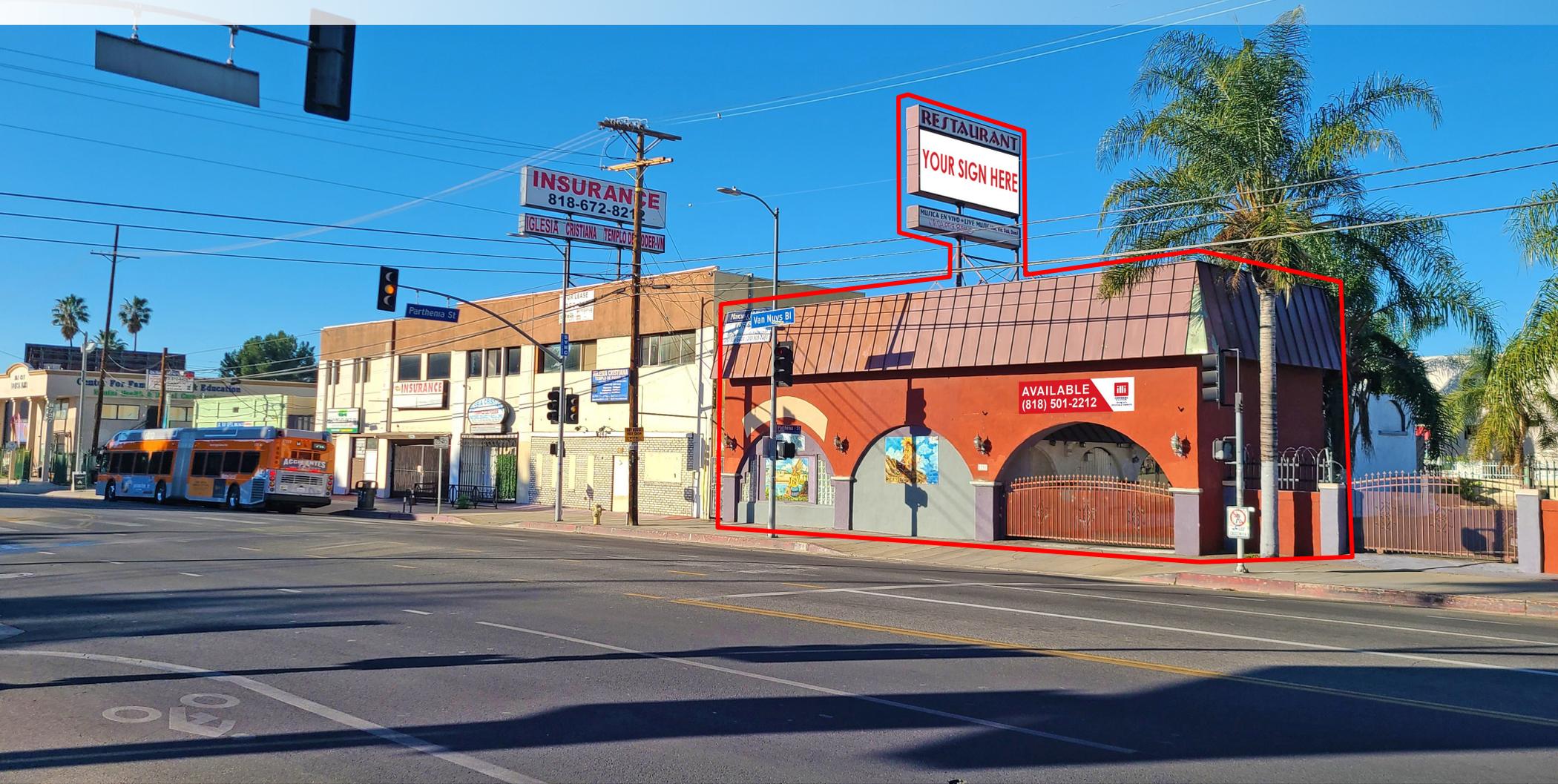


Former Restaurant Available for Lease in Dense Neighborhood

8751 Van Nuys Boulevard, Panorama City, CA 91402



ASHER PERGAMENT (818) 626-5770

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MICHAEL SHARON (818) 572-4050

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17547 Ventura Blvd., Ste. 304 · Encino CA 91316 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

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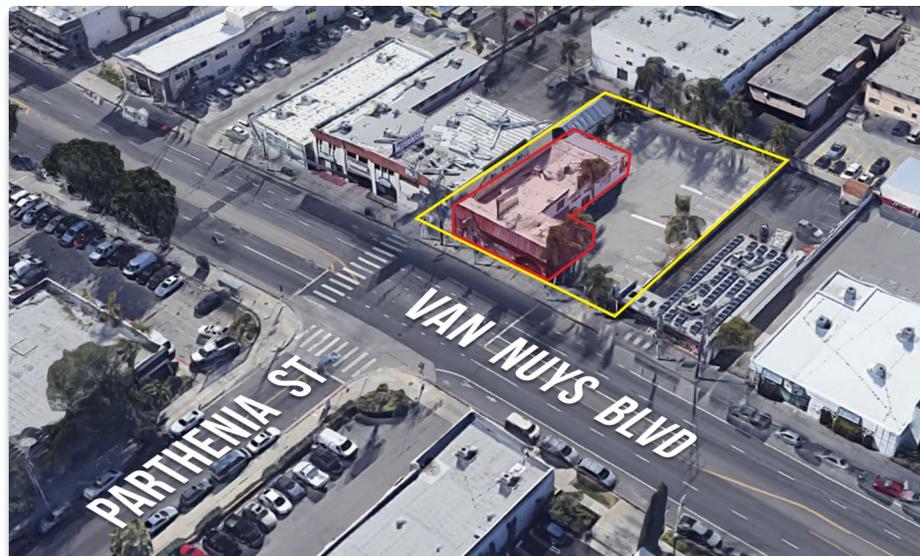
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PROPERTY FEATURES

- Freestanding Building with private parking
- Former Seafood Restaurant & Bar
- Approx. 4,400 Sf Open Floor Plan with a Bar, Kitchen, Dance Floor, large Dining Room, storage, private office, restrooms
- Occupancy 97 to 144 (to be verified)
- Parking: currently 21 striped single spaces but May be re-striped to add Tandem Parking.
- Excellent Signage Visibility on Van Nuys Boulevard
- Located on a busy signalized corner on Van Nuys/Parthenia
- Lots of Natural Light

AREA AMENITIES

- Heavy Pedestrian and Automobile Traffic
- Nearby Panorama Mall, Auto Dealers
- Adjacent to Metro Bus Stop
- Minutes from Van Nuys Civic Center, LA County Service office
- Neighboring tenants include: Walmart, 24 Hour Fitness, Ross Dress For Less, Rite Aid, Dollar Tree, T-Mobile, Verizon, Chase Bank, Bank Of America, Food 4Less, El Super, La Tapachulteca Salvadorian Market, United States Post Office, El Pollo Loco, IHOP, Panorama City Library, La Kings Valley Ice Center,
- Close proximity to the 405 FWY;



DEMOS	1 mile	3 mile	5 mile
Population	78,761	340,814	744,788
Avg. HH Income	\$65,054	\$77,084	\$85,368
Daytime Pop.	60,666	270,170	595,206
Traffic Count	±27,544 cars per day		

RENTAL RATE

8751 Van Nuys | ±4,400 SF | \$2.00 PSF + NNN per month



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