

FOR LEASE

6311 VAN NUYS

6311 VAN NUYS BOULEVARD | VAN NUYS, CA 91401

VAN NUYS BLVD

DAVID GUARDADO

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LEASING

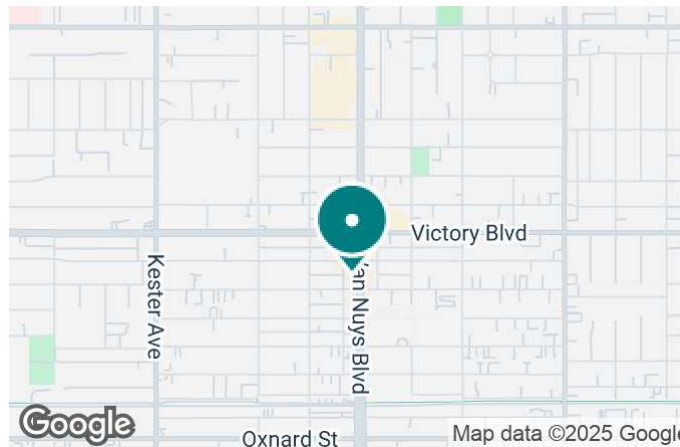
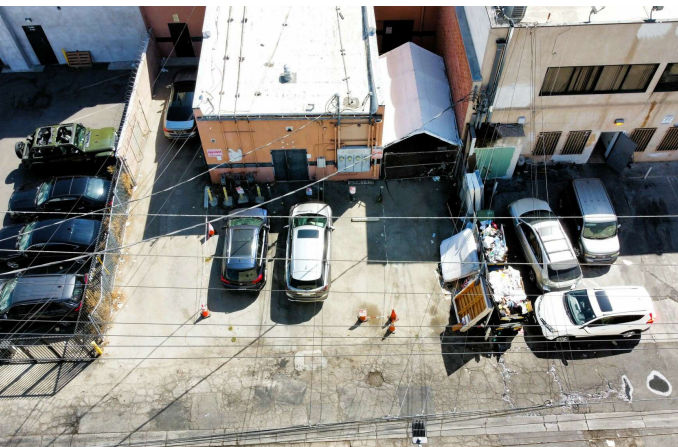
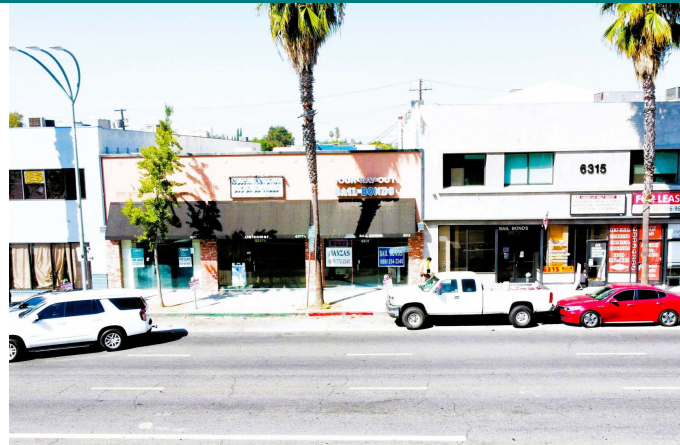
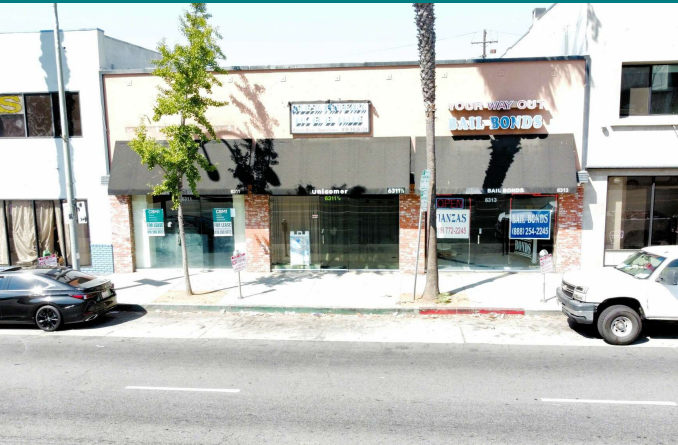
BROKERAGE

INVESTMENTS

FEATURES & AMENITIES

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FEATURES & AMENITIES

- ±1,600 SF Available
- Former UPS Store
- Great Visibility
- Open Floorplan with Storage
- Front and Rear Door Access
- On-site Parking
- 24-7 Access
- Adjacent to Van Nuys Civic Center
- Adjacent to Metro Lines
- Easy Access
- Traffic: CPD 35,757

NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	16,281	109,837	241,829
Total Population	47,131	297,923	679,233
Average HH Income	\$86,716	\$103,275	\$112,268

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

±1,600 SF retail or office space available for lease. Formerly occupied by a UPS Store, the space features a high-quality buildout with an open floor plan, customer service counter, and rear storage area. Ideally suited for a variety of uses, the layout can be easily adapted to meet the needs of any business seeking a prime location in the heart of Van Nuys.

LOCATION DESCRIPTION

Prime location on Van Nuys Boulevard, one of the area's major north-south thoroughfares, and in close proximity to the Van Nuys Civic Center, home to the Federal Building, City Building and Planning Department, public library, police and fire stations, and the Orange Line Metro station. The site benefits from strong traffic counts of approximately 35,757 vehicles per day, a dense residential population of roughly 153,878 residents within a two-mile radius, and a daytime employment base of 55,693—providing a strong built-in customer base.

OFFERING SUMMARY

Lease Rate:	\$2.50 SF/month (NNN)
Number of Units:	3
Available SF:	1,600 SF
Lot Size:	7,754 SF
Building Size:	5,550 SF

SPACES	LEASE RATE	SPACE SIZE
6311 Van Nuys Blvd.	\$2.50 SF/month	1,600 SF

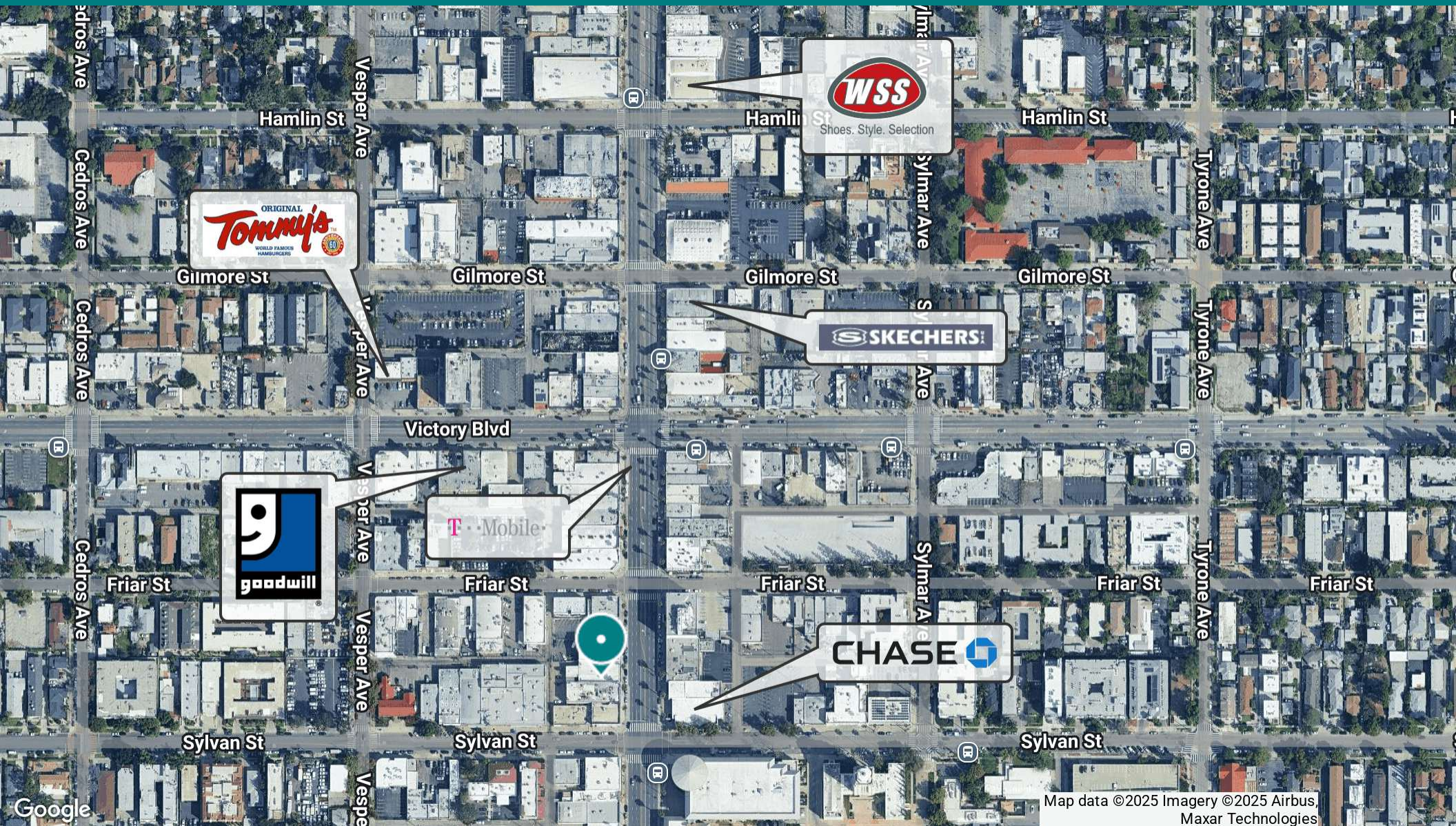
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RETAILER MAP

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Map data ©2025 Imagery ©2025 Airbus,
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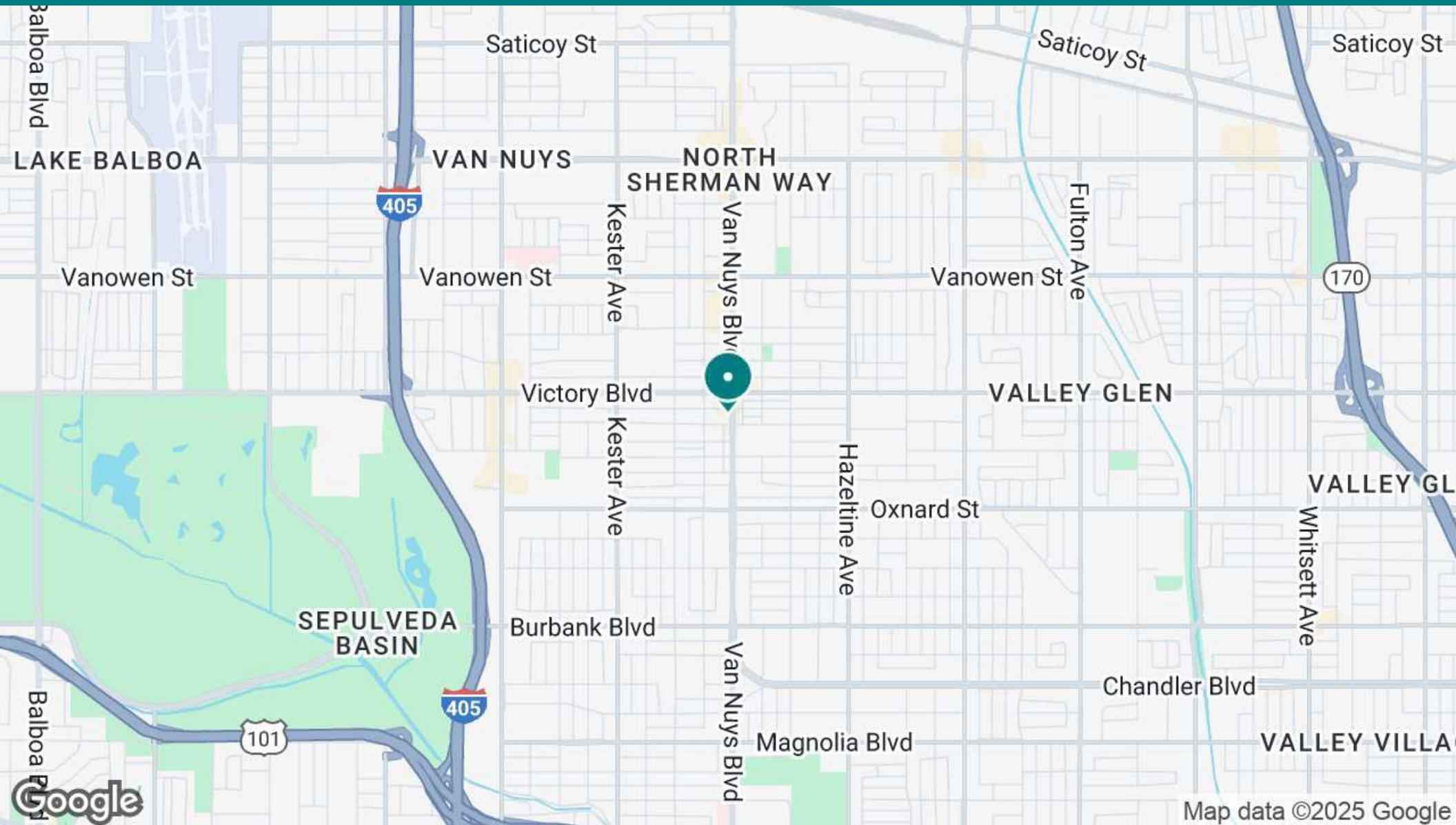
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	47,131	297,923	679,233
Average Age	38	40	40
Average Age (Male)	37	38	39
Average Age (Female)	39	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	16,281	109,837	241,829
# of Persons per HH	2.9	2.7	2.8
Average HH Income	\$86,716	\$103,275	\$112,268
Average House Value	\$861,935	\$944,753	\$962,321
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	60.5%	47.4%	49.0%
RACE	1 MILE	3 MILES	5 MILES
% White	32.5%	41.2%	40.0%
% Black	4.8%	4.9%	4.6%
% Asian	5.6%	8.7%	9.2%
% Hawaiian	0.1%	0.1%	0.1%
% American Indian	1.9%	1.4%	1.5%
% Other	40.2%	30.5%	30.7%

Demographics data derived from AlphaMap

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