



**COMMERCIAL  
REAL ESTATE**

*the sign of a profitable property*



## STOREFRONT RETAIL AVAILABLE ON HIGH TRAFFIC INTERSECTION

14453-14455 Roscoe Blvd. & 8324-8440 Van Nuys Blvd., Panorama City, CA 91402



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RETAIL & MEDICAL SPACE  
PANORAMA CITY, CA

***EXCLUSIVELY LISTED BY***

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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 foot-age 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

8324-8440 Van Nuys Blvd. & 14453-14455 Roscoe Blvd.  
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## APPROX. 2,128 SF

STOREFRONT RETAIL SPACE AVAILABLE

- ✓ Dense population
- ✓ Easy access to public transit
- ✓ Professional daytime consumers

## AREA AMENITIES

- ✓ Huge traffic counts
- ✓ Established retail corridor
- ✓ Freeway access

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	56,066	335,030	722,021
 Avg. HH Income	\$68,166	\$82,451	\$93,206
 Daytime Pop	44,165	269,828	587,921
 Traffic Count	± 77,615 CPD ON ROSCOE BLVD & VAN NUYS BLVD		

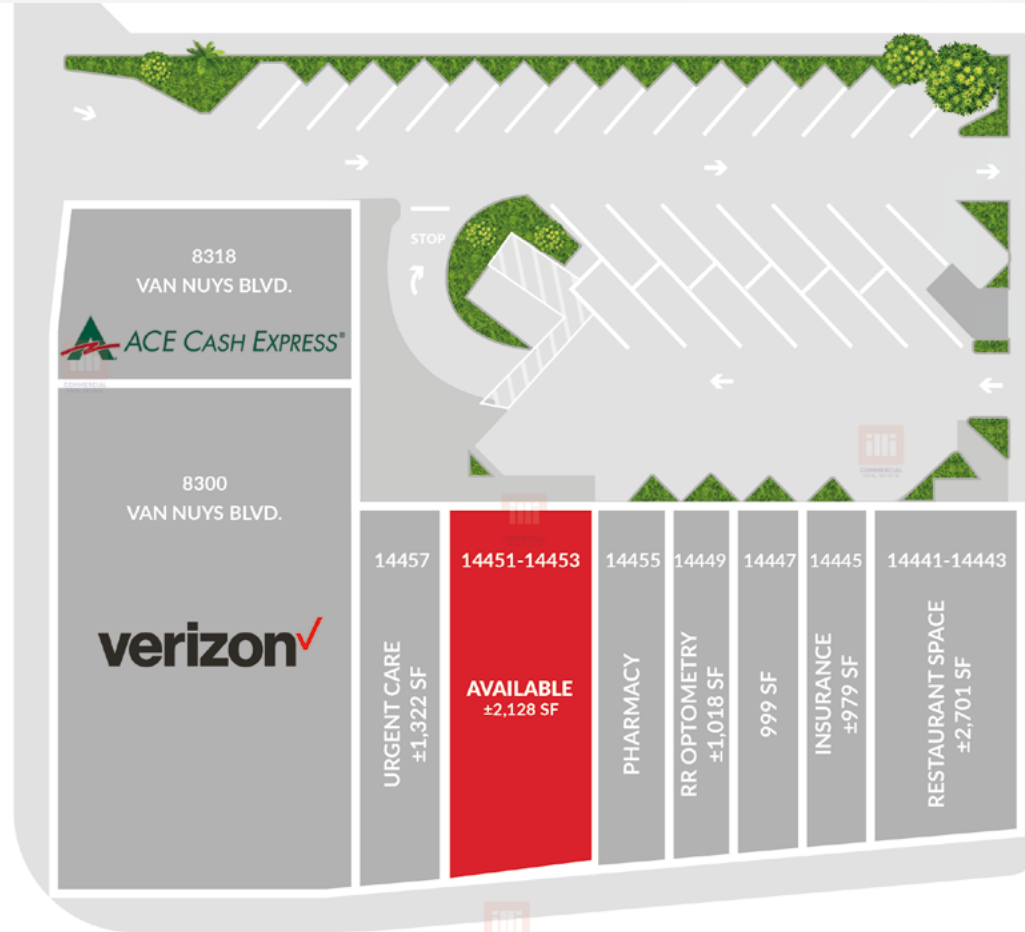
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# SITE PLAN

8324-8440 Van Nuys Blvd. & 14453-14455 Roscoe Blvd.  
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VAN NUYS BLVD



ROSCOE BLVD

Measurements 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.





**AERIAL MAP**





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