

AVAILABLE



COMMERCIAL
REAL ESTATE
the sign of a profitable property

VANOWEN
ST

BALBOA BLVD

FORMER BARBER SHOP AVAILABLE!

16927 Vanowen St, Lake Balboa, CA 91406



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RETAIL SPACE
LAKE BALBOA, CA

PROPERTY FEATURES

16927 Vanowen St, Lake Balboa, CA 91406







APPROX. 1,025 SF

FORMER BARBER SHOP SPACE AVAILABLE

- ✓ In-unit washer & dryer included
- ✓ Private office with dedicated storage & restroom
- ✓ Prominent signage and street exposure
- ✓ Strong retail mix

AREA AMENITIES

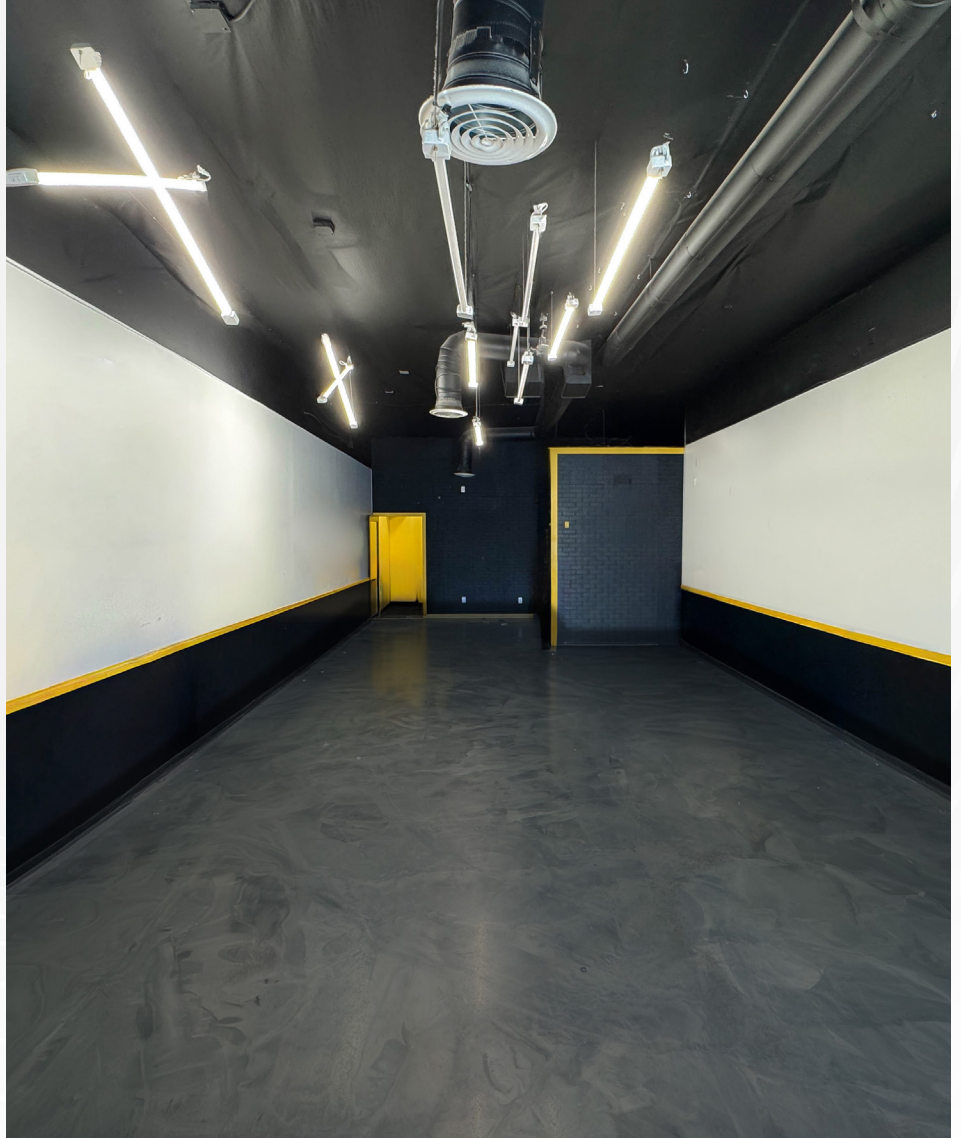
- ✓ Dense retail trade area
- ✓ High traffic area and signalized center
- ✓ Located across from 3 high schools and 1 middle school
- ✓ Over 600,000 residents within a 5-mile radius

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	20,836	260,608	686,126
 Avg. HH Income	\$97,668	\$90,116	\$97,218
 Daytime Pop	19,493	242,628	629,501
 Traffic Count	± 57,252 CPD ON VANOWEN ST & VANOWEN ST		

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LAKE BALBOA, CA

INTERIOR PHOTOS

16927 Vanowen St, Lake Balboa, CA 91406



SITE PLAN

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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.



AVAILABLE



AERIAL MAP

AVAILABLE 



COMMERCIAL
REAL ESTATE

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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.