



WALMART ANCHORED SHOPPING CENTER

9054 Van Nuys Blvd, Panorama City, CA 91402



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PROPERTY FEATURES

9054 Van Nuys Blvd, Panorama City, CA 91402



APPROX. 1,160-2,862 SF

RETAIL SPACES AVAILABLE

- ✓ Heavily trafficked shopping center with co-tenants such as Walmart, O'Reilly Auto Parts, Dollar King, Pizza Hut, Wingstop and Yogurtland
- ✓ Pylon Signage available
- ✓ End-Cap and in-line spaces available

AREA AMENITIES

- ✓ Minutes away from Plaza Del Valle, Panorama Mall, and LA Chef's Kitchen
- ✓ Panorama City Center will be an extension of the Panorama Mall into a 17 acre site which will include restaurants, shopping, health and wellness services, and housing options to create a mixed use environment
- ✓ Planned Metro Van Nuys line expected by 2028 to further boost retail, dining, and accessibility in the area

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	68,392	304,590	692,070
 Avg. HH Income	\$77,061	\$86,302	\$91,103
 Daytime Pop	64,934	289,164	657,539
 Traffic Count	± 59,626 CPD ON NORDHOFF ST & VAN NUYS BLVD		

EXTERIOR PHOTOS

9054 Van Nuys Blvd, Panorama City, CA 91402



RETAIL & OFFICE SPACES
PANORAMA CITY, CA

UNIT 9050

9054 Van Nuys Blvd, Panorama City, CA 91402



±2,862 SF | OFFICE/RETAIL SPACE



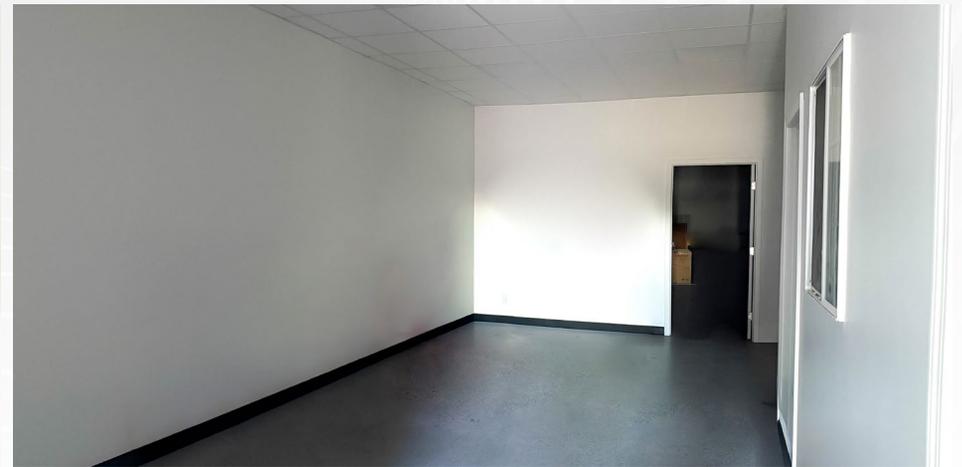
RETAIL & OFFICE SPACES
PANORAMA CITY, CA

UNIT 14542

9054 Van Nuys Blvd, Panorama City, CA 91402



±2,100 SF | OFFICE/RETAIL SPACE



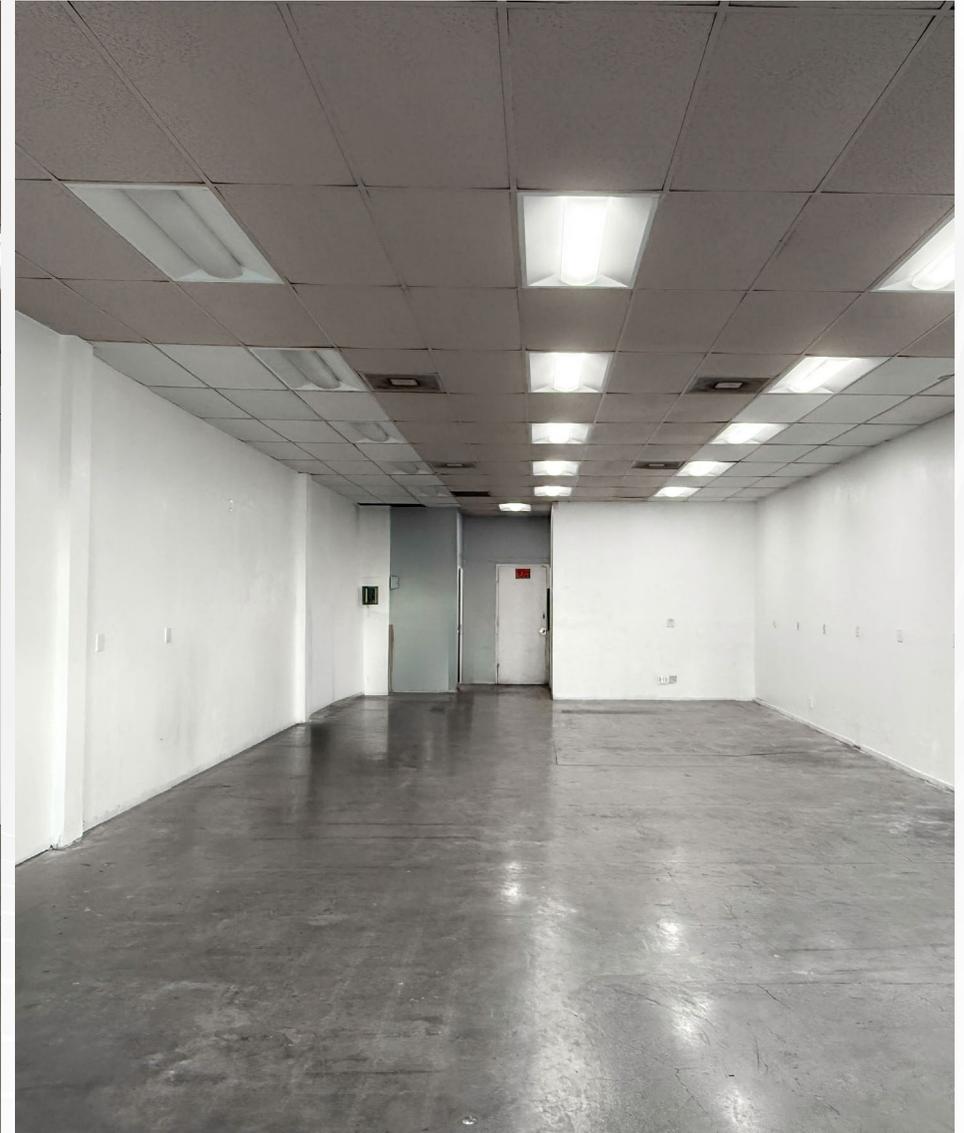
RETAIL & OFFICE SPACES
PANORAMA CITY, CA

UNIT 14512

9054 Van Nuys Blvd, Panorama City, CA 91402



±1,320 SF | OFFICE/RETAIL SPACE



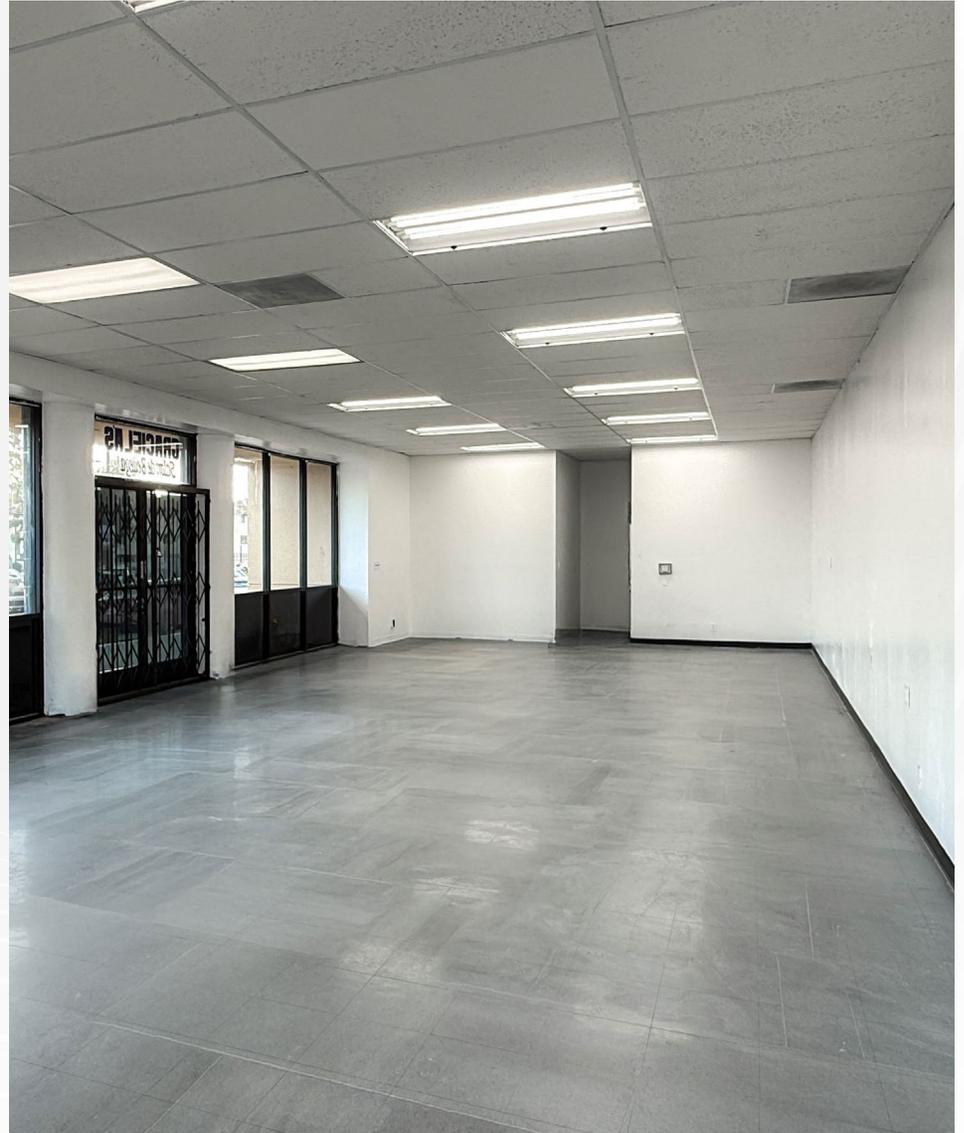
RETAIL & OFFICE SPACES
PANORAMA CITY, CA

UNIT 14552

9054 Van Nuys Blvd, Panorama City, CA 91402



±1,160 SF | OFFICE/RETAIL SPACE



SITE PLAN

9054 Van Nuys Blvd, Panorama City, CA 91402



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

LIVING SPACES



AERIAL MAP



**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.