

## RETAIL OR MARKET WITH TAKE-OUT FOOD USE

5242 VAN NUYS BOULEVARD, SHERMAN OAKS, CA 91411



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DRE #01837719



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 footage 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 signing. References to prior use permits do not guarantee the ability to operate similar uses in the future. Buyer/Tenant must verify the information and bears all risk for any inaccuracies.



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## FEATURES

- ±2,890 SF Single Tenant Retail Property Available for Sale or Lease
- Spacious Kitchen with Walk-in Cooler, Hood, Sinks, and Storage
- Former Certificate of Occupancy Allows for “Market with Food-To-Go”
- Rooftop Monument Signage



## PROPERTY DESCRIPTION

- Convenient Access to 101 and 405 Freeways
- Located on one of the Valley's Busiest Retail Thoroughfares
- Short Walk to Van Nuys Sherman Oaks (VNSO) Recreation Center and Park, City Government Center, Auto Row, and More
- Dense Daytime and Residential Populations Within 3-Mile Radius



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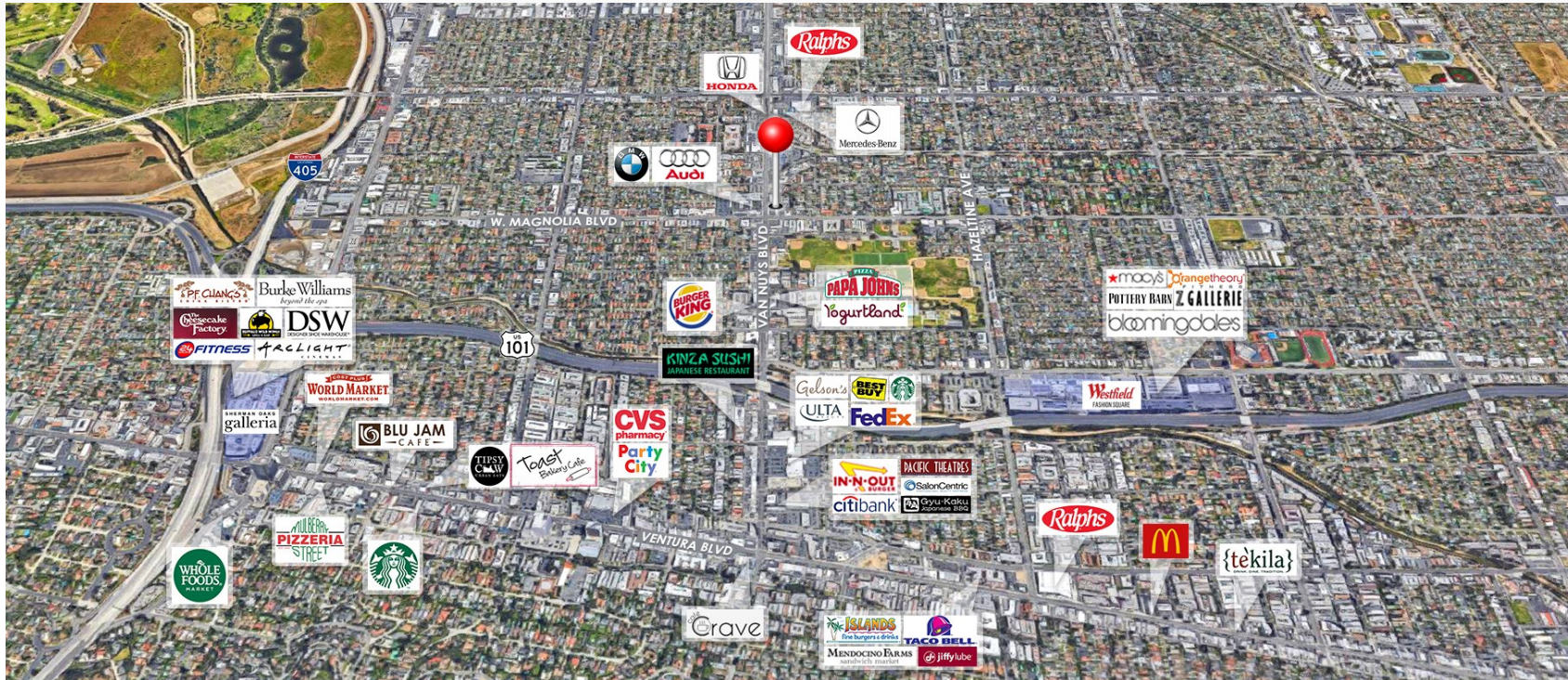


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## DAYTIME POPULATION

1-mile	12,777
3-mile	103,249
5-mile	217,392



## AVERAGE HOUSEHOLD INCOME

1-mile	\$105,732
3-mile	\$99,763
5-mile	\$97,210



## POPULATION

1-mile	34,229
3-mile	263,746
5-mile	654,246

**TRAFFIC COUNTS:** ±74,098 cars per day on Van Nuys and Chandler Boulevard

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