



COMMERCIAL
REAL ESTATE
the sign of a profitable property



THREE STORY PROFESSIONAL OFFICE BUILDING

7136 Haskell Ave, Van Nuys, CA 91406



ARMEN TCHAPANIAN
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DRE#02041876



PROPERTY FEATURES

7136 Haskell Ave, Van Nuys, CA 91406



APPROX. 600-2,500 SF

OFFICE SPACES AVAILABLE

- ✓ On-site security
- ✓ Three-story professional office building
- ✓ Suite 3: can be modified to accommodate different space requirements
- ✓ Free parking at a ratio of 3 spaces per 1,000 USF
- ✓ Newly paved parking lot
- ✓ In-suite janitorial services are not included
- ✓ Elevator access

AREA AMENITIES

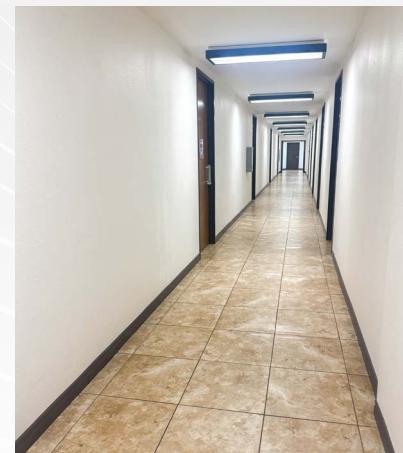
- ✓ Strategically located at Haskell Ave & Sherman Way
- ✓ Minutes to restaurants & within one mile of coffee shops
- ✓ Excellent freeway access to the 405 & 101 on/off ramps
- ✓ Prime Central Valley location

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	41,299	304,824	728,081
Avg. HH Income	\$78,329	\$87,727	\$100,197
Daytime Pop	40,688	299,762	715,877
Traffic Count			± 71,459 CPD ON HASKELL AVE & SHERMAN WAY

OFFICE SPACES
VAN NUYS, CA

INTERIOR PHOTOS

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AEIRAL MAP



**COMMERCIAL
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**ARMEN TCHAPANIAN
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