

# FOR LEASE

SUPER KING ANCHORED SHOPPING CENTER  
7239 VAN NUYS BLVD | VAN NUYS, CA 91405



## DAVE O'CONNELL

CALDRE #01398651  
818.380.9967  
DAVE@CBM1.COM

## BRETT MERO

CALDRE #01190225  
818.380.9970  
BRETT@CBM1.COM

CBM1.COM

# CBM1

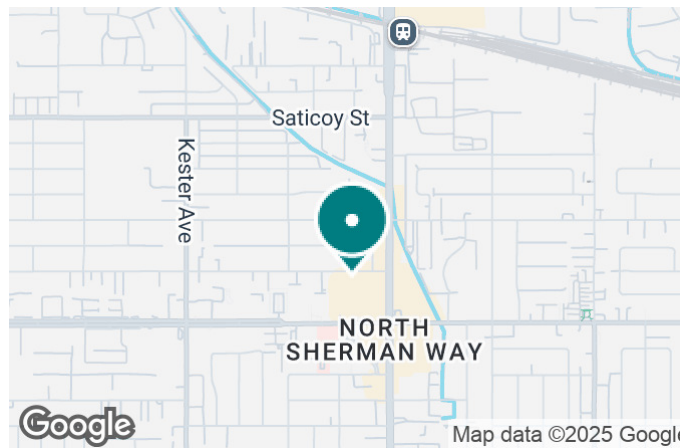
LEASING  
BROKERAGE  
INVESTMENTS



## FEATURES &amp; AMENITIES

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## FEATURES &amp; AMENITIES

- 1,118 SF FORMER TOTAL WIRELESS LOCATION AVAILABLE IN GROCERY ANCHORED SHOPPING CENTER
- FIRST CLASS NATIONAL CO-TENANTS INCLUDING SUPER KING MARKET, THE HABIT, JAMBA JUICE, POLLO CAMPERO, & FIESTA INSURANCE
- RECENTLY RENOVATED CENTER
- HIGH STREET VISIBILITY
- PROMINENT MONUMENT SIGNAGE
- AMPLE PARKING IN LARGE ONSITE LOT

## NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	15,928	106,360	234,268
Total Population	47,986	327,833	691,526
Average HH Income	\$83,708	\$92,526	\$108,263

EXCLUSIVELY REPRESENTED BY

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# PROPERTY SUMMARY

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## PROPERTY DESCRIPTION

1,118 SF former Total Wireless location available in a busy grocery-anchored retail shopping center in prime Van Nuys. The property features high-street visibility, prominent monument signage, and ample parking in a large on-site lot. A+ co-tenants include Super King Market grocery store, The Habit Hamburger Grill, Jamba Juice, Pollo Campero, La Michoacana Premium ice cream, and Fiesta Insurance.

## LOCATION DESCRIPTION

Situated at the prime intersection of Van Nuys Boulevard and Sherman Way, this high-visibility location boasts strong traffic counts, with over 43,400 cars passing by every day. The shopping center is situated in a densely populated area, providing a ready-made customer base for your business. Plus, you'll be in good company, surrounded by a variety of A+ national retailers, including Super King Market, Jamba Juice, the Habit Burger, Michoacana Ice Cream, Fiesta Insurance, and Pollo Campero, drawing in a diverse range of shoppers.

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## OFFERING SUMMARY

Lease Rate:	\$3.75 SF/month (NNN)
Available SF:	1,118 SF
Building Size:	6,175 SF

SPACES	LEASE RATE	SPACE SIZE
7239, A8	\$3.75 SF/month	1,118 SF



## AERIAL

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## SITE PLAN

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SUITE	TENANT	SIZE
7227, A	Super King Grocery (NAP)	55,646 SF
7249, A	Pollo Compero (NAP)	3,000 SF
7249, B	Fiest Insurance (NAP)	1,000 SF
7221, B1	The Habit Burger	2,800 SF
7221, B2	Botanica	1,344 SF
7221, B3	Jamba Juice	1,209 SF
7221, B4	Michoacana Ice Cream	1,495 SF
7239, A2	China Grill	1 SF
7239, A6	Dental Clinic	1 SF
7239, A4	Tobacco Shop	995 SF
7239, A8	Available	1,118 SF
7239, A10	Nail Salon	1 SF

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## RETAILER MAP

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# DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	47,986	327,833	691,526
Average Age	38	39	40
Average Age (Male)	37	38	39
Average Age (Female)	39	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	15,928	106,360	234,268
# of Persons per HH	3	3.1	3
Average HH Income	\$83,708	\$92,526	\$108,263
Average House Value	\$761,648	\$794,077	\$911,727
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	62.1%	59.3%	54.1%
RACE	1 MILE	3 MILES	5 MILES
% White	27.9%	30.4%	36.6%
% Black	5.2%	4.3%	4.1%
% Asian	8.5%	10.2%	9.0%
% Hawaiian	0.1%	0.1%	0.1%
% American Indian	2.0%	1.8%	1.6%
% Other	42.5%	39.3%	33.9%

\* Demographic data derived from 2020 ACS - US Census

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