



COMMERCIAL
REAL ESTATE

the sign of a profitable property

AVAILABLE
±1,050 - 2,330 SF



VAN NUYS BLVD
VANOWEN ST

RESTAURANT SPACE AVAILABLE

14525 - 14529 Vanowen St., Van Nuys, CA 91405



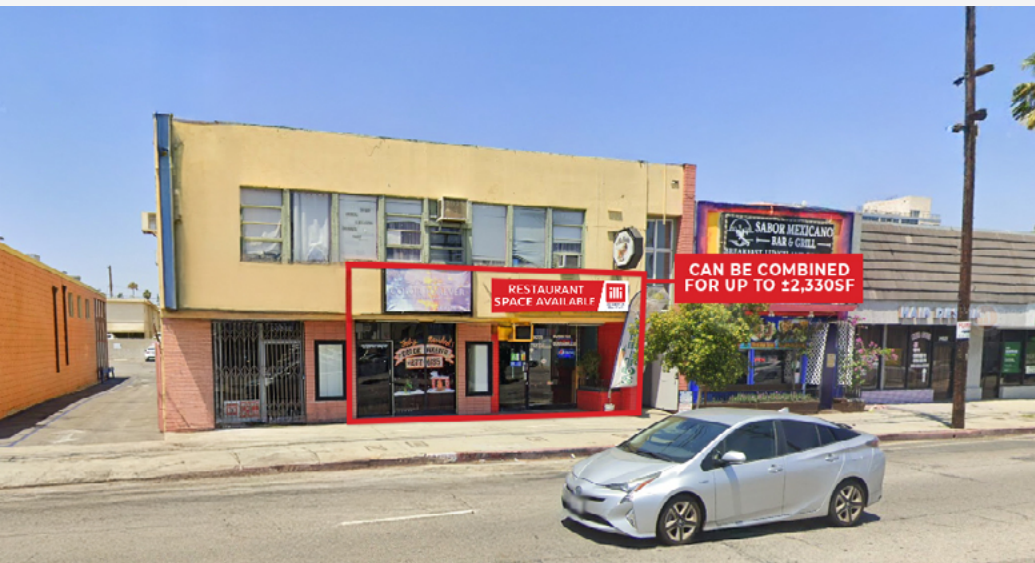
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PROPERTY FEATURES

14525 - 14529 Vanowen St., Van Nuys, CA 91405







APPROX. 432 - 2,330 SF

RESTAURANT, RETAIL, AND OFFICE SPACES AVAILABLE

- ✓ Unit 14529: Second generation Restaurant space with Exhaust hood system, hand wash, vegetable & three-compartment sinks, floor drains, and gas connections
- ✓ Ground-level units can be combined for a total of ±2,330 SF
- ✓ Unit 3: 2nd floor office space: Open layout corner unit with windows facing driveway and parking lot
- ✓ Has front and rear entrance
- ✓ Sit-down & fast casual restaurant
- ✓ Rear parking free and in common
- ✓ Private restrooms

AREA AMENITIES

- ✓ Great signage
- ✓ Visibility on Vanowen St
- ✓ Over 65,000 CPD on Vanowen St and Van Nuys Blvd

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	58,884	323,758	726,782
 Avg. HH Income	\$74,305	\$87,527	\$100,064
 Daytime Pop	47,441	262,559	595,351
 Traffic Count	± 66,317 CPD ON VANOWEN ST & VAN NUYS BLVD		

RESTAURANT & OFFICE
VAN NUYS, CA

INTERIOR PHOTOS

14525 - 14529 Vanowen St., Van Nuys, CA 91405



UNIT 14529



RESTAURANT & OFFICE
VAN NUYS, CA

INTERIOR PHOTOS

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UNIT 3
(2ND FLOOR)



UNIT 14525





AERIAL MAP



COMMERCIAL
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ASSOCIATE

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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.