



COMMERCIAL REAL ESTATE  
the sign of a profitable property



AVAILABLE 



SEPULVEDA BLVD ±46,000 CARS PER DAY



**HIGH TRAFFIC VOLUME STRIP CENTER**  
6265 Sepulveda Blvd. , Van Nuys, CA 91411



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# PROPERTY FEATURES

6265 Sepulveda Blvd. , Van Nuys, CA 91411



## APPROX. 1,565 SF

RETAIL SPACE AVAILABLE

- ✓ Busy center anchored by Dunn Edwards and Ortho Mattress
- ✓ Pylon signage opportunity facing Sepulveda Blvd
- ✓ Convenient ingress/egress from Sepulveda on both sides of the property with 121 parking spaces
- ✓ Great mix of retail, restaurant, and medical tenants

## AREA AMENITIES

- ✓ Close proximity to 405 FWY and Sepulveda Orange Line
- ✓ Approx. 46,000 CPD on Sepulveda Blvd. and Erwin St
- ✓ Across the street from Costco Shopping Center
- ✓ Densely populated area

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	33,936	284,949	713,133
 Avg. HH Income	\$69,732	\$51,158	\$57,590
 Daytime Pop	27,050	228,824	575,105
 Traffic Count	± 46,121 CPD ON SEPULVEDA BLVD & ERWIN ST		

RETAIL SPACE  
VAN NUYS, CA

# SUITE 7

6265 Sepulveda Blvd., Van Nuys, CA 91411



# SITE PLAN

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SEPULVEDA BLVD

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**



**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.