

13173 VAN NUYS BOULEVARD

Los Angeles, CA | 91331



FOR SALE | \$759,000

NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



Property Summary

This 1,450 SF retail building on a 3,550 SF lot offers a flexible opportunity for both investors and owner users, with the ability for an owner occupant to take over the space while benefiting from a month to month tenant in the interim. The interior features an open floor plan adaptable to many uses, along with a kitchen and shower for added functionality. The property sits on Van Nuys Blvd, a high visibility corridor with strong daily car and pedestrian traffic, enhancing its appeal for any business. A fenced parking lot with six spaces adds convenience and accessibility in this prime Pacoima location.

Property Highlights

- High Visibility Corridor
- Ideal for Investor or Owner-Users
- First Time to Market in 20+ Years
- Open Floor Plan
- Fenced Parking
- Kitchen and Shower

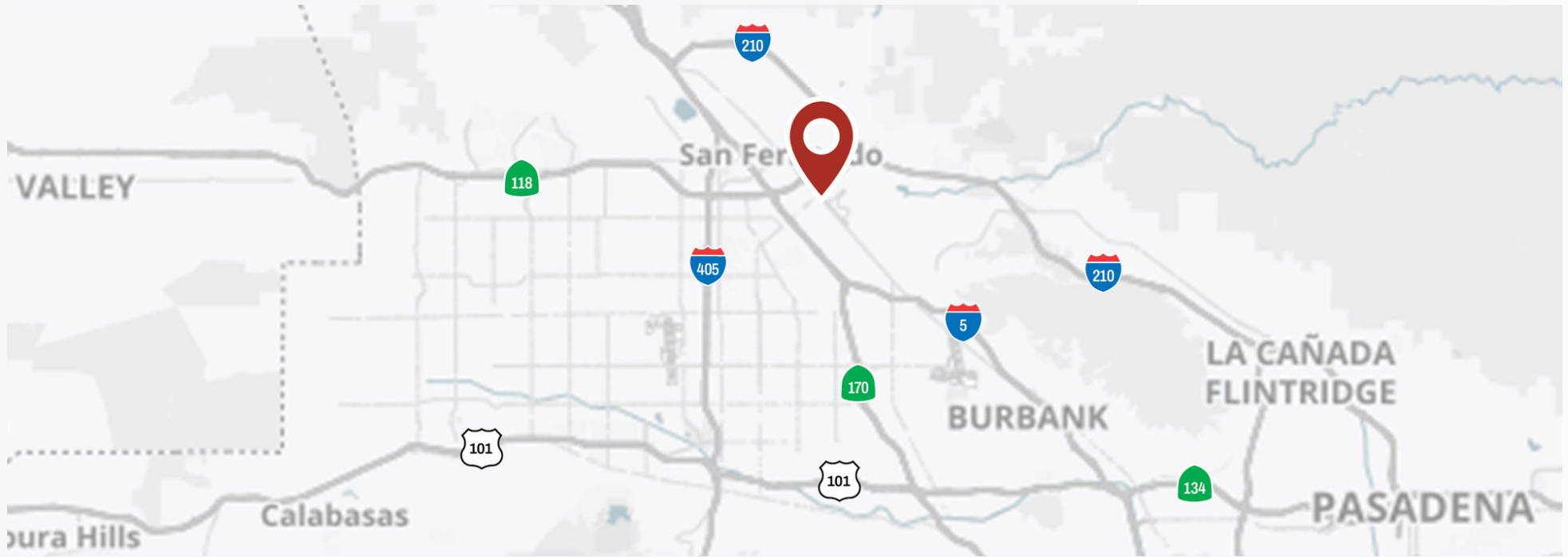
Traffic Count Report

±22,356 Vehicles Per Day (VPD)

Current Rent (Annual)	\$49,200
Expenses	
Property Taxes	\$3,025
Insurance	\$2,400
NOI	\$43,775







Demographics	1 Mile	3 Miles	5 Miles
Total Households	8,680	55,796	143,509
Total Population	38,105	219,970	511,044
Average HH Income	\$88,033	\$102,182	\$100,319

Location Description

Positioned in the heart of Pacoima, this property benefits from one of the San Fernando Valley’s most active and high performing commercial corridors. Pacoima is a thriving, high density community with strong consumer demand and a diverse mix of retailers, service businesses, and industrial employers—creating a steady flow of customers and long term economic stability.

Van Nuys Blvd is the area’s premier commercial spine, offering unmatched visibility, nonstop traffic, and exceptional exposure for any business. With thousands of cars and pedestrians passing daily, businesses along this corridor enjoy built in marketing power and consistent footfall. For investors, the area delivers reliable occupancy and strong tenant demand. For owner users, it provides a rare opportunity to plant a business in a high visibility, high traffic location with proven commercial momentum.

PHOTOS



ADDITIONAL PHOTOS



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