

6629 VAN NUYS BLVD, VAN NUYS, CA 91405

Retail

FOR LEASE

OFFERING MEMORANDUM



PROPERTY HIGHLIGHTS

- Located in the Heart of Van Nuys
- Offers Easy Access to Major Highways, Shopping Centers, and Public Transportation
- Large Parking Area, Accommodating Multiple Vehicles for Tenants or Clients
- Diverse Tenant mix boasts a range of National tenants
- Strong demographics and Traffic Counts

PROPERTY TYPE
Retail

AVAILABLE FOR LEASE
1,800 SF

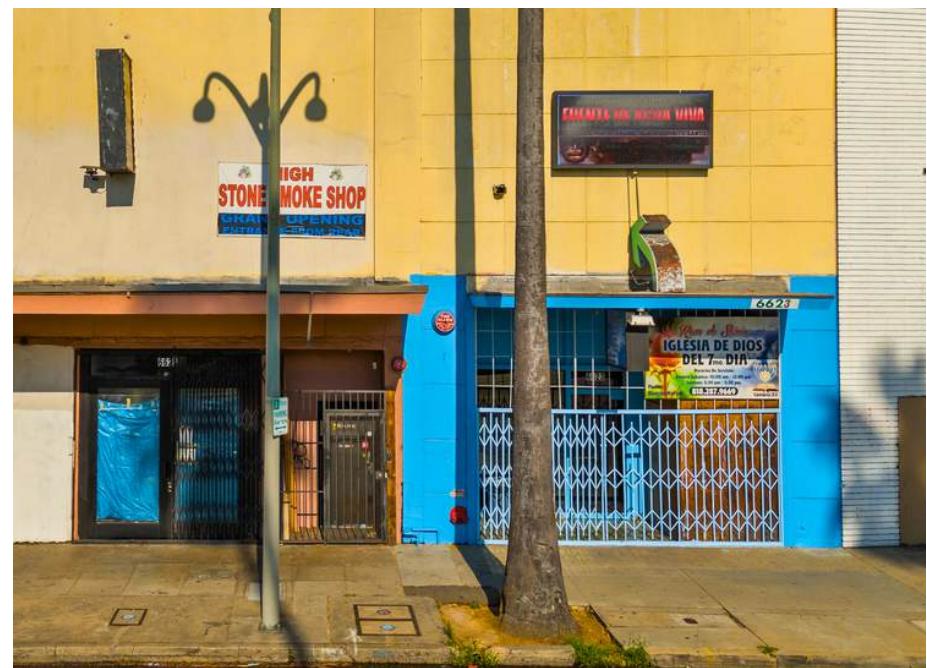
PARCEL NUMBER
2236-010-006

LOT
23,974 SF

YEAR BUILT
1954

ZONING
LAP

PROPERTY PHOTOS

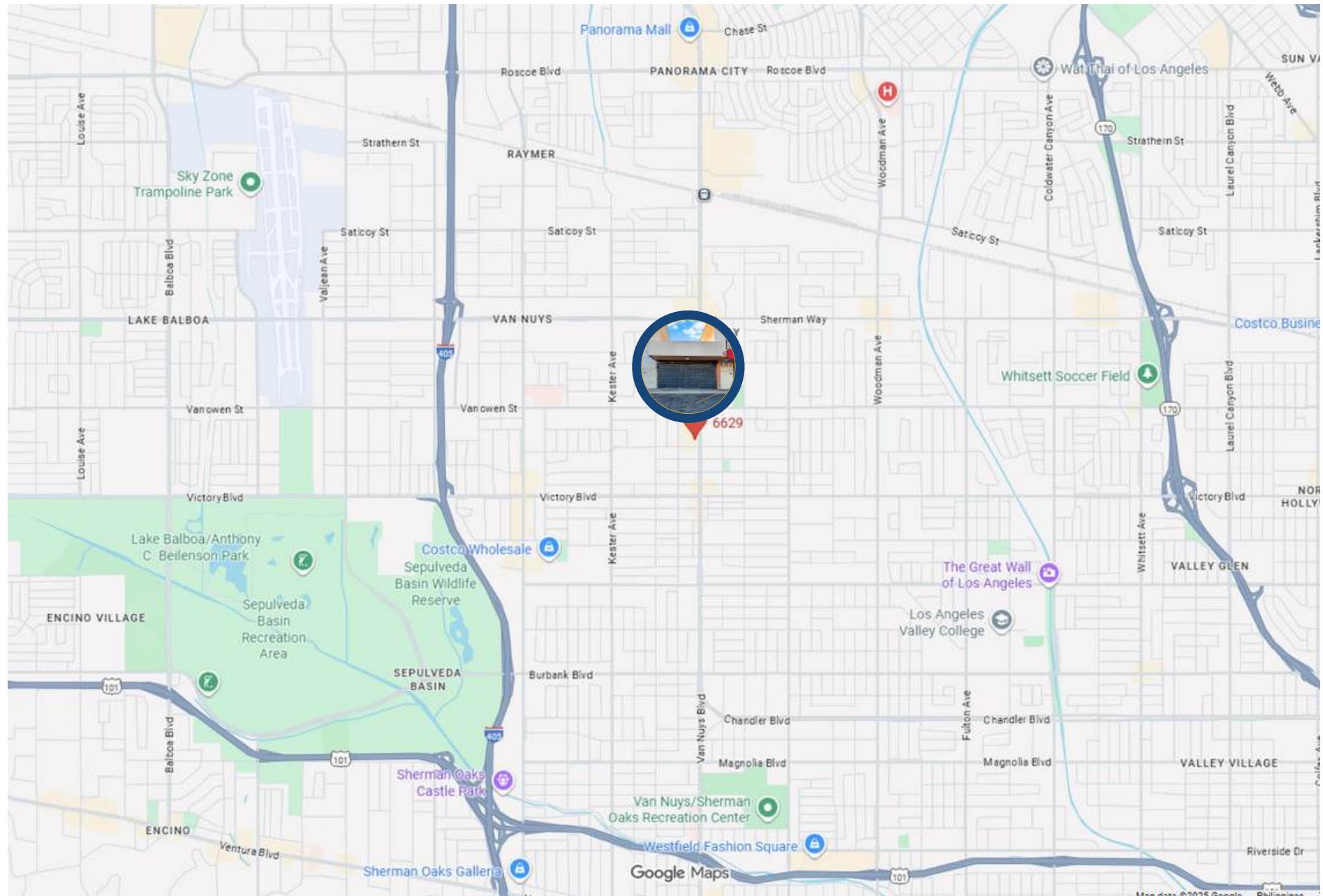


 PROPERTY PHOTOS

● RETAIL MAP



LOCATION MAP



DEMOGRAPHICS

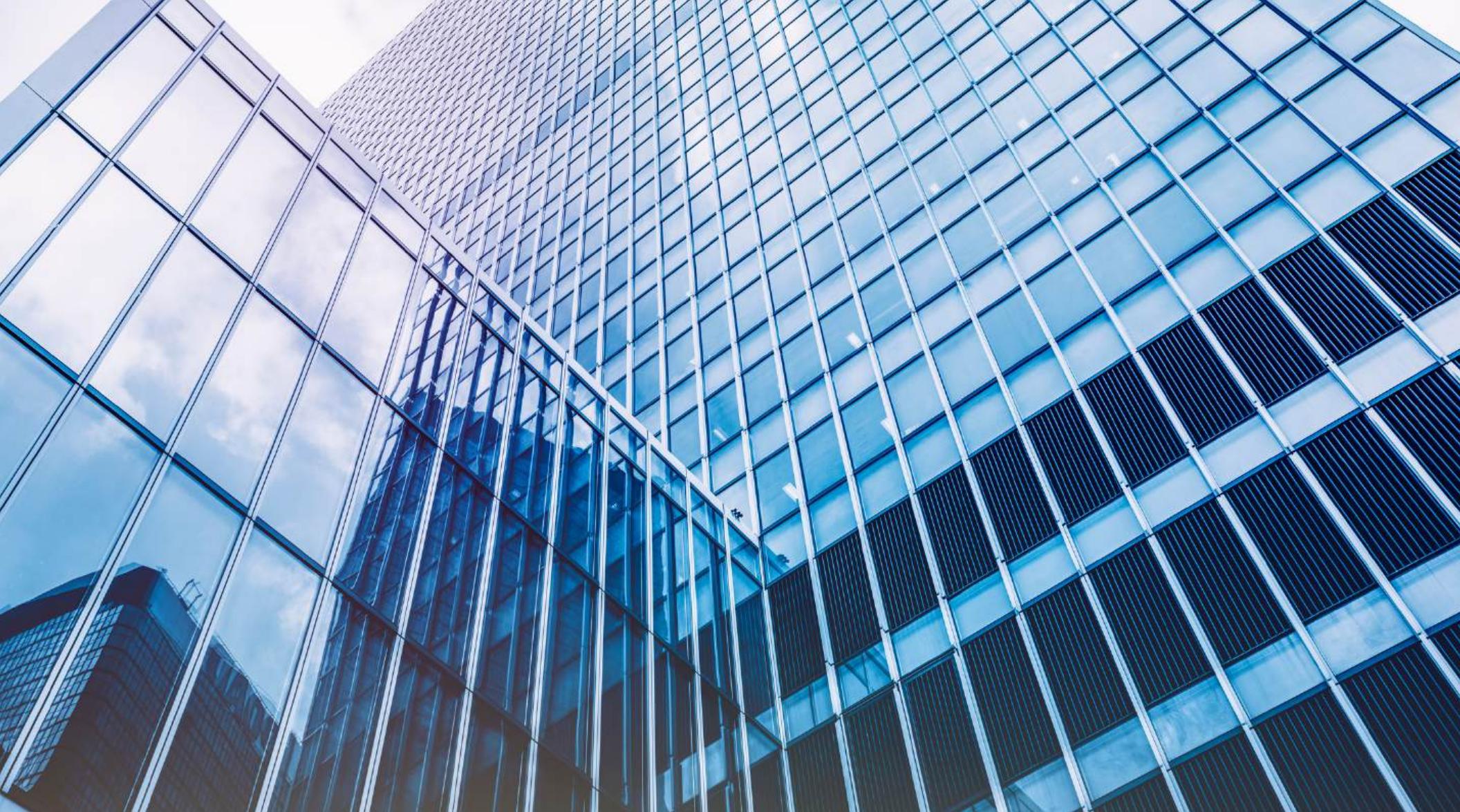


Category	1 Mile	3 Mile	5 Mile
2024 Total Population	55,262	320,980	721,815
2029 Population	53,684	312,935	702,352
Pop Growth 2024-2029	-2.86%	-2.51%	-2.70%
Average Age	37.10	38.40	39.10
2024 Total Households	18,249	111,539	248,727
HH Growth 2024-2029	-3.05%	-2.76%	-2.86%
Median Household Income	\$55,379	\$64,532	\$73,061
Avg Household Size	2.90	2.80	2.80
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$704,327	\$775,442	\$802,991
Median Year Built	1973	1969	1967



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