

# FOR LEASE

13247 VICTORY BOULEVARD  
VAN NUYS, CA 91401



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LEASING

BROKERAGE

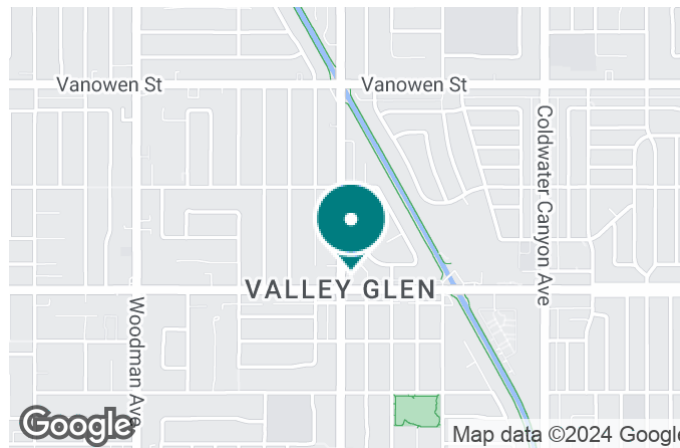
INVESTMENTS



## FEATURES &amp; AMENITIES

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## FEATURES &amp; AMENITIES

- GREAT SMALL RETAIL SPACE
- +/- 550SF
- AMPLE PARKING
- GREAT TENANT MIX
- HIGHLY VISIBLE SIGNAGE
- GREAT AREA DEMOGRAPHICS
- HIGH VEHICLE TRAFFIC

## NEIGHBORING RETAILERS



DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	930	3,308	15,198
Total Population	2,845	9,840	41,879
Average HH Income	\$78,494	\$77,389	\$76,321

EXCLUSIVELY REPRESENTED BY

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## PROPERTY SUMMARY

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## PROPERTY DESCRIPTION

This property presents an excellent opportunity with a compact retail space covering approximately 550 square feet. Its tenant mix is diverse, encompassing 7-Eleven, Victory Bread, a dental office, and a nail salon. Additionally, its proximity to Walgreen's Pharmacy adds further convenience for patrons. Ample parking enhances accessibility, ensuring convenience for both tenants and customers alike.

## OFFERING SUMMARY

Lease Rate:	\$3.50 SF/month (NNN)
Available SF:	550 SF
Building Size:	6,420 SF



## ADDITIONAL PHOTOS

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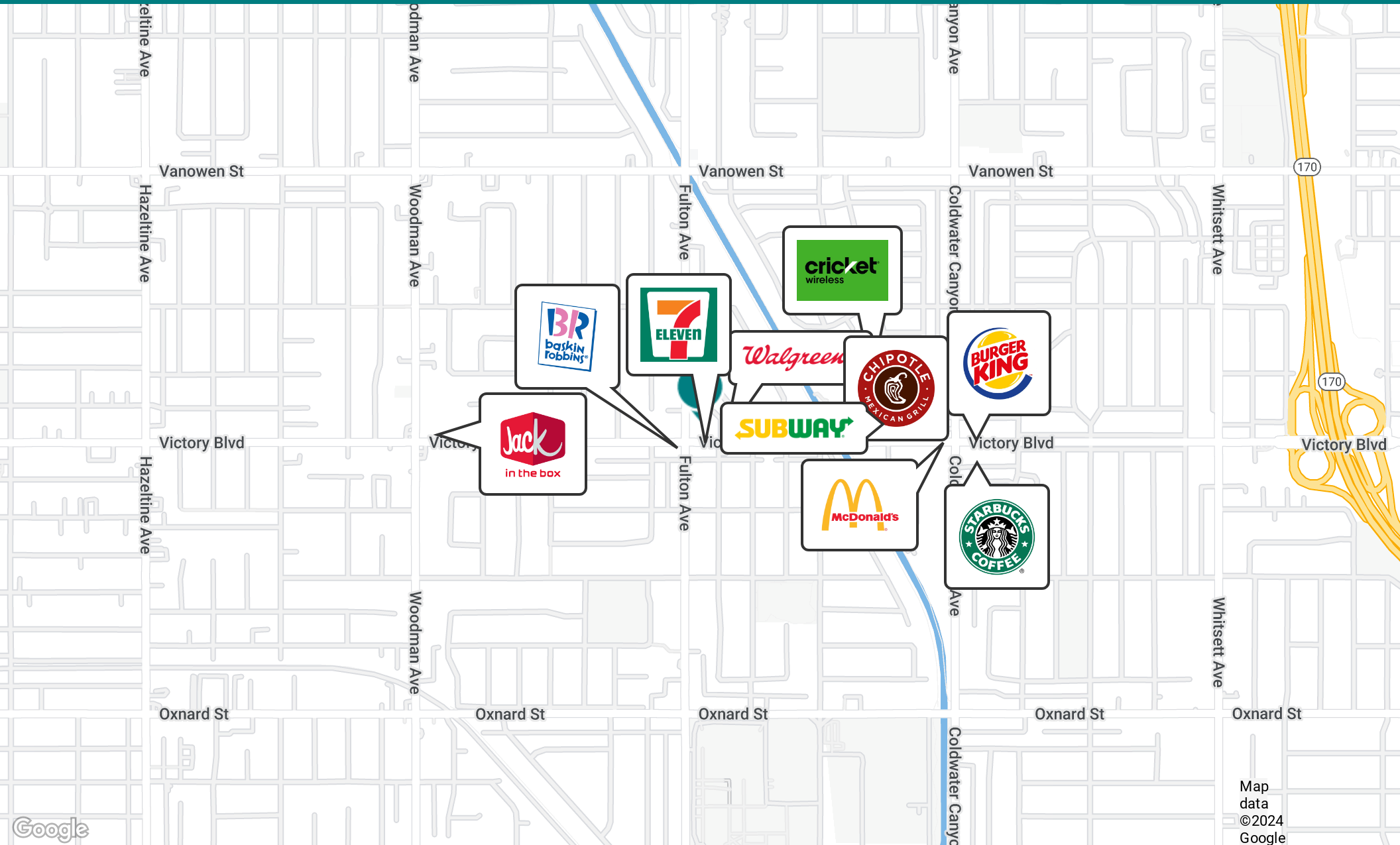




## REGIONAL MAP

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Map  
data  
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Google

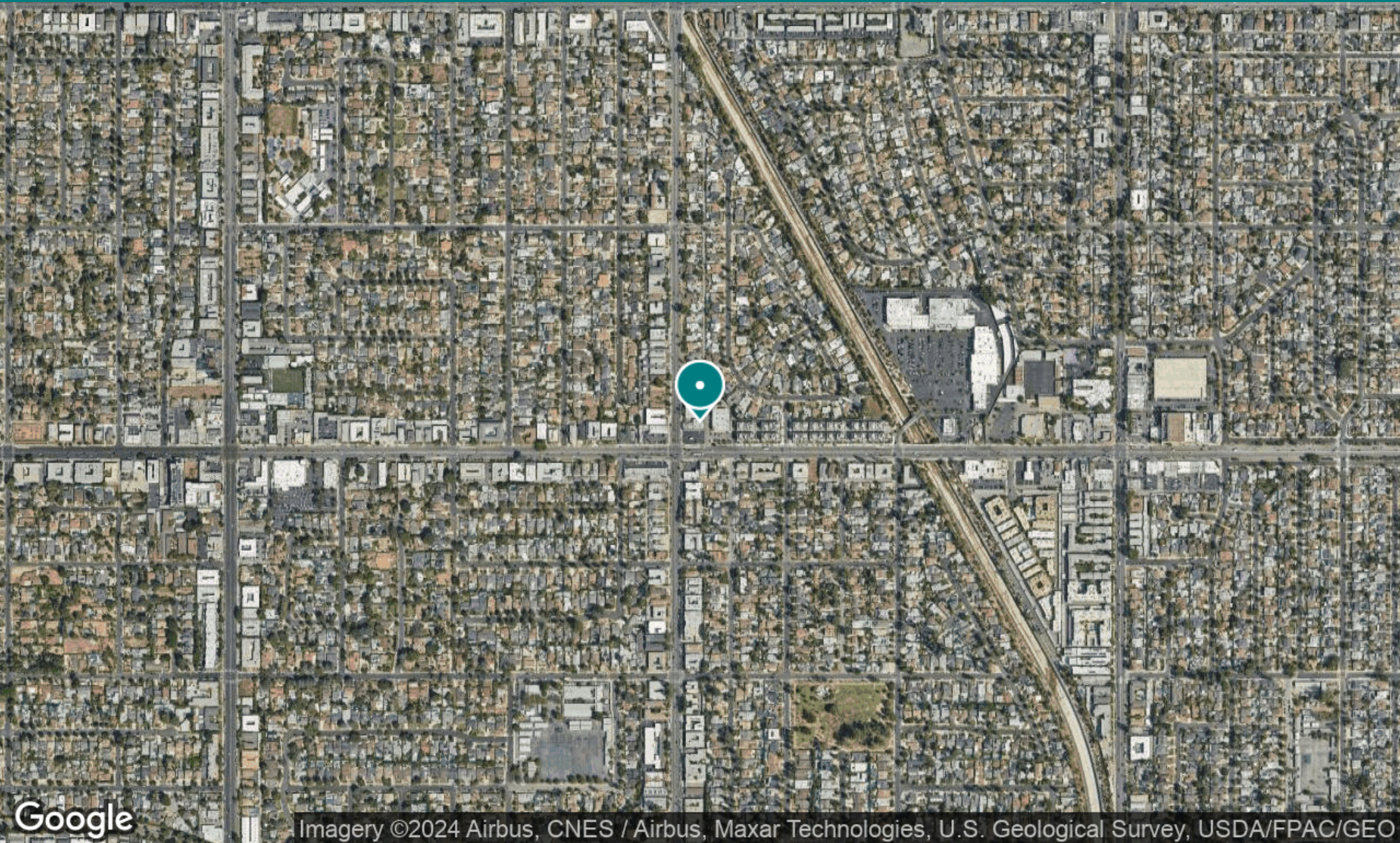
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## AERIAL MAP

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# DEMOGRAPHICS MAP & REPORT

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,845	9,840	41,879
Average Age	35.5	36.6	37.1
Average Age (Male)	34.0	35.6	36.2
Average Age (Female)	37.1	37.6	37.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	930	3,308	15,198
# of Persons per HH	3.1	3.0	2.8
Average HH Income	\$78,494	\$77,389	\$76,321
Average House Value	\$671,019	\$665,022	\$653,128

\* Demographic data derived from 2020 ACS - US Census

