

FOR LEASE

13247 VICTORY BOULEVARD
VAN NUYS, CA 91401



BRETT MERO

CALDRE #01190225

818.380.9970

BRETT@CBM1.COM

CBM1.COM

CBM1

LEASING

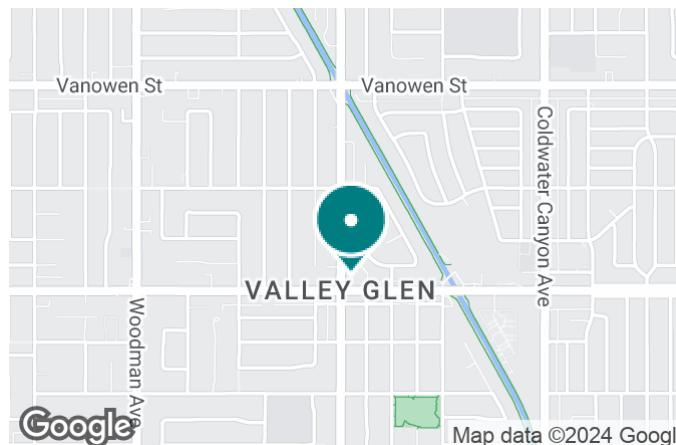
BROKERAGE

INVESTMENTS

FEATURES & AMENITIES

13247 VICTORY BOULEVARD | VAN NUYS, CA 91401

BROCHURE | PAGE 2



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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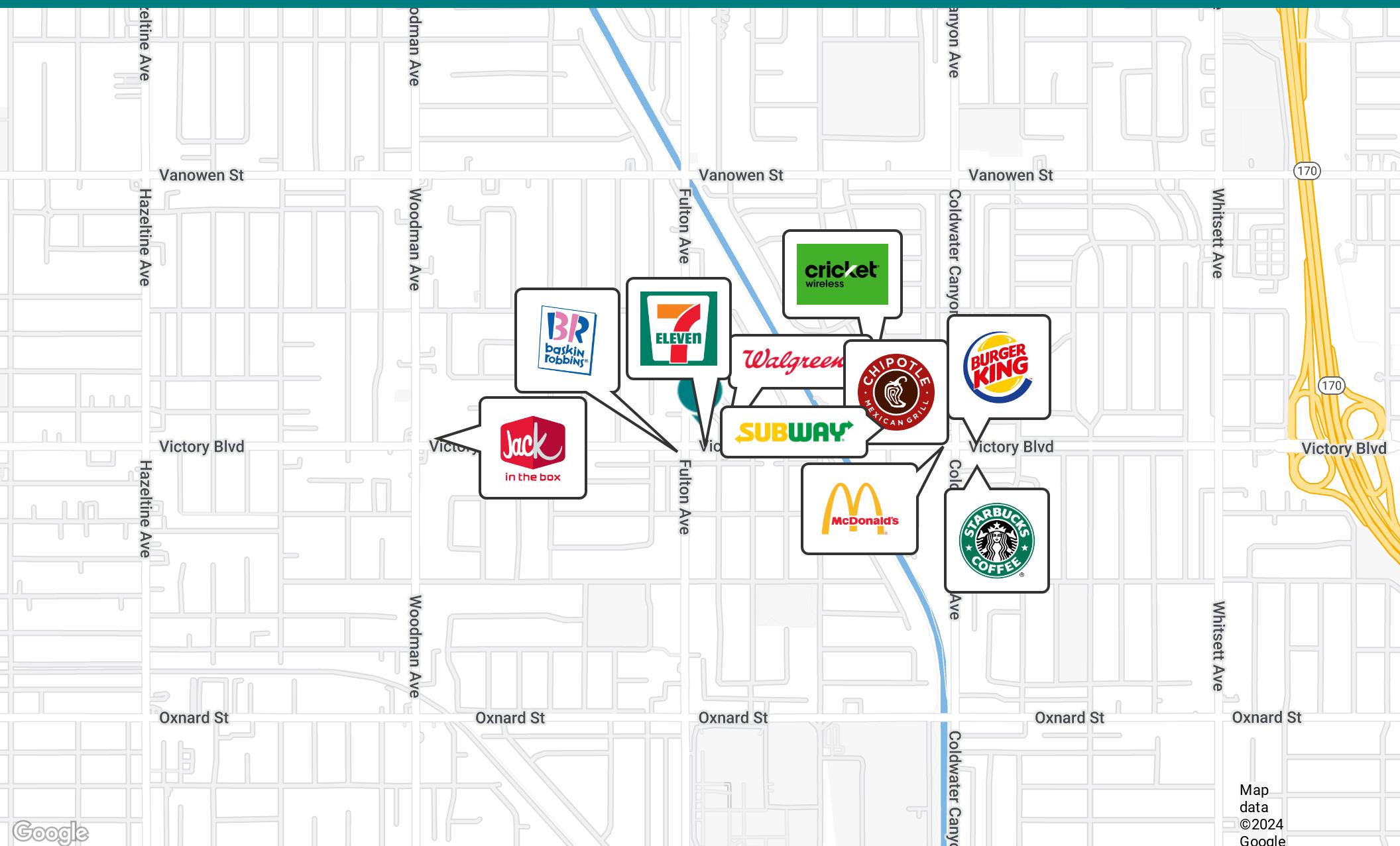


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REGIONAL MAP

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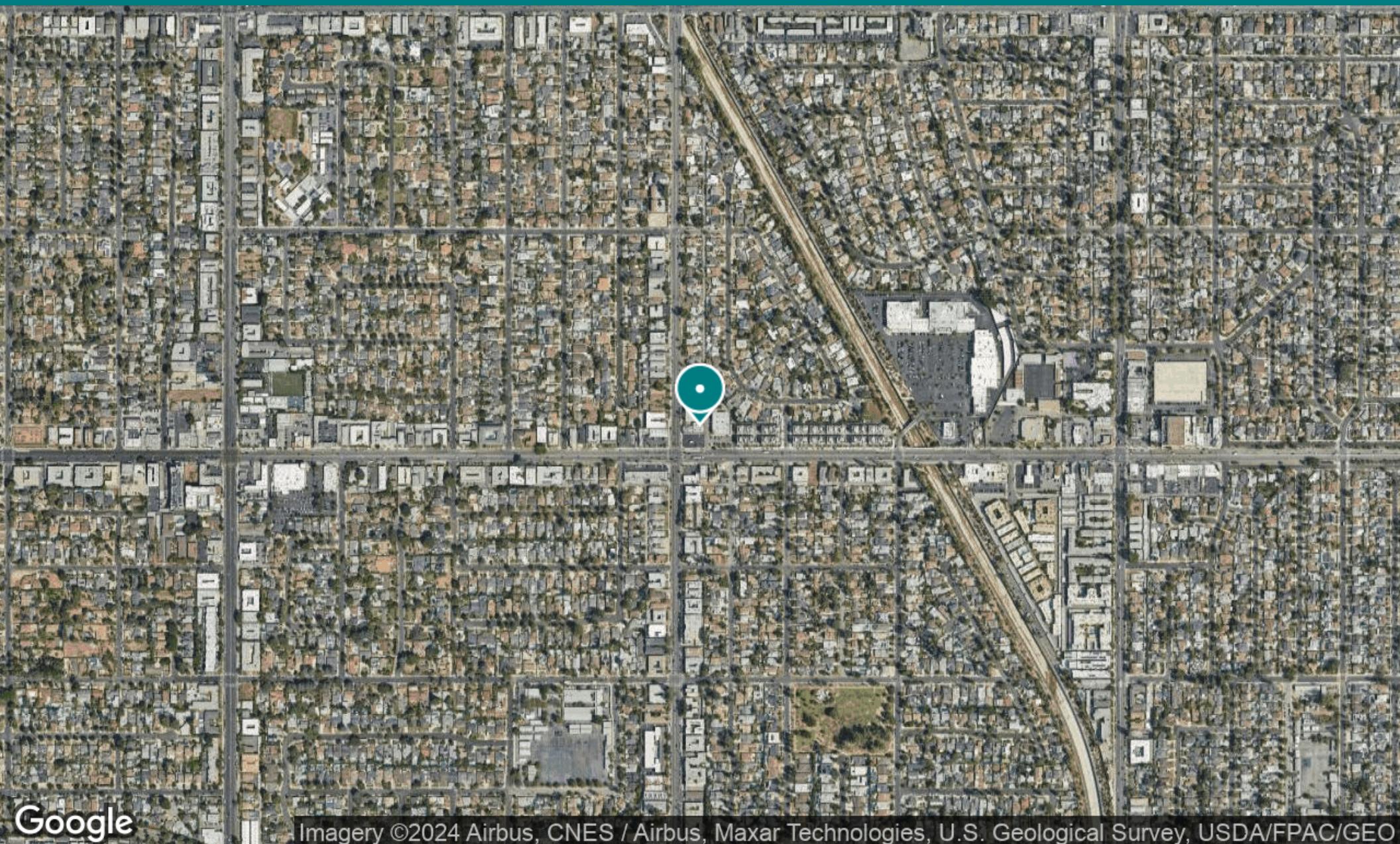


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AERIAL MAP

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DEMOGRAPHICS MAP & REPORT

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BROCHURE | PAGE 7

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

