

FOR LEASE

RETAIL / RESTAURANT

PRIME
PANORAMA CITY
LOCATION



AVAILABLE

AVAILABLE

LA SIRENITA MARISCOS
MEXICAN GRILL & SEA FOOD










HHD
HLUK HWA DANG
HHD BOBA

BB.Q
CHICKEN

9128

VAN NUYS BLVD
PANORAMA CITY, CA

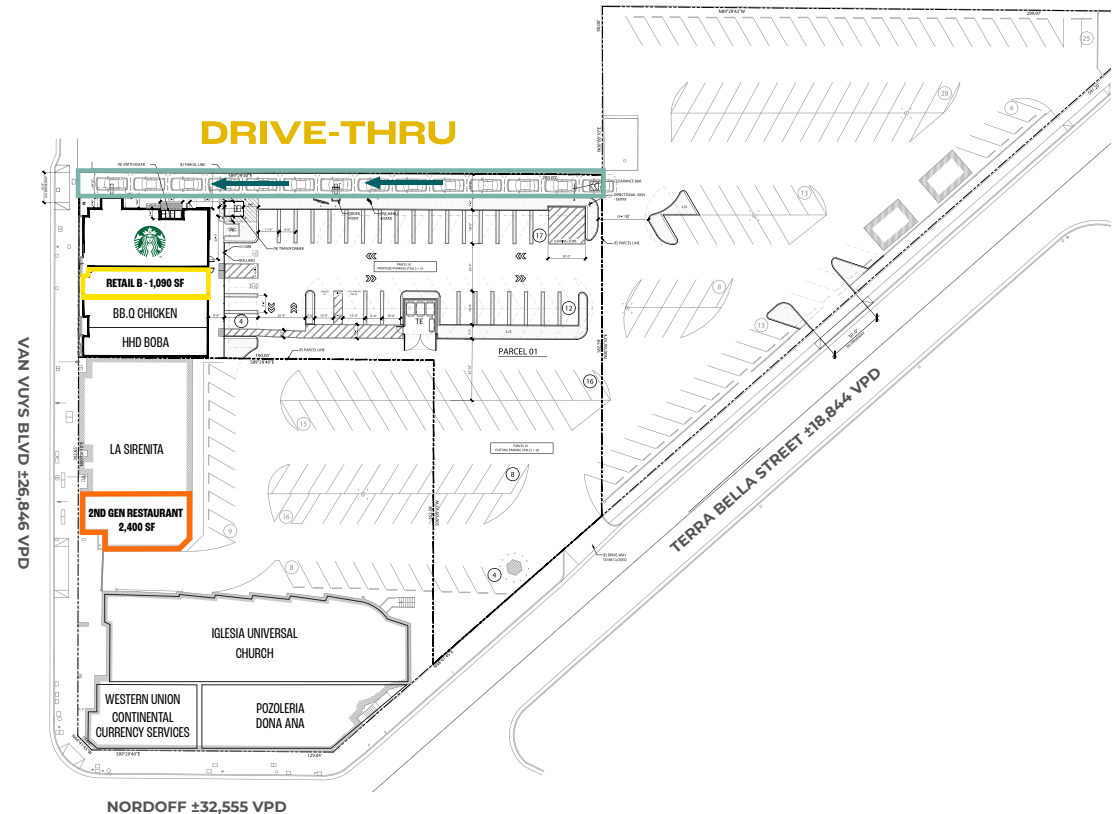
PROPERTY FEATURES

-  JOIN STARBUCKS, HHD BOBA, AND BB.Q CHICKEN
-  LOCATED IN ONE OF THE MOST DENSELY POPULATED AREAS IN THE SAN FERNANDO VALLEY
-  SITUATED ON THE SIGNALIZED INTERSECTION OF NORDHOFF STREET & VAN NUYS BLVD
-  EXCELLENT VISIBILITY & SIGNAGE
-  TREMENDOUS VEHICLE AND FOOT TRAFFIC - 78,000+ CARS PER DAY
-  ACROSS FROM A WALMART ANCHORED CENTER, MCDONALD'S & FUTURE STOP FOR THE EAST SFV LIGHT RAIL TRANSIT PROJECT
-  EXCELLENT DEMOGRAPHICS & STRONG DAYTIME POPULATION
-  SURROUNDED BY ROOFTOPS & CLOSE PROXIMITY TO 1,262 NEW APARTMENT PROJECT
-  **POPULATION**
1 MILE - 67,116 / 2 MILE - 169,197 / 3 MILE - 303,371



TENANT ROSTER

SPACE	TENANT	NNN
Drive-Thru	Starbucks	N/A
Retail B	1,090 SF Available	\$1.10 NNN
Restaurant	BB.Q Chicken	N/A
Restaurant	HHD Boba	N/A
2nd Gen Restaurant	2,400 SF Available	\$1.10 NNN



RETAIL SPACE | 1,090 SF

 RETAIL SPACE LOCATED NEXT TO STARBUCK DRIVE-THRU

 GOLD LINE STATION STOP FOR FUTURE TRANSIT

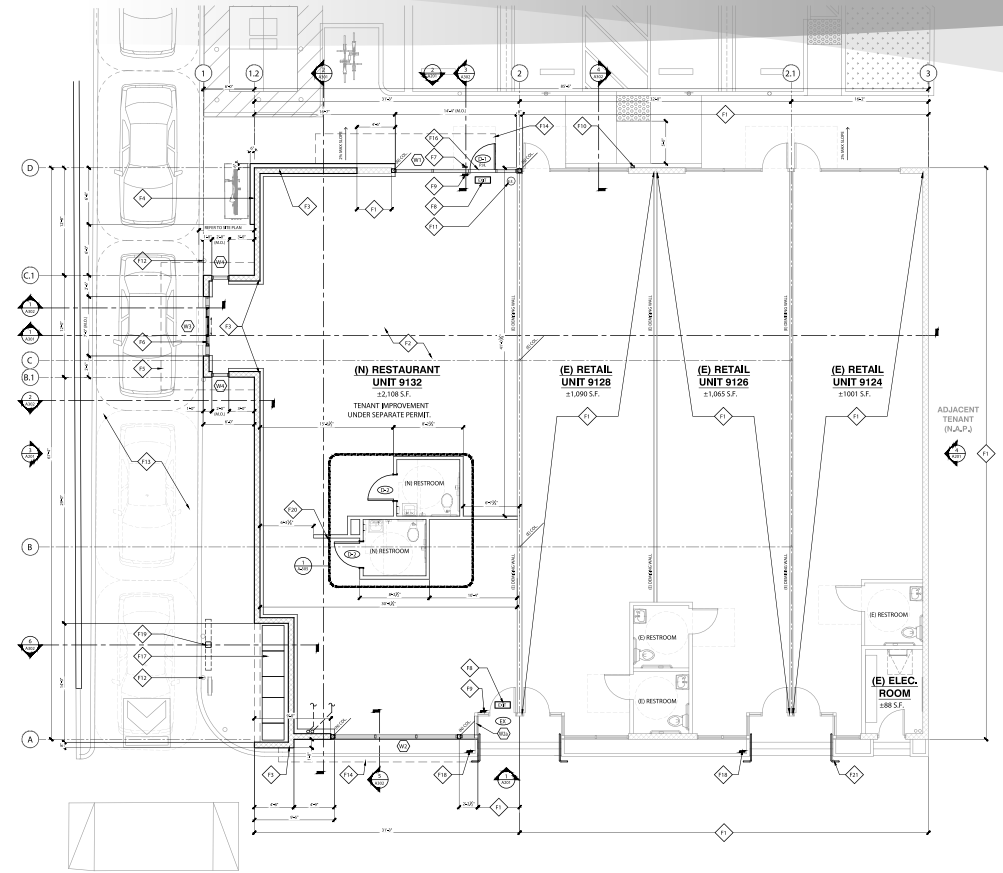
 POP UP OPPORTUNITY AVAILABLE

 SIGNAGE FACING VAN NUYS BLVD

 OPPORTUNITIES FROM REDEVELOPMENT TRENDS

 HIGH TRAFFIC & VISIBILITY

 DENSE & GROWING TRADE AREA POPULATION



2ND GEN RESTAURANT | 2,400 SF



SECOND GEN RESTAURANT WITH HOOD
& OTHER RESTAURANT INFRASTRUCTURE



GOLD LINE STATION STOP FOR FUTURE TRANSIT



POP UP OPPORTUNITY AVAILABLE



SIGNAGE FACING VAN NUYS BLVD



OPPORTUNITIES FROM REDEVELOPMENT TRENDS



HIGH TRAFFIC & VISIBILITY



DENSE & GROWING TRADE AREA POPULATION



PROPERTY PHOTOS



REVITALIZING A

LANDMARK

Every property has a story and 9134 Van Nuys Blvd in Panorama City was ready for its next chapter. Once home to one of California's earliest Vallarta supermarkets, this site was primed for reinvention. With a vision to maximize its potential, we transformed it into a modern multi-tenant retail pad, anchored by a high-traffic drive-thru.

Executing a targeted marketing strategy, we generated strong interest from leading national QSR brands. After a thorough assessment of each tenant's potential contribution, we secured a long-term lease with the ideal anchor tenant, setting the stage for lasting success.

With the anchor in place, leasing momentum accelerated, and we successfully filled out the remaining spaces. Now, as tenants gear up for their grand openings in late summer 2025, this project stands as a testament to strategic foresight & the power of transformation—breathing new life into a historically significant site & positioning it for a thriving future.

9134 VAN NUYS BLVD | PANORAMA CITY



STARBUCKS





# OF UNITS	ADDRESS	DIRECTION
133-Units	9701 N Vesper Ave	North of Van Nuys
36-Units	9701 Vesper Ave	North of Van Nuys
48-Units	9502 Van Nuys Blvd	North of Van Nuys
200-Units	8141 Van Nuys	South of Van Nuys
91-Units	8209 N Sepulveda Blvd	South of Van Nuys
102-Units	8140 N Van Nuys	South of Van Nuys
200-Units	8141 Van Nuys Blvd	South of Van Nuys
180-Units	14545 Lanark St	South of Van Nuys
N/A	Panorama City Mall Redevelopment	South of Van Nuys
33-Units	8222 Sepulveda Blvd	West of Nordhoff/ South of Van Nuys
239-Units Senior Affordable Housing	7700 Woodman	East of Nordhoff/ South of Van Nuys

9134
VAN NUYS BLVD
PANORAMA CITY, CA

TRANSIT LINE OVERVIEW



LA Metro anticipates ESFVC will accommodate 30,000 boardings per day, which is expected to skyrocket when Los Angeles hosts the 2028 Summer Olympics and Paralympics. The project is part of LA Metro's 28 Plan, an ambitious initiative to complete 28 transformative infrastructure projects leading up to the games.



AREA OVERVIEW

PANORAMA CITY OVERVIEW

Home to one of the first and oldest movie theaters in the San Fernando Valley. The theatre first opened on December 20, 1949 with Milton Berle in "Always Leave Them Laughing". Film stars Milton Berle & Virginia Mayo appeared 'in person'. It was a single screen with 1,000-seats. The Panorama Theatre was converted into a two-screen theatre in the 1970's era and on November 21, 1975 began screening Spanish language movies when it was renamed Cinema Panorama. In 1976 it was taken over by the Metropolitan Theatres chain. It closed in 1994 and now serves as a 'church' for the Brazilian based Universal Church of the Kingdom of God.

Vallarta - This center was also home to the second Vallarta ever in California. Vallarta relocated after a long and successful run for over 35 years here.

Known as the Valley's first planned community, Panorama City has kept-up this reputation with plans for over 1,262 new apartment units underway. Other developments include: the 13-story Panorama Tower redevelopment in 2020 by Izek Shomof into a 194-unit residential highrise, a mixed-use project at 8141 Van Nuys that will include 200 apartments and retail space near a future light rail stop, A former Montgomery Ward site that will be transformed into a seven-building complex with more than 600 apartments, 60,000 square feet of stores, & the Talisa Apartments development, which features 4 one-bedroom and 44 two-bedroom units on a lot of more than 51,000 square feet.



HIGHEST POPULATION DENSITY IN THE SAN FERNANDO VALLEY



FUTURE METRO STATION STOP PLANNED DIRECTLY IN FRONT OF THE CENTER



THE OLDEST IHOP IN THE WORLD IS LOCATED AT 8555 VESPER AVENUE



TWO-TIME GRAMMY-WINNING LA SIERRA RECORDS IS LOCATED AT 8632 VAN NUYS BLVD



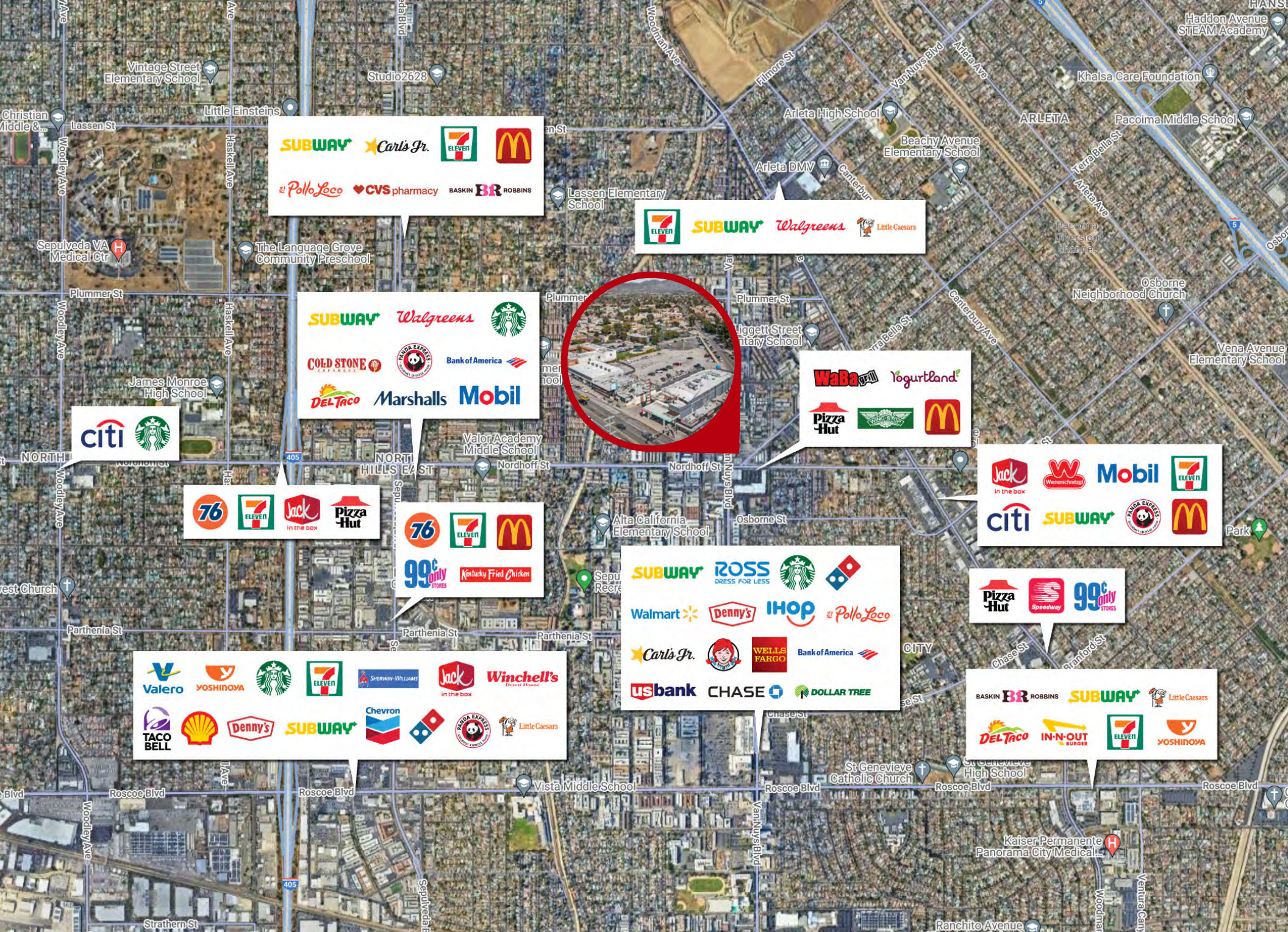
THE JENNI RIVERA (GRAMMY-WINNING SINGER) BOUTIQUE IS LOCATED INSIDE PLAZA DEL VALLE AT 8610 VAN NUYS BLVD



POZELERIA DOÑA ANA IS THE LATEST TENANT TO COME IN AND EXPERIENCE TREMENDOUS SUCCESS IN THE CENTER

THE CENTER HAS BEEN A HOST TO SEVERAL LONG-STANDING SUCCESSFUL
BUSINESSES AND WILL CONTINUE TO DO SO FOR A LONG TIME TO COME.





DEMOGRAPHIC DATA



POPULATION

	1 MILE	2 MILES	3 MILES
Estimated Population	64,715	165,494	300,079
Estimated Households	16,821	44,028	85,399
Median Age	33.5	34.7	35.7



HOUSEHOLD INCOME

	1 MILE	2 MILES	3 MILES
Average Household Income	\$100,744	\$105,230	\$107,585
Median Household Income	\$73,652	\$78,043	\$80,264



DAYTIME POPULATION

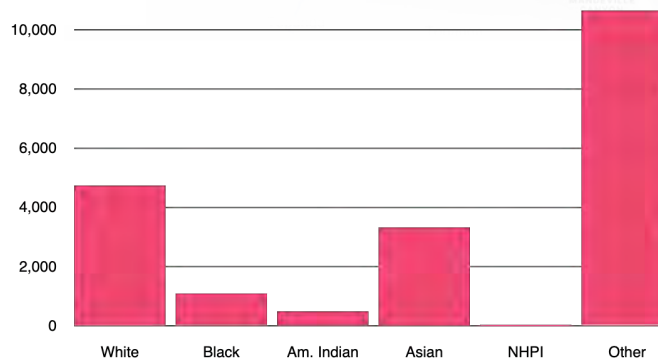
	1 MILE	2 MILES	3 MILES
Total Businesses	1,119	4,121	10,049
Total Employees	7,327	30,809	79,583

DRIVE TIMES

DESTINATIONS

DESTINATIONS	DISTANCE
Kaiser Permanente Medical Center	8 Minute Drive
Van Nuys DMV	13 Minute Drive
Van Nuys Airport	14 Minute Drive
Cal State Northridge University	14 Minute Drive
Dignity Health Hospital	19 Minute Drive
Northridge Fashion Center	19 Minute Drive

RACE & ETHNICITY



300,079*
TOTAL POPULATION



\$107,585*
AVERAGE INCOME



79,583*
DAYTIME EMPLOYMENT



10,049*
TOTAL BUSINESSES

* 3 MILE RADIUS



9128

VAN NUYS BOULEVARD

PANORAMA CITY, CA

FOR LEASE



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