

# NEWLY REMODELED RETAIL CENTER IN PRIME SHOPPING DISTRICT

6451 VAN NUYS BOULEVARD, VAN NUYS, CA 91401



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## PROPERTY FEATURES

- + ±800 - 6,800 SF Prime Corner Available
- + Flagship Retail Location
- + Signalized Intersection on Van Nuys Boulevard

## AREA AMENITIES

- + Great Retail Sector in the Heart of the San Fernando Valley
- + Prime Shopping Area with Excellent Foot and Auto Traffic - ±320,000 People Within 3 Miles
- + Local Retailers Include Boost Mobile, Skechers, El Pollo Loco, Chase Bank, Yoshinoya, Radio Shack, and Many More!



DEMOS	1 mile	3 mile	5 mile
Population	53,385	319,449	739,091
Avg. HH Income	\$63,507	\$82,887	\$91,042
Daytime Pop.	19,032	123,000	228,693
Traffic Count	±40,568 cars per day		

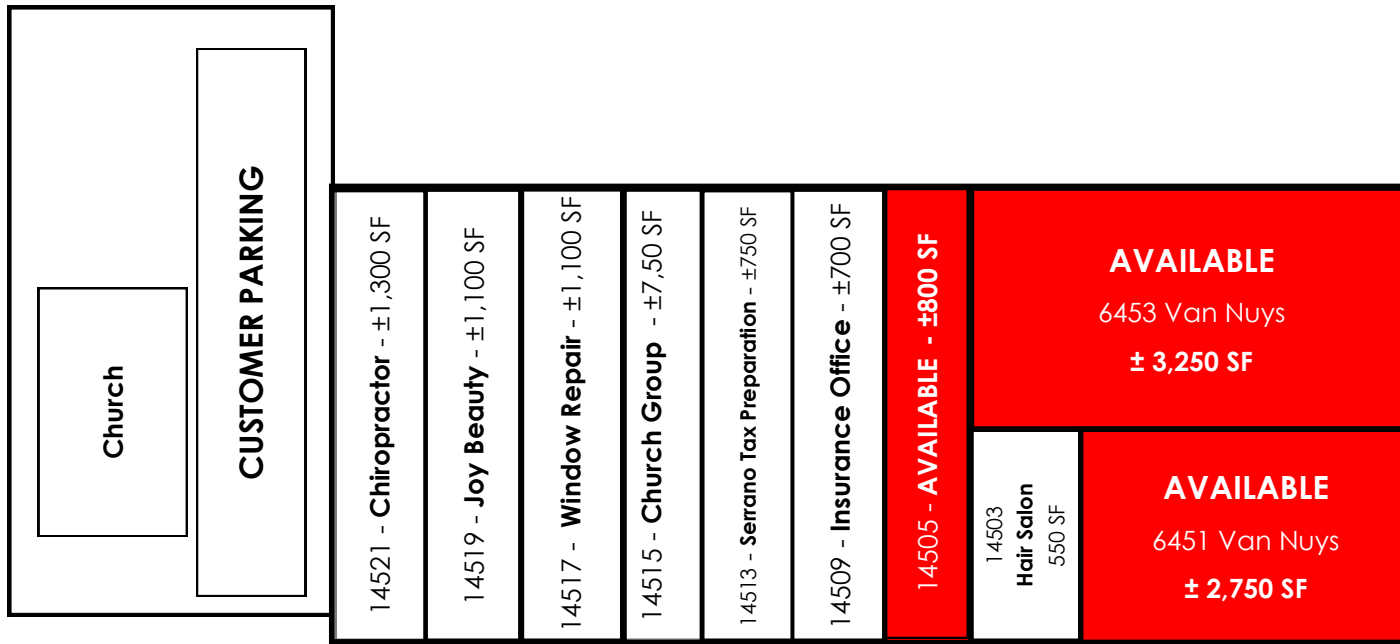
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Gilmore Street

Van Nuys Boulevard

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