

# Balowen Center — 6801 Balboa Blvd, Van Nuys, CA 91406

Located at Vanowen St., Just West of Balboa Blvd.



DEMOS	1 mile	3 mile	5 mile
Population	20,744	251,810	674,668
Avg. HH Income	\$84,985	\$80,747	\$88,590
Daytime pop.	11,639	109,959	234,092
Traffic Count	± 62,000 CPD at Intersection		

## FEATURES

- ±3,600 SF Available
- ±1,200 SF Available
- ±1,200 SF Available
- ±1,200 SF Available (Beauty Salon)
- Prominent Signage and Street Exposure
- Strong Retail Mix
- Friendly lease opportunities

## AREA AMENITIES

- Dense Retail Trade Area
- High Traffic Area on Signalized Corner
- Located across from 3 High schools and 1 Middle School



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.



## EXCLUSIVE LEASING AGENTS (818) 501-2212

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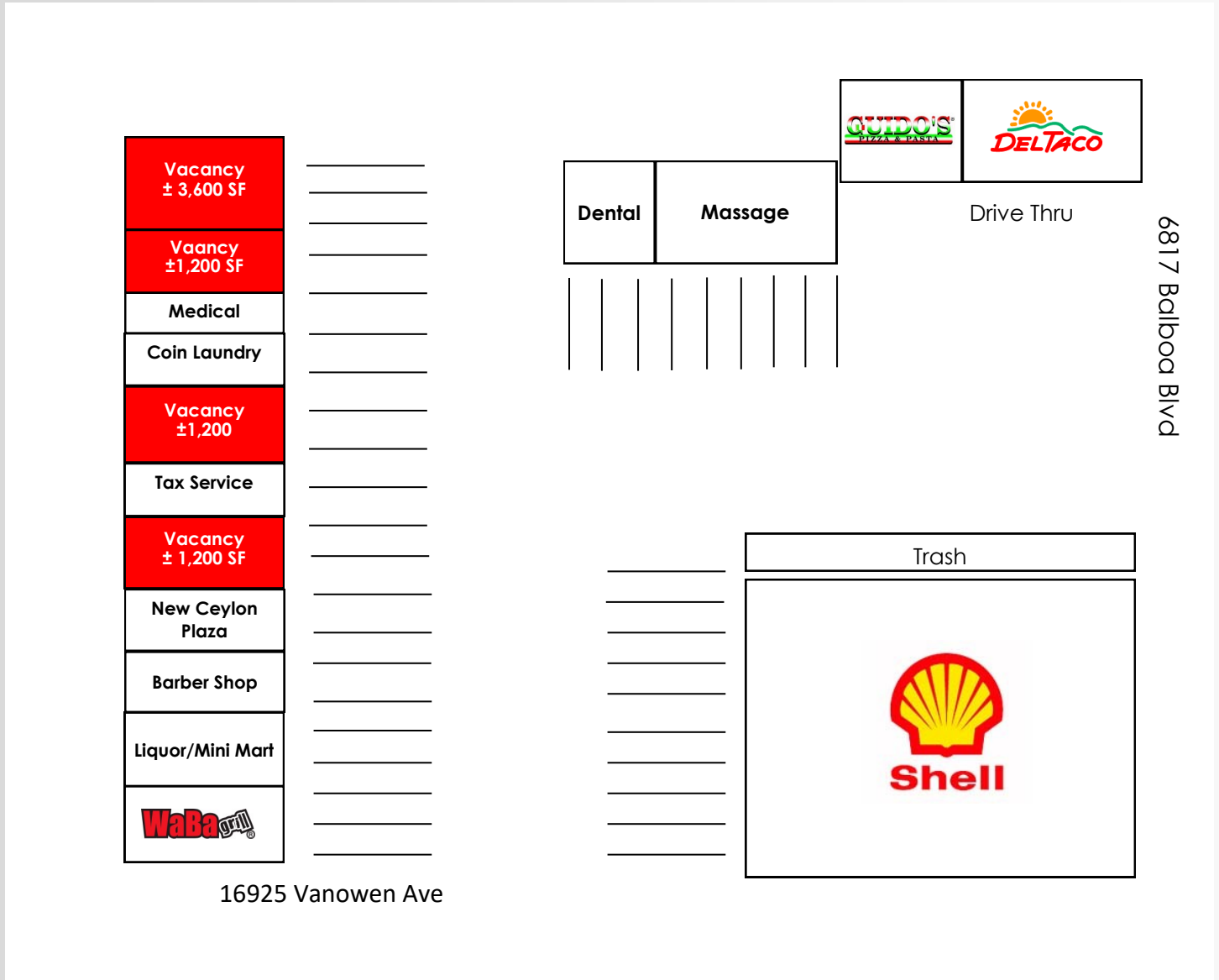
Please visit us at:



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## SITE PLAN



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