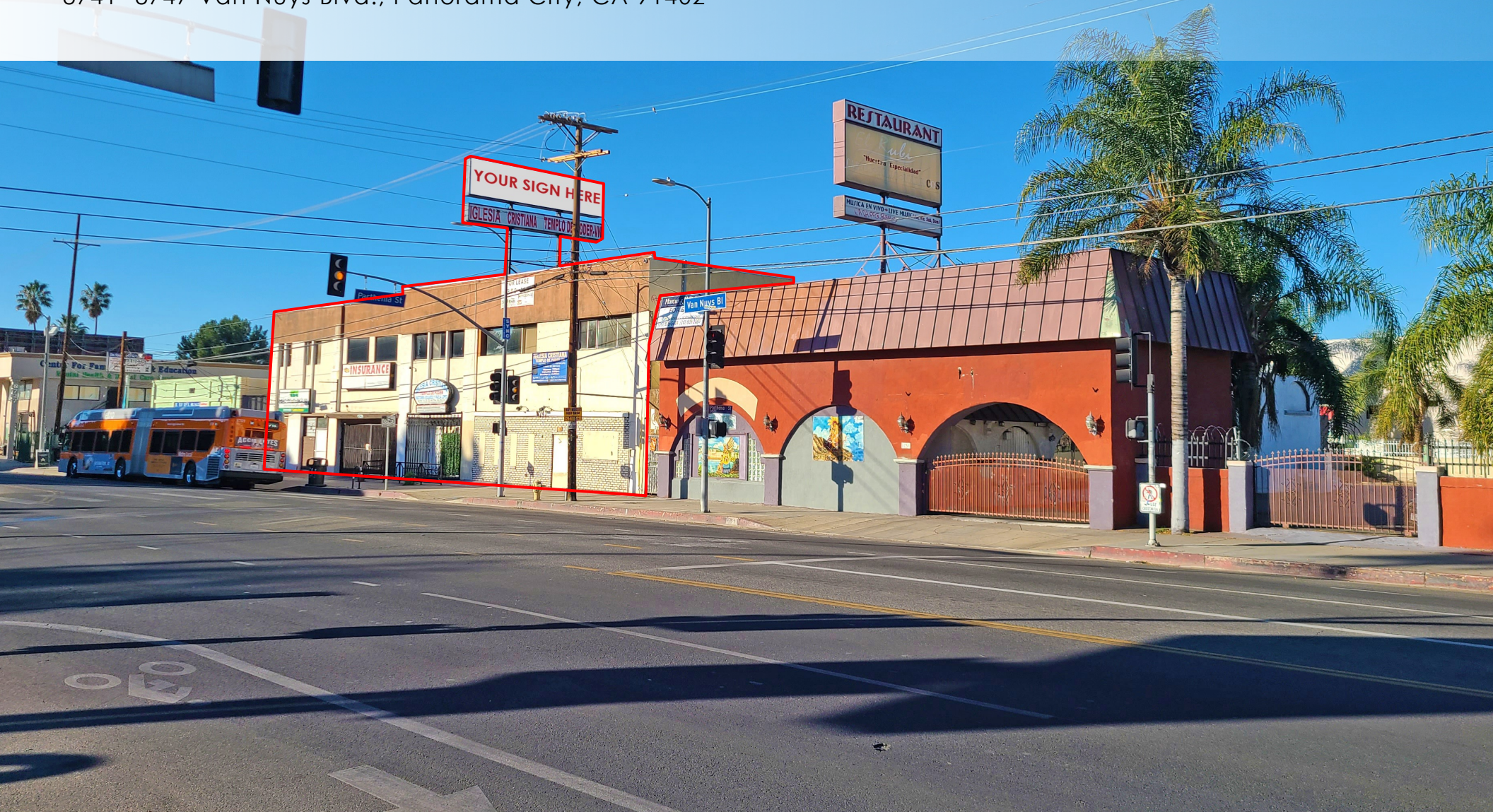


Office / Retail / Catering Banquet Hall

8741- 8747 Van Nuys Blvd., Panorama City, CA 91402



ASHER PERGAMENT (818) 626-5770

asher@illicre.com · DRE#01922775

MICHAEL SHARON (818) 572-4050

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PROPERTY FEATURES

- Abundant Parking
- Excellent Signage Visibility on Van Nuys Boulevard
- Located on a busy signalized corner on Van Nuys/Parthenia
- Lots of Natural Light

AREA AMENITIES

- Heavy Pedestrian and Automobile Traffic
- Nearby Panorama Mall, Auto Dealers
- Adjacent to Metro Bus Stop
- Minutes from Van Nuys Civic Center, LA County Service office
- Neighboring tenants include: Walmart, 24 Hour Fitness, Ross Dress for Less, Rite Aid, Dollar Tree, T-Mobile, Verizon, Chase Bank, Bank of America, Food 4 Less, El Super, La Tapachulteca Salvadorian Market, United States Post Office, El Pollo Loco, IHOP, Panarama City Library, LA Kings Valley Ice Center
- Close Proximity to the 405 FWY



RENTAL RATE

First Floor - Unit 8747: $\pm 4,800$ PSF | \$2.00 MG | Retail

Second Floor - \$1.75 PSF MG | Office

- Unit 201: ± 733 SF
- Unit 208: $\pm 1,001$ SF
- Unit 209: ± 677 SF
- Unit 210-213: $\pm 2,893$ SF

DEMOS	1 Mile	3 Mile	5 Mile
Population	78,234	341,770	745,681
Avg. HH Income	\$50,854	\$64,843	\$66,278
Daytime Pop	60,235	270,920	595,955
Traffic Count	$\pm 52,450$ cars per day		



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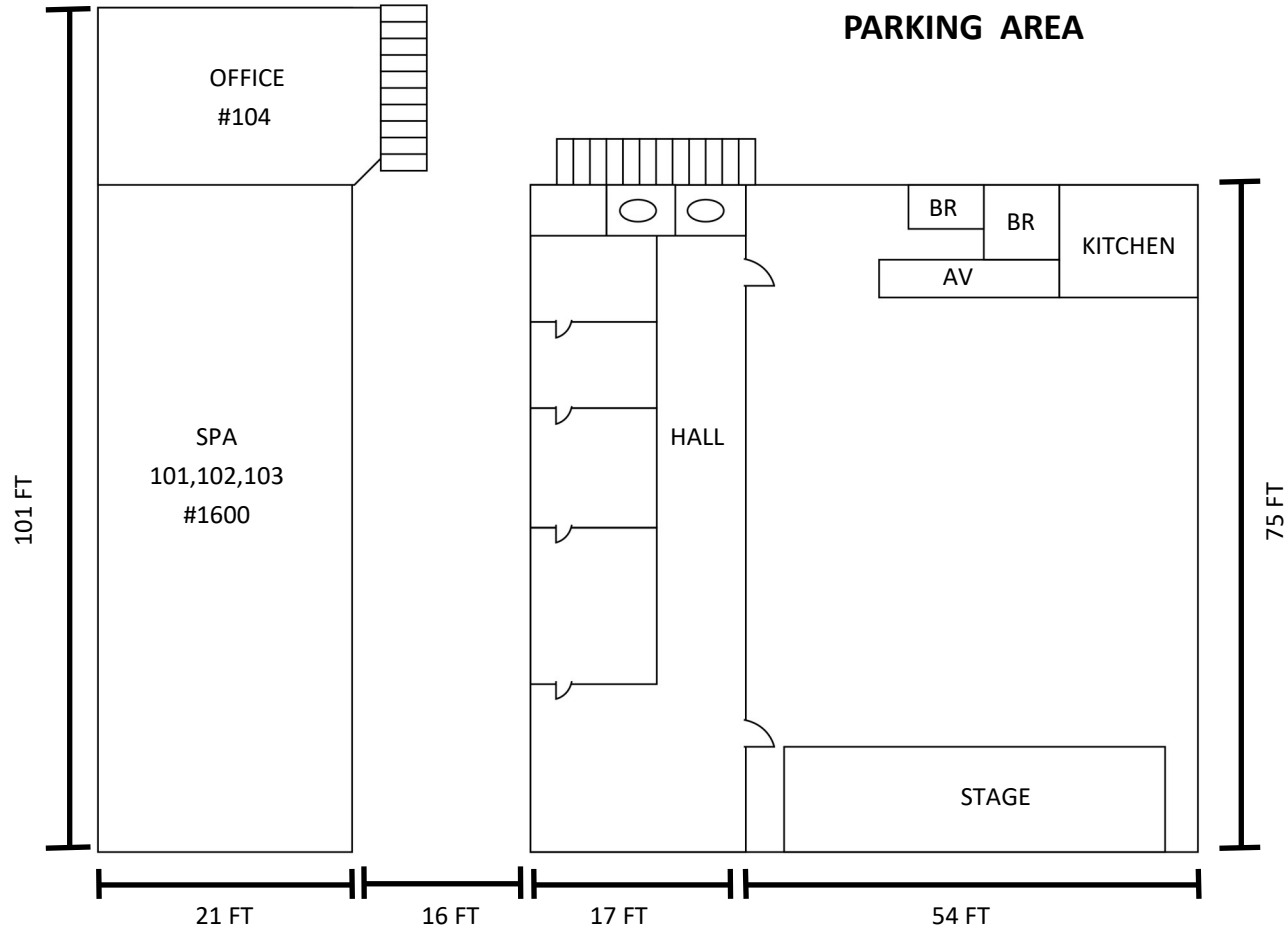


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8741-8747 VAN NUYS BLVD



COMMERCIAL
REAL ESTATE

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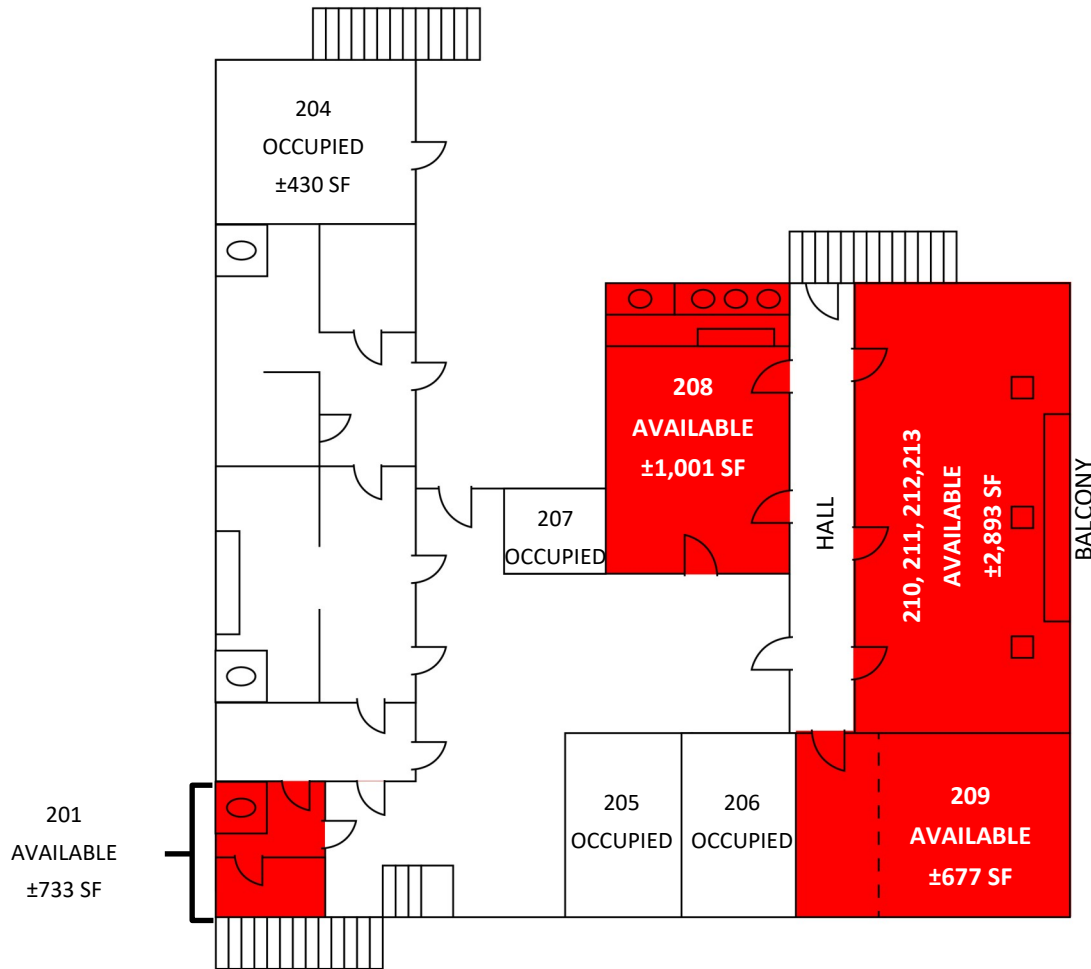


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2nd Floor Plan

NOT TO SCALE

VAN NUYS BOULEVARD



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