

# PARK PLACE

8324-8440 Van Nuys Blvd, Panorama City, CA 91402



**COMMERCIAL**  
REAL ESTATE

**ARMEN TCHAPANIAN (818) 697-9362**

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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.

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## FEATURES

- Approx. 1,322 SF
- Dense population
- Easy access to public transit
- Professional daytime consumers

## AREA AMENITIES

- Huge traffic counts
- Established Retail Corridor
- Freeway Access

## DEMOS

	Population	Avg. HH Income	Daytime Pop.
<b>1 Mile</b>	57,882	\$53,862	12,146
<b>2 Miles</b>	356,484	\$63,766	89,717
<b>3 Miles</b>	774,073	\$75,507	239,433

## Traffic Count

±85,000 cars per day



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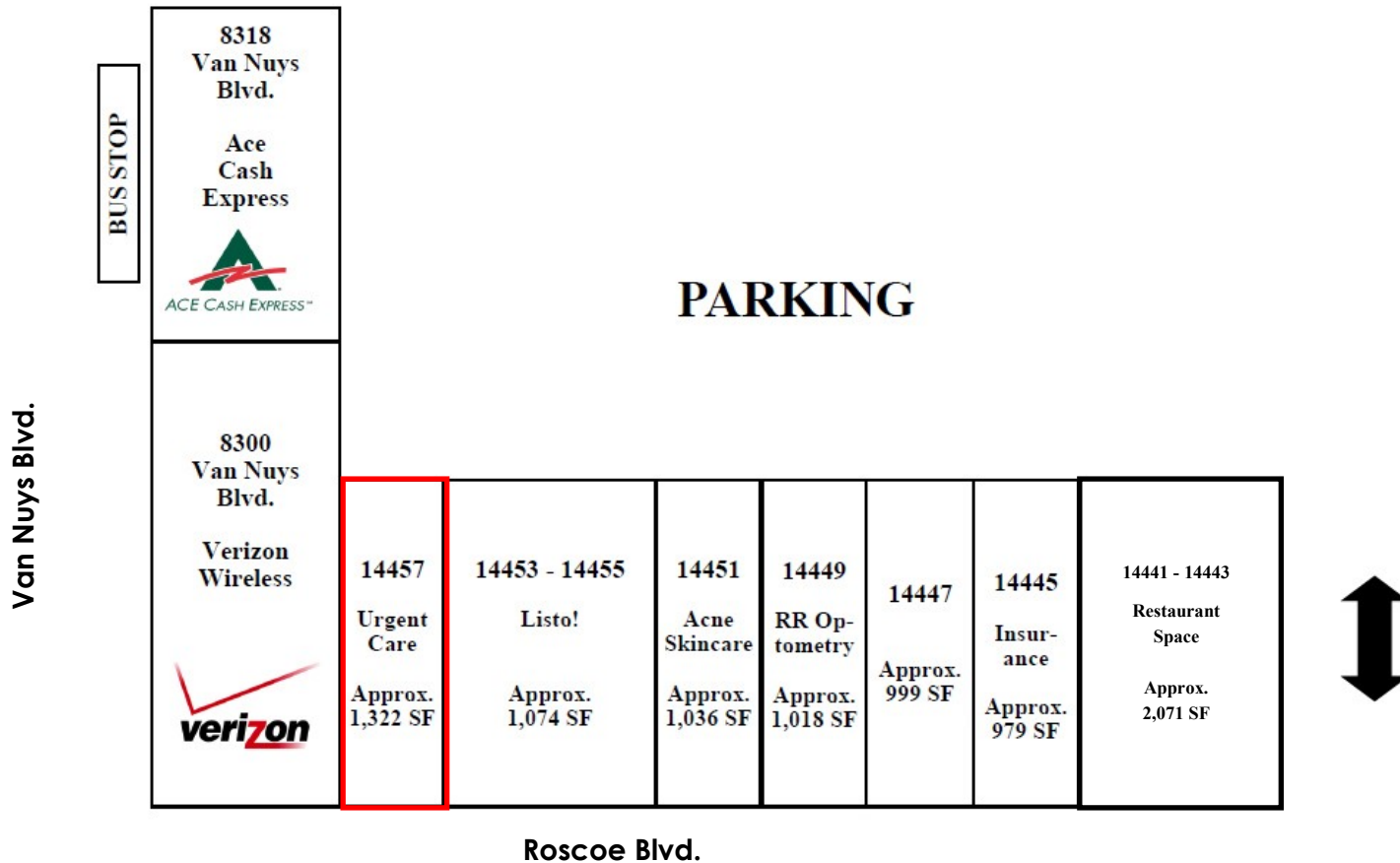
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**TOTAL BLDG. SF: 17,047**



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