

Unique Retail/Office Space Off of Van Nuys Blvd.

14519-14539 Sylvan St., Van Nuys, CA 91411



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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

- ±22,000 SF retail/office space
- 2 story building with elevator
- 2 dedicated parking lots
- Large rooftop sign opportunity
- Prior tenant was trade school - classrooms/offices intact
- Ownership will consider new layouts and businesses

AREA AMENITIES

- Across from City of Los Angeles Government Offices, Court House, and Chase Bank
- Dense residential community
- Located in the heart of the Van Nuys retail district

Demos	1 mile	3 mile	5 mile
Population	47,713	302,855	721,032
Avg HH Income	\$67,613	\$87,724	\$94,864
Daytime Pop	19,603	124,806	237,986
Traffic Counts	39,360 CPD		

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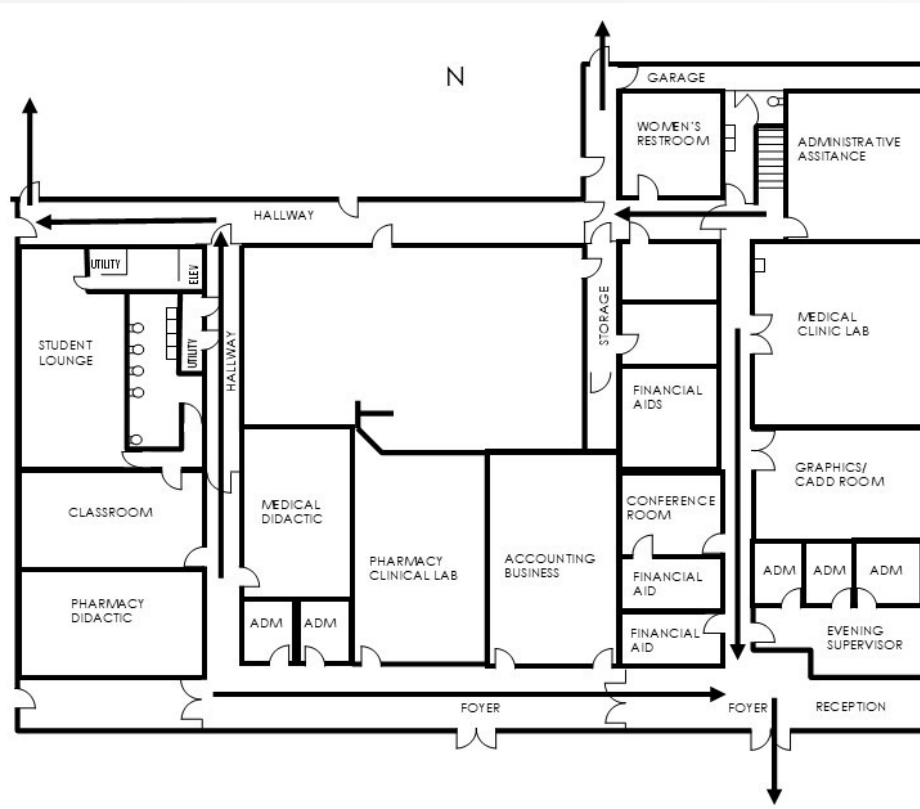
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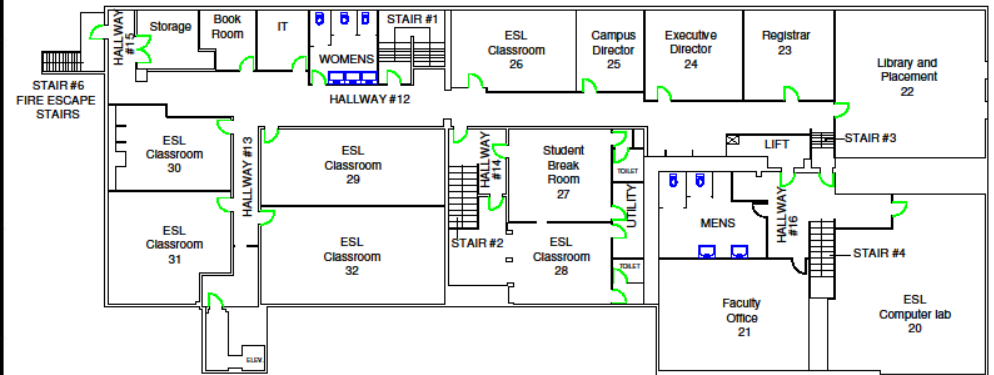
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PRIOR TENANT FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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TRADE AREA AERIAL

SITE AERIAL



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