



**COMMERCIAL  
REAL ESTATE**

*the sign of a profitable property*

**AVAILABLE**



**STOREFRONT RETAIL SPACE AVAILABLE ON HIGH TRAFFIC VAN NUYS BLVD**

6422 Van Nuys Blvd., Van Nuys, CA 91401



**COMMERCIAL  
REAL ESTATE**

**ARMEN TCHAPANIAN**  
(818) 697-9362 | armen@illicre.com  
DRE#02041876

CoStar  
**POWERBROKER**

**MEMBER**  
CICSC RETAIL BROKERS  
INDUSTRY COMMERCIAL SERVING COMMUNITIES

STOREFRONT RETAIL SPACE  
VAN NUYS

AVAILABLE

**EXCLUSIVELY LISTED BY**

**ARMEN TCHAPANIAN**  
ASSOCIATE

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DRE#02041876

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 foot-age 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.

5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - [www.illicre.com](http://www.illicre.com) - DRE #01834124

STOREFRONT RETAIL SPACE  
VAN NUYS

# PROPERTY FEATURES

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## APPROX. 800 SF

STOREFRONT RETAIL SPACE

- ✓ Local retailers include Boost Mobile, Skechers, El Pollo Loco, Chase Bank, Yoshinoya, and many more
- ✓ Flagship retail location
- ✓ Signalized intersection on Van Nuys Boulevard
- ✓ Reserved/gated parking in rear of property

## AREA AMENITIES

- ✓ Excellent frontage and visibility along Van Nuys Blvd
- ✓ Ideal for attracting foot traffic and cross-shopping
- ✓ In the heart of Van Nuys
- ✓ Prime shopping area with excellent foot and auto traffic - ±330,000 people within 3 miles

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	47,117	337,690	724,345
Avg. HH Income	\$75,413	\$83,818	\$96,330
Daytime Pop	45,491	331,109	703,467
Traffic Count	± 77,179 CPD ON VAN NUYS BLVD & VICTORY BLVD		

STOREFRONT RETAIL SPACE  
VAN NUYS

# INTERIOR PHOTOS

6422 Van Nuys Blvd., Van Nuys, CA 91401





**AVAILABLE**



**AERIAL MAP**

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