

High Traffic Volume Strip Center

6265 SEPULVEDA BLVD, 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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PROPERTY FEATURES

- Unit 4 is a former One Financial location
- Busy center anchored by Dunn Edwards and Ortho Mattress
- Pylon signage opportunity facing Sepulveda Blvd.
- Convenient ingress/egress from Sepulveda on both sides of the property with 121 parking spaces
- Great mix of retail, restaurant, and medical tenants

AREA AMENITIES

- Close proximity to 405 FWY and Sepulveda Orange Line
- Approx. 46,000 CPD on Sepulveda Blvd. and Erwin St.
- Across the street from Costco Shopping Center
- Densely populated area

DEMOS	1 mile	3 mile	5 mile
Population	33,936	284,949	713,133
Avg. HH Income	\$69,732	\$51,158	\$57,590
Daytime Pop.	27,050	228,824	575,105
Traffic Count	±46,121 CPD on Sepulveda and Erwin		



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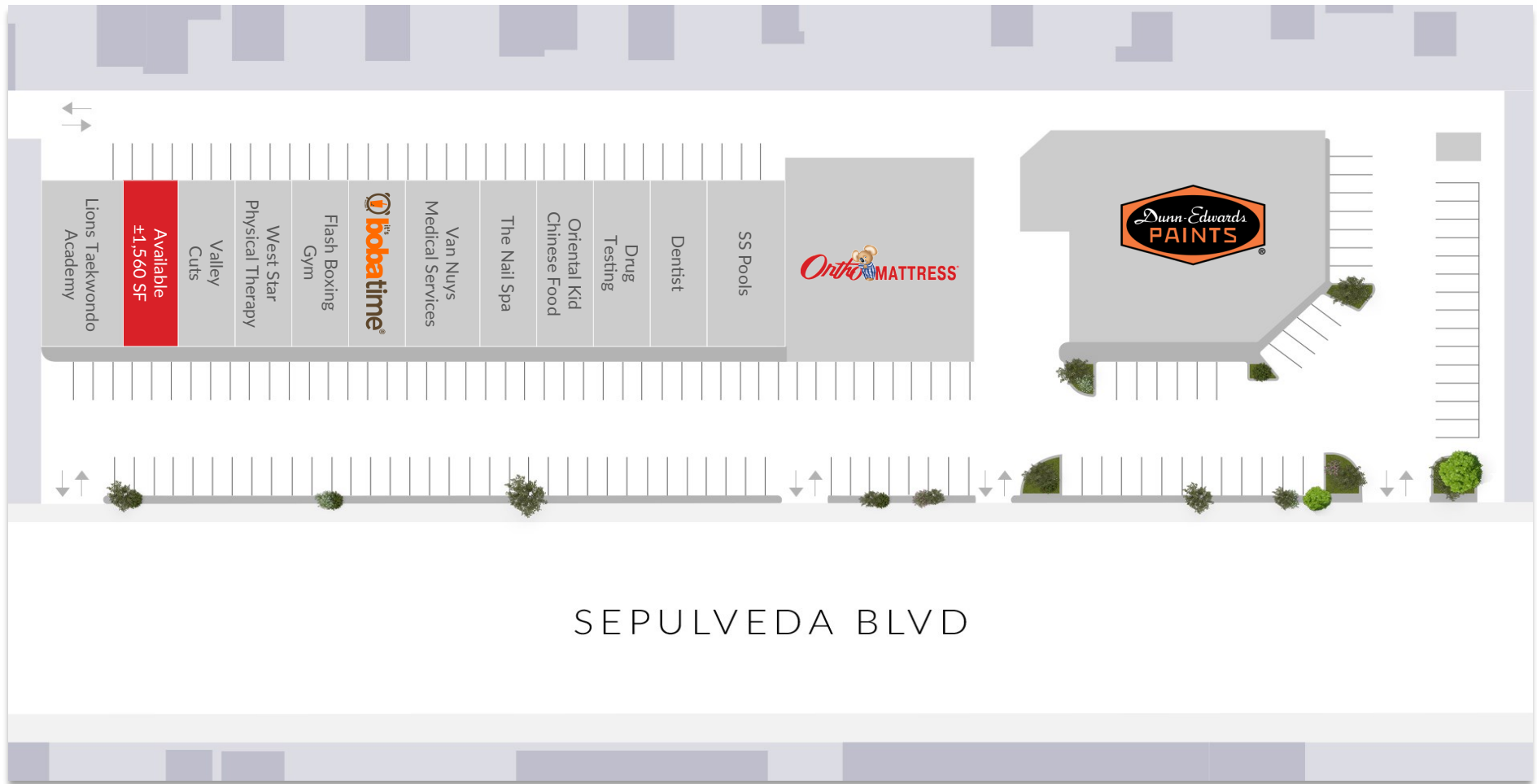
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Site Plan*



*Site plan not to scale, for illustration purposes only



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