# PRIME LOCATION ON INTERSECTION WITH ±60,000 CPD

6800 Balboa Blvd. Van Nuys, CA 91406



### **Highlights**

- Excellent Tenant Mix
- Easy Access from both Balboa & Vanowen
- Densely Populated Area
- Tremendous traffic counts ±60,000 CPD

## **Space Available**

• ±570 SF

### **Area Amenities**

- Join Neighboring Retailers Subway, GameStop, McDonald's, Jack In the Box, and More
- Easy Ingress & Egress from Balboa Blvd.
- Close Proximity to Birmingham High
  School and Mulholland Middle School
- Strong Daytime Demographics



| DEMOS          | 1 mile                       | 3 mile   | 5 mile   |
|----------------|------------------------------|----------|----------|
| Population     | 20,744                       | 251,810  | 674,668  |
| Avg. HH Income | \$84,985                     | \$80,747 | \$88,590 |
| Daytime pop.   | 11,639                       | 109,959  | 234,092  |
| Traffic Count  | ± 62,000 CPD at Intersection |          |          |

# CONTACT

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