

PRIME LOCATION ON INTERSECTION WITH ±60,000 CPD

6800 Balboa Blvd. Van Nuys, CA 91406



Highlights

- Excellent Tenant Mix
- Easy Access from both Balboa & Van Nuys
- 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		

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