

RETAIL SPACE FOR LEASE

SEC Van Nuys Blvd. & Huston St. • Sherman Oaks



AREA RETAILERS INCLUDE:

Yogurtland

The Flame Broiler
a healthy choice

SUBWAY

ROSS
DRESS FOR LESS

SPORTS
AUTHORITY

★ macy's

bloomingdales



For more information please contact:

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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

PROPERTY DESCRIPTION:

LOCATION: 4858 Van Nuys Boulevard
Sherman Oaks, California
(SEC Van Nuys Blvd. & Huston St.)

SF: ±2,500 SF

RENT: \$2.50 PSF/MO NNN

TERM: 5 - 10 Years

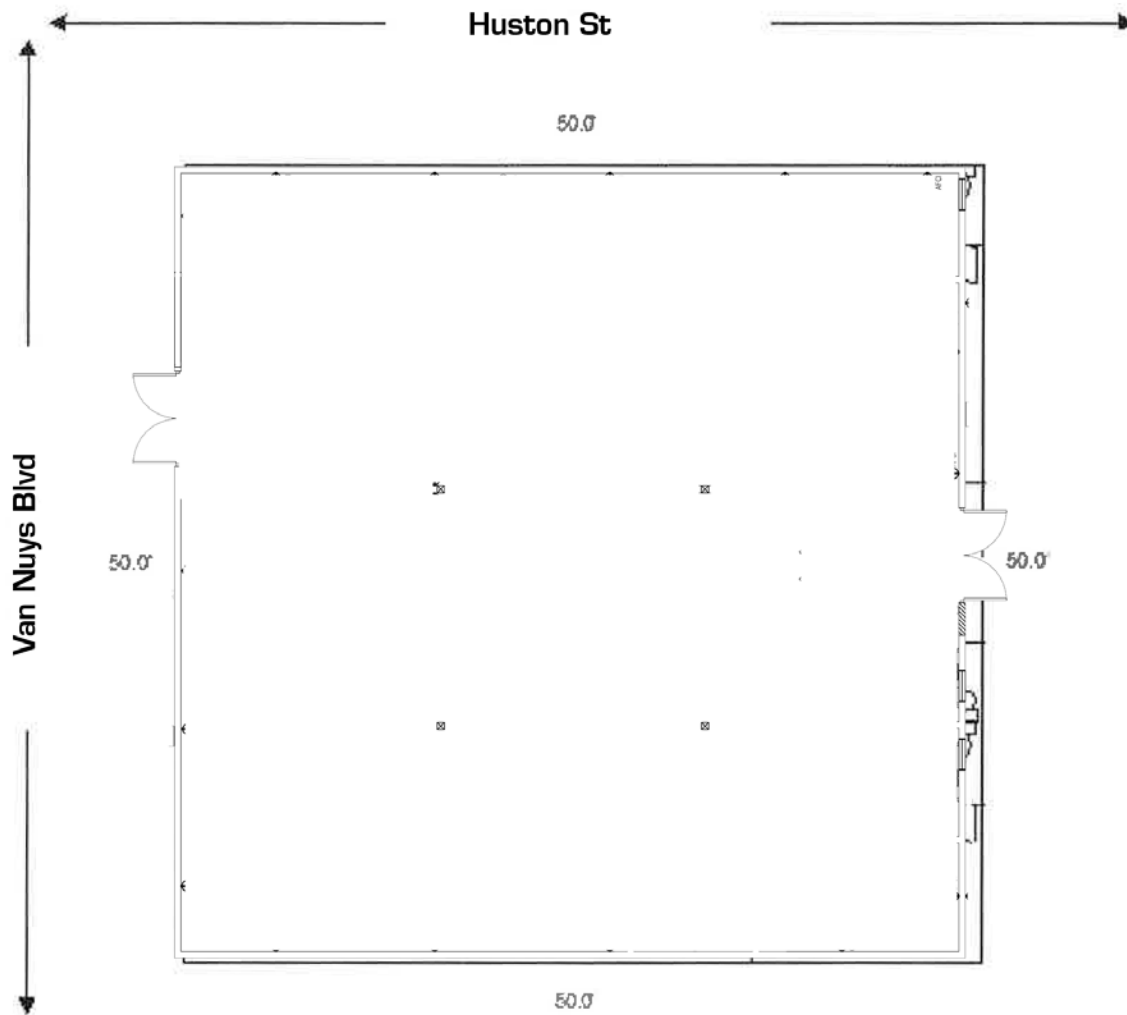
- FEATURES:**
- Highly Visible Corner Building
 - Underserved Retail Corridor
 - Excellent Parking Ratio:
4.8/1,000 - Retail/Office/
Medical/Food Use
 - High Daytime Population
 - Owner will Consider Remodel
to Suit User



DEMOGRAPHICS (2011):

	1 MILE	3 MILE	5 MILE
Population.....	33,523	206,243	549,201
Average HH Income.....	\$77,679	\$90,501	\$83,103
# of Employees.....	19,366	94,798	210,356
Traffic Counts (2011).....	Van Nuys Blvd. @ Huston St. NB: 45,602 CPD Van Nuys Blvd. @ Huston St. SB: 42,891 CPD		

FLOOR PLAN



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AERIAL VIEW