



**FOR LEASE | 800 - 1,600 SF**

**15317 Vanowen Street | Van Nuys, CA 91406**

**RETAIL/OFFICE  
AVAILABLE**

YAIR HAIMOFF, SIOR

Executive Managing Director

☎ 818.203.5429

✉ [yhaimoff@spectrumcre.com](mailto:yhaimoff@spectrumcre.com)

DRE License #01414758

NATHAN SHAOLIAN

Associate

☎ 818.642.4123

✉ [nshaolian@spectrumcre.com](mailto:nshaolian@spectrumcre.com)

DRE License #02074836

[spectrumcre.com](http://spectrumcre.com)

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**SPECTRUM**  
COMMERCIAL REAL ESTATE, INC.

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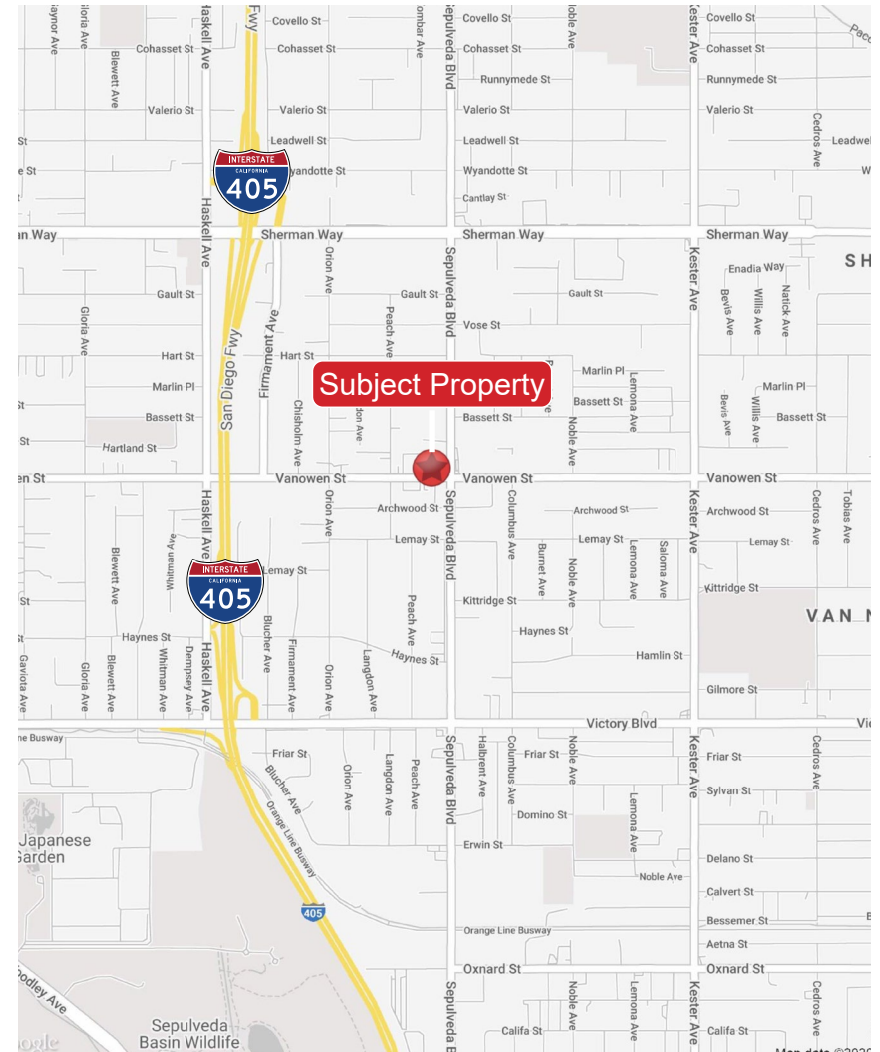
## AVAILABLE UNITS

SUITE	SIZE (RSF)	COMMENTS
C*	800	Retail/Office Space
D*	800	Retail/Office Space

\*Spaces are Contiguous

## PROPERTY FEATURES

- Prime Retail/Office Center Situated on the Corner of Sepulveda Blvd. and Vanowen Street
- **ADJACENT SPACE TO 7-11!**
- Excellent Street Visibility and Signage Opportunity
- Abundant Free Surface Parking Spaces
- Tremendous Traffic Counts, Foot Traffic and Demographics
- Great Space for Retail, Office or Medical
- Walking Distance to Local Amenities, Restaurants and Shops
- Less than a Mile away from 101 Freeway On-Ramp



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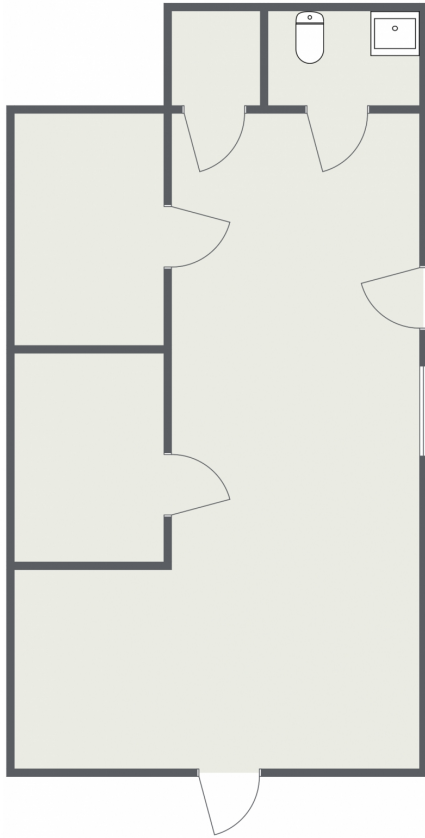
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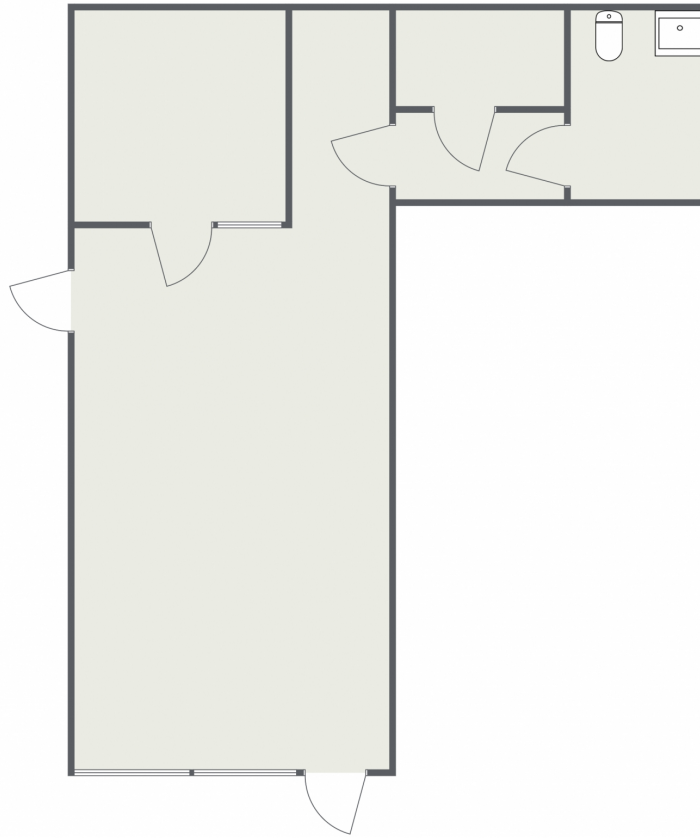
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## FLOOR PLANS

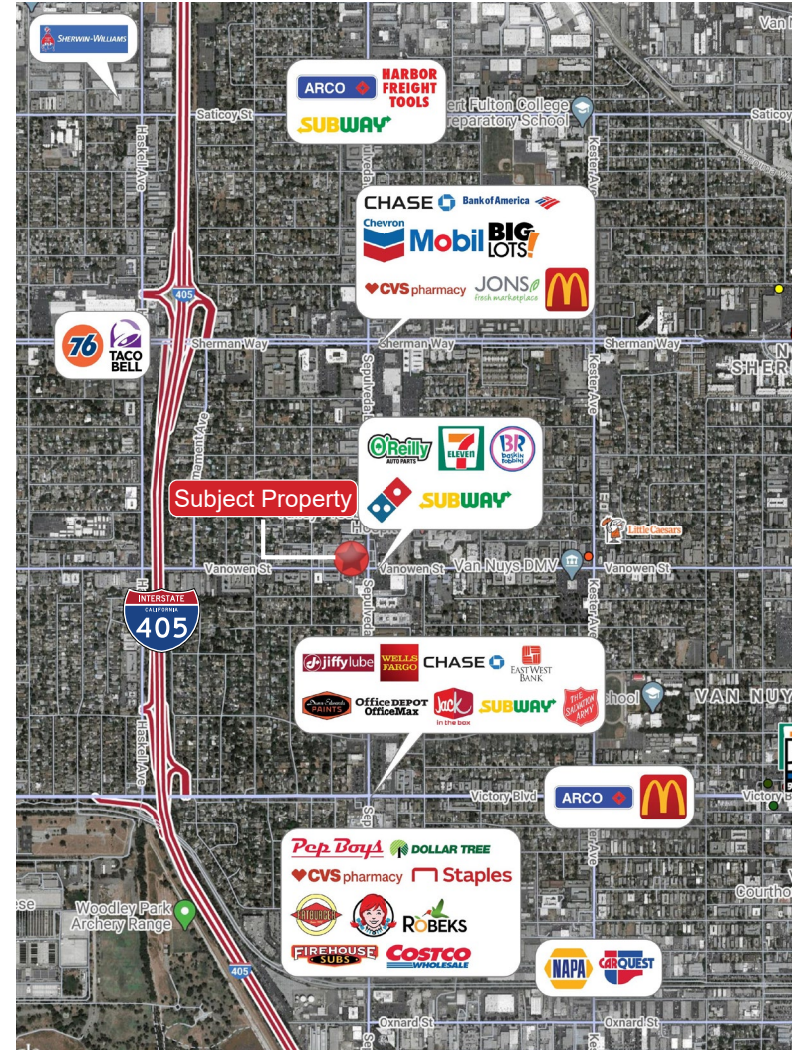


Suite C\* 800 SF



Suite D\* 800 SF

\*Suites C & D may be combined



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