

FOR LEASE

HIGH VISIBILITY STREET RETAIL IN PRIME VAN NUYS

6405 VAN NUYS BOULEVARD | VAN NUYS, CA 91405



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CENTERS

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HIGH VISIBILITY STREET RETAIL IN PRIME VAN NUYS

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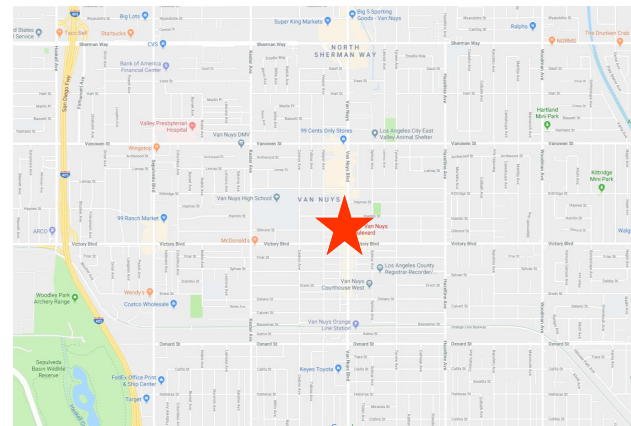


NEIGHBORING RETAILERS



FEATURES + AMENITIES

- FULLY BUILT-OUT FORMER CHECK CASHING LOCATION
- APPROX. 1,600 SQFT STREET RETAIL SPACE
- HIGH STREET VISIBILITY ON BUSY VAN NUYS BOULEVARD
- PROMINENT STOREFRONT DISPLAY SIGNAGE
- ADJACENT TO MAIN + MAIN INTERSECTION
- STRONG DAILY FOOT + AUTO TRAFFIC COUNTS
- SURROUNDED BY COUNTLESS THRIVING RETAILERS
- SITUATED AMID DENSE RESIDENTIAL NEIGHBORHOODS
- NEAR THE 405 + 101 FREEWAYS
- CLOSE TO VAN NUYS CIVIC CENTER



DEMOGRAPHICS SNAPSHOT	1-MILE	3-MILE	5-MILE
POPULATION	55,918	327,113	770,811
AVG HH INCOME	\$59,237	\$70,279	\$87,201

EXCLUSIVELY REPRESENTED BY

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AERIAL OVERVIEW

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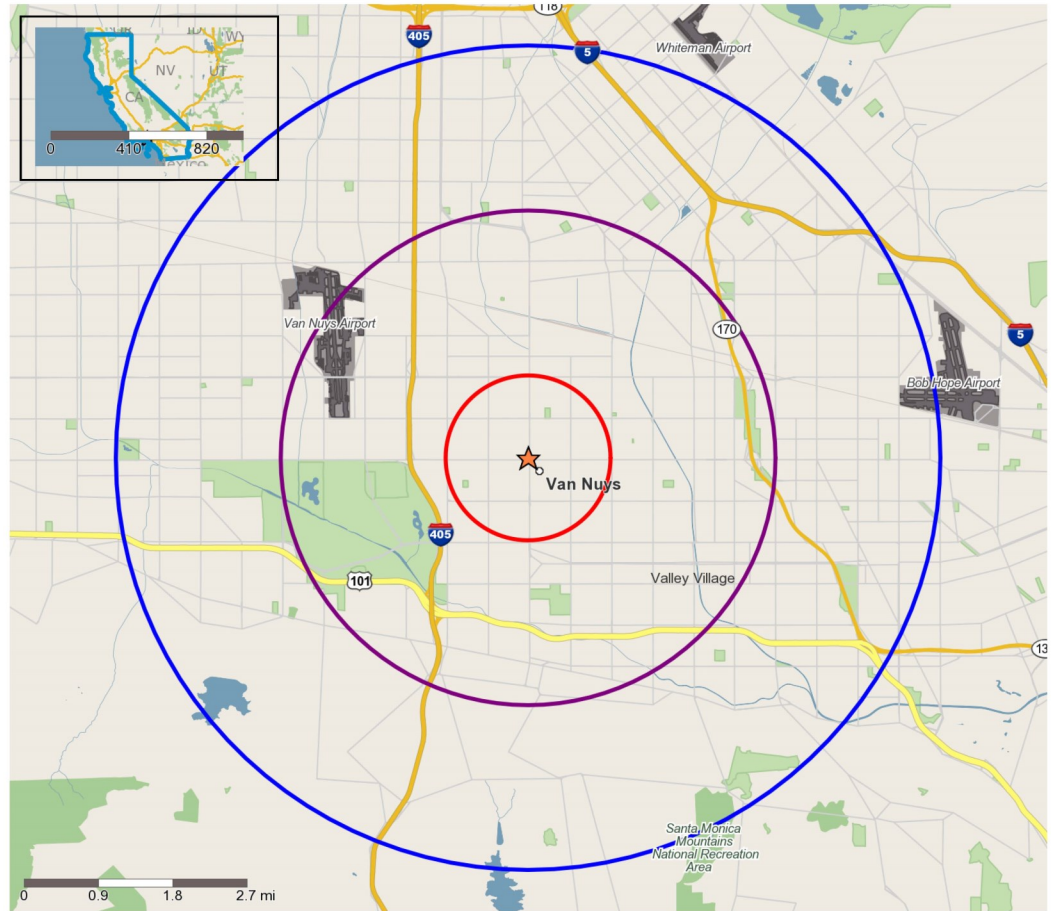
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DEMOGRAPHICS

6405 VAN NUYS BOULEVARD | VAN NUYS, CA 91405

	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2018A			
Total Population	52,300	314,246	733,527
Female Population	48.89%	50.33%	50.19%
Male Population	51.11%	49.67%	49.81%
Population Density	16,645	11,112	9,338
Population Median Age	33.6	35.6	35.9
Employed Civilian Population 16+	25,068	160,271	367,418
% White Collar	40.1%	53.6%	55.7%
% Blue Collar	59.9%	46.4%	44.3%
Total Q2 2018 Employees	18,821	142,257	251,478
Total Q2 2018 Establishments*	2,393	17,468	32,791
Population Growth 2000-2010	0.02%	1.87%	3.31%
Population Growth 2018A-2023	0.30%	0.76%	0.76%
Income: 2018A			
Average Household Income	\$63,846	\$83,372	\$90,878
Median Household Income	\$42,074	\$53,349	\$58,484
Per Capita Income	\$20,836	\$29,766	\$31,190
Avg Income Growth 2000-2010	40.55%	40.58%	36.34%
Avg Income Growth 2018A-2023	17.31%	16.20%	15.29%
Households: 2018A			
Households	16,757	111,623	250,659
Average Household Size	3.03	2.79	2.89
Hhld Growth 2000-2010	0.86%	1.33%	1.85%
Hhld Growth 2018A-2023	1.89%	1.97%	2.16%
Housing Units: 2018A			
Occupied Units	16,757	111,623	250,659
% Occupied Units	96.51%	97.22%	97.18%
% Vacant Housing Units	3.49%	2.78%	2.82%
Owner Occ Housing Growth 2000-2010	-1.94%	-0.05%	0.67%
Owner Occ Housing Growth 2000-2023	-0.36%	-0.07%	1.03%
Owner Occ Housing Growth 2018A-2023	0.74%	0.67%	1.01%
Occ Housing Growth 2000-2010	0.86%	1.33%	1.85%
Occ Housing Growth 2010-2023	11.45%	8.08%	8.11%
Occ Housing Growth 2018A-2023	1.89%	1.97%	2.16%
Race and Ethnicity: 2018A			
American Indian or Alaska Native Population	438	1,895	4,532
Asian Population	3,148	29,086	67,794
Black Population	2,519	14,272	29,793
Hawaiian or Pacific Islander Population	60	364	928
Multirace Population	2,564	16,255	37,690
Other Race Population	16,289	73,634	178,697
White Population	27,282	178,741	414,094
Hispanic	34,226	157,576	379,762
Non Hispanic Population	18,074	156,669	353,765



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- N Trade Areas (in miles) - 1
- N Trade Areas (in miles) - 3
- N Trade Areas (in miles) - 5