

BALOWEN CENTER

RETAIL SPACE AVAILABLE

FOR LEASE

16927 Vanowen St & 6801 Balboa Blvd
Van Nuys, CA

PROPERTY HIGHLIGHTS

- Great Neighborhood Center
- Easy Access to the 101 & 405 Freeways
- Abundant On-Site Parking
- High Traffic Count Area, Great Visibility
- Signage Available
- Great Tenant Mix

PROPERTY DETAILS

AVAILABILITY: 1,000 - 3,600 SF

ASKING RATE: \$1.75 - \$2.50 PSF NNN (\$0.55)

TRAFFIC COUNT: 57,784 CPD (E/W: Vanowen at Balboa)
69,401 CPD (N/S: Vanowen at Balboa)

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Total Population	20,778	249,338	668,894
Average HH Income	\$81,325	\$77,887	\$85,961



JOIN THESE RETAILERS



COMMERCIAL REAL ESTATE SERVICES

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