

# WINDSOR VILLAGE / FOR LEASE

Prime Main & Main Intersection in SFV  
6411 Sepulveda Blvd  
Van Nuys, CA 91401



## Property Features

- Available Units Ranging from 852 SF – 2,007 SF
- Rental Rate: \$2.25 PSF, Monthly. Triple Net 'NNN' Rate: \$1.04 PSF Monthly
- Located at Busy Signalized Intersection of Sepulveda and Victory Blvd
- Monument Panels Available for Increased Retail Exposure
- Total Daily Traffic at Intersection is Over 100,00 Cars Per Day
- Can Accommodate Most Uses That do Not Require More Than 4 Cars Per 1,000 SF

Demographic Snapshot (2020)	1 Mile	2 Mile	3 Mile
Population	39,109	133,018	286,877
Daytime Population	14,342	48,636	127,449
Average HH Income	\$68,470	\$80,355	\$92,227

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<b>1-A</b> Perfect Donuts	<b>1-B</b> Family Dentist	<b>1-C</b> SUBWAY	<b>1-D</b> Laser Hair Removal	<b>1-E</b> Cigarette Shop	<b>1-F</b> California Bowl Sushi	<b>1-G</b> 852 SF	<b>1-H</b> Nail Salon	<b>1-J</b> 852 SF	<b>1-K</b> Pho 99 Restaurant	<b>1-N</b> Chiropractic	<b>1-P</b> 852 SF	<b>1-R</b> 1,155 SF	<b>1-S</b> Hair Salon	<b>1-T</b> Ice Cream	<b>1-U</b> Boba Loca	<b>1-V</b> South Bay Safety
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SUITE	TENANT
1-A	Perfect Donut
1-B	Family Dentist
1-C	Subway
1-D	Laser Hair Removal
1-E	Cigarette Shop
1-F	California Bowl Sushi
<b>1-G</b>	<b>AVAILABLE - 852 SF</b>
1-H	Nail Salon
<b>1-J</b>	<b>AVAILABLE - 852 SF</b>
1-K	Pho 99 Restaurant
1-N	Chiropractic

SUITE	TENANT
<b>1-P</b>	<b>AVAILABLE - 852 SF</b>
<b>1-R</b>	<b>AVAILABLE - 1,155 SF</b>
1-S	Hair Salon
1-T	Ice Cream
1-U	Boba Loca
1-V	South Bay Safety
2-A	Pharmacy
<b>2-B</b>	<b>AVAILABLE - 1,704 SF</b>
<b>2-C</b>	<b>(Former Medical Clinic)</b>
<b>2-D</b>	<b>AVAILABLE - 852 SF</b>
2-E	Fred Loya
2-G	El Pollo Loco

<b>2-A</b> Pharmacy
<b>2-B</b> 1,704 SF
<b>2-C</b>
<b>2-D</b> 852 SF
<b>2-E</b> Fred Loya
<b>2-G</b> 

MONUMENT PANELS AVAILABLE

