



COMMERCIAL REAL ESTATE
the sign of a profitable property

AVAILABLE illi

HIGH TRAFFIC RETAIL: VAN NUYS @ MAGNOLIA

5244-5248 Van Nuys Blvd, Van Nuys, CA 91402



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PROPERTY FEATURES

5244-5248 Van Nuys Blvd, Van Nuys, CA 91402







APPROX. 3,000 SF

RETAIL SPACE AVAILABLE

- ✓ Retail showroom with rear employee area and storage
- ✓ Highly visible frontage on Van Nuys Blvd @ Magnolia
- ✓ Exposed ceilings and hard ducting throughout Premises

AREA AMENITIES

- ✓ Excellent regional accessibility via nearby 101 Freeway
- ✓ Near Metro G Line transit access, with Metro planning significant G Line improvements
- ✓ Dense surrounding residential population
- ✓ Highly recognizable Valley location positioned at the crossroads of Sherman Oaks and Van Nuys

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	33,861	254,180	623,844
 Avg. HH Income	\$132,779	\$120,161	\$120,161
 Daytime Pop	37,322	255,642	616,839
 Traffic Count	± 62,624 CPD ON VAN NUYS BLVD & MAGNOLIA BLVD		

RETAIL SPACE
VAN NUYS, CA

INTERIOR PHOTOS

5244-5248 Van Nuys Blvd, Van Nuys, CA 91402





AVAILABLE



AERIAL MAP



COMMERCIAL
REAL ESTATE

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.