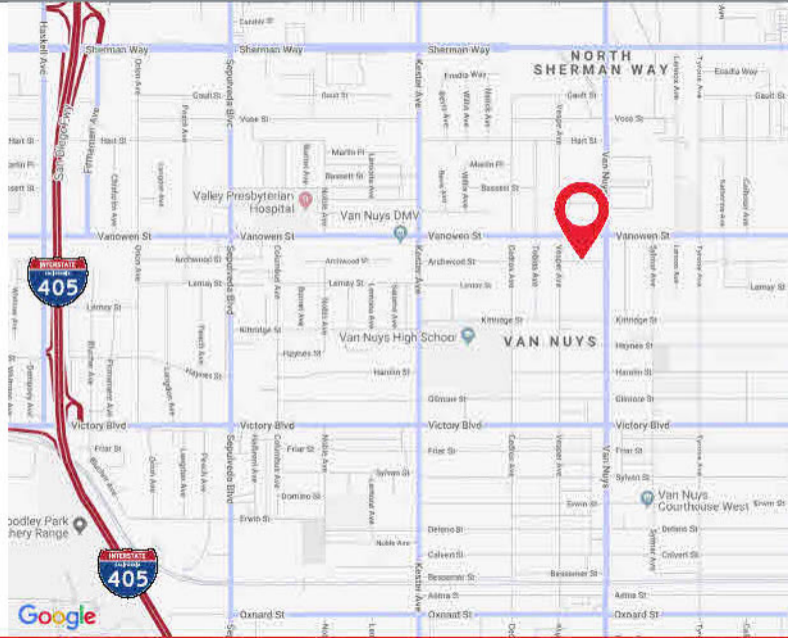


## PROPERTY HIGHLIGHTS

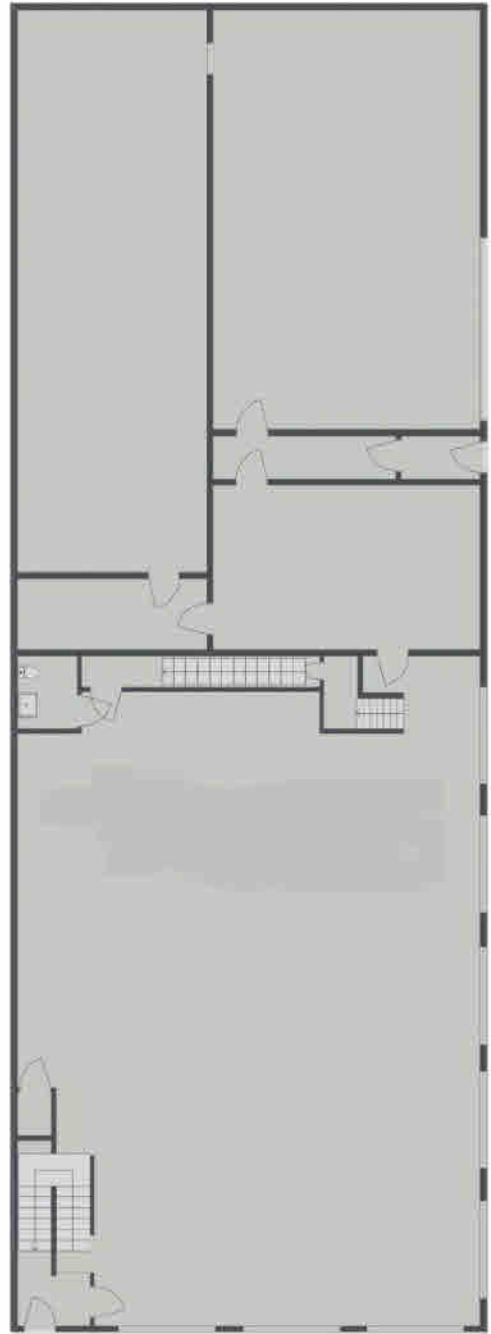
- Prime Industrial/Retail Space
- Wrap-Around Window Line with Lots of Natural Light
- Excellent Visibility with Potential Building Signage
- Excellent Side Loading
- Fenced and Secured Parking Area
- Excellent Foot and Traffic Count

## LOCATION HIGHLIGHTS:

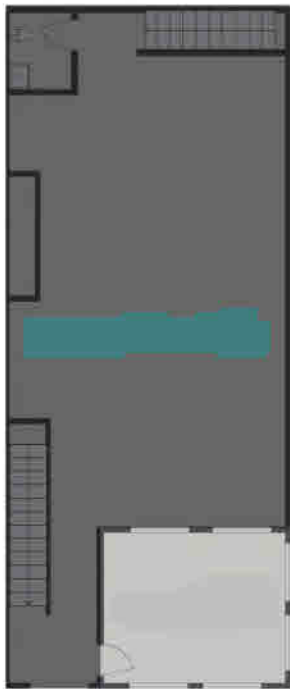
- Prime Van Nuys Location
- Situated on Archwood Street and one block from Van Nuys Blvd
- Adjacent to 99 Cent Store & Crunch Fitness Gym
- Minutes from Amenities and Freeway Onramps



1ST FLOOR



2ND FLOOR



# AMENITIES MAP | TRAFFIC COUNTS

