

FOR LEASE
VAN NUYS BLVD - FORMER 99 CENTS ONLY

6745 VAN NUYS BLVD | VAN NUYS, CA 91405



MENUCHA DAVOUDPOUR

ASSOCIATE, PIVOT COMMERCIAL

Menucha@thepivotcre.com

310.310.4488

DRE#02268850

VAHE KHACHATRYAN

ASSOCIATE, PIVOT COMMERCIAL

Vahe@thepivotcre.com

818.688.1576

DRE#02438114



PROPERTY OVERVIEW

6745 VAN NUYS BLVD
VAN NUYS, CA 91405

BUILDING / LOT SIZE: 6,494 SF / 10,998 SF

LEASE RATE: \$2.30 PSF + NNN Monthly

TERM: Negotiable

PARKING: Onsite in Dedicated Rear Lot

AVAILABILITY: Immediately

KEY FEATURES

- » 6,494 SF single-tenant retail building (former 99 Cents Only location)
- » 10,998 SF lot includes existing building and rear parking lot
- » Suitable for discount/value retailers, grocery or specialty food concepts, fitness operators, and general merchandise users
- » Superbly located at the signalized intersection of Van Nuys Boulevard and Vanowen Street
- » Situated in the heart of the San Fernando Valley along one of its most active, heavily-trafficked retail corridors

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LOCATION HIGHLIGHTS

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- » High visibility signalized intersection at Van Nuys Boulevard and Vanowen Street
- » Located in the Van Nuys Central Business District, the civic and commercial heart of the San Fernando Valley
- » Prominent frontage on Van Nuys Boulevard, the Valley's second-busiest thoroughfare
- » Dense retail and dining corridor with strong daytime and drive-by traffic
- » Excellent access to public transportation, including nearby bus lines
- » Ample on-site parking for tenants and patrons
- » Convenient access to the nearby 170 and 101 freeways, connecting the site to the broader San Fernando Valley trade area
- » Surrounded by established national, regional, and local retailers driving consistent consumer traffic to the corridor



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INTERIOR PHOTOS

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AERIAL OVERVIEW

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BROKER CONTACT

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