



COMMERCIAL
REAL ESTATE
Investment of a profitable property

AVAILABLE



1.1 MI

0.8 MI

CHANDLER BLVD

WHITSETT AVE

RETAIL ENDCAP AT THE CHANDLER

12444 Chandler Blvd, Valley Village, CA 91607



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RETAIL SPACE
VALLEY VILLAGE, CA

PROPERTY FEATURES

12444 Chandler Blvd, Valley Village, CA 91607



APPROX. 2,930 SF

ENDCAP/CORNER RETAIL SPACE AVAILABLE

- ✓ Anchor space in The Chandler, a mixed-use building featuring 69 residential units above ground floor retail
- ✓ Buildout supports a variety of retail uses; includes venting for a hood
- ✓ High ceiling clearance
- ✓ Covered patio
- ✓ ADA restroom
- ✓ On-site covered parking

AREA AMENITIES

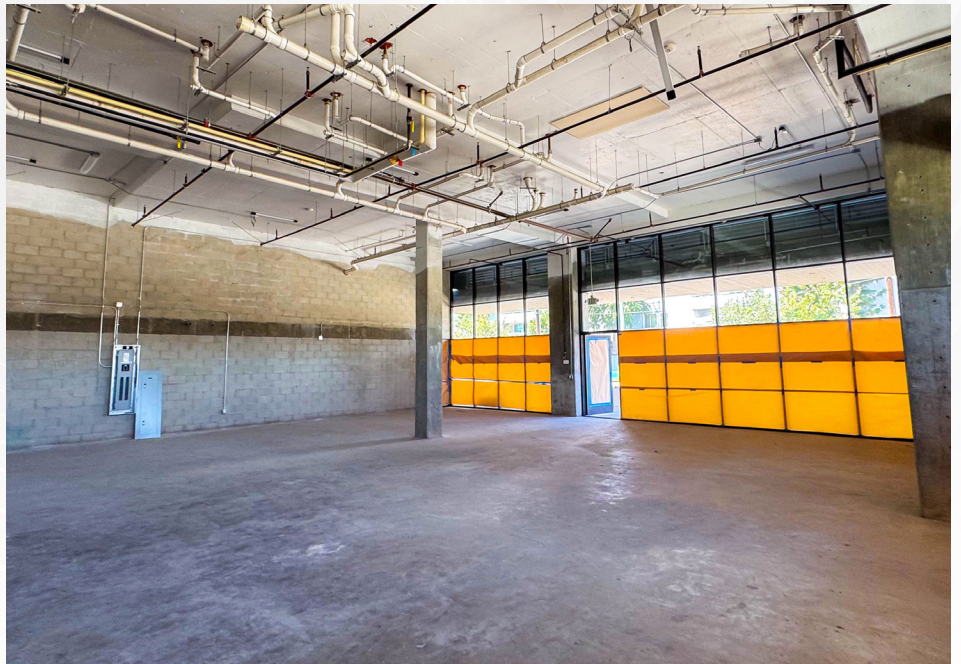
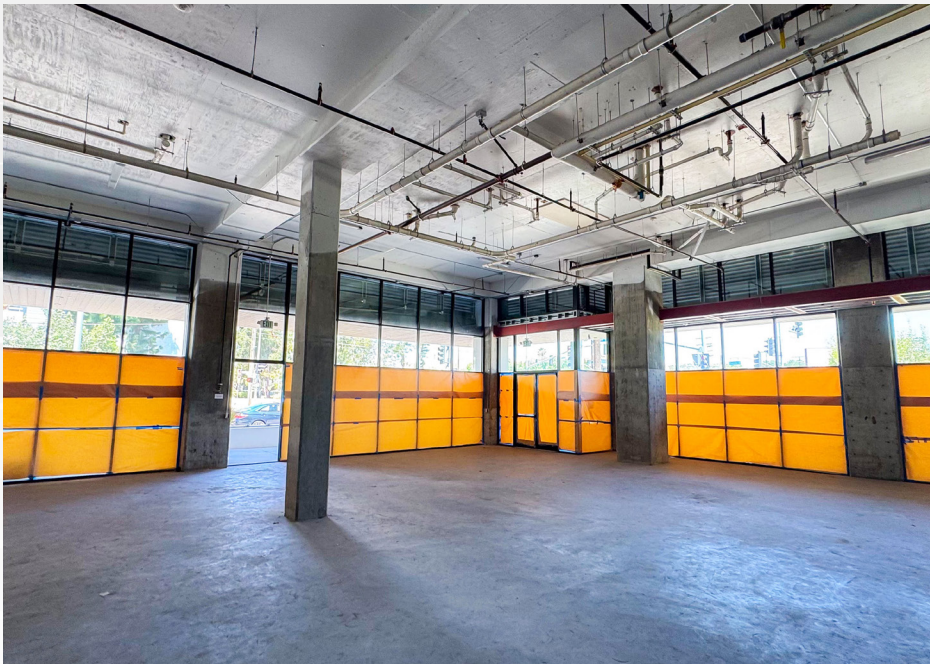
- ✓ Close access to the Metro Orange Line
- ✓ Proximal to Valley Village Park, neighborhood schools and numerous local fitness, wellness and family-oriented businesses
- ✓ Near the NoHo Arts District, with its concentration of theaters, restaurants, cafés, nightlife and creative businesses.
- ✓ Centrally located between Studio City, Sherman Oaks, North Hollywood and Burbank, providing access to a broad and diverse customer base
- ✓ Convenient proximity to the US 101 and SR 170 freeways, allowing easy regional access
- ✓ Short drive to major employment and entertainment destinations, including CBS, Universal, and the broader Burbank media district

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	36,408	303,324	615,121
 Avg. HH Income	\$117,140	\$114,053	\$117,779
 Daytime Pop	36,453	312,426	611,560
 Traffic Count	± 11,604 CPD ON CHANDLER BLVD		

RETAIL SPACE
VALLEY VILLAGE, CA

INTERIOR PHOTOS

12444 Chandler Blvd, Valley Village, CA 91607



RETAIL SPACE
VALLEY VILLAGE, CA

CONCEPTUAL RENDERINGS

12444 Chandler Blvd, Valley Village, CA 91607



Conceptual Rendering. Illustrative vision for potential future use; may not reflect actual achievable development.



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.