

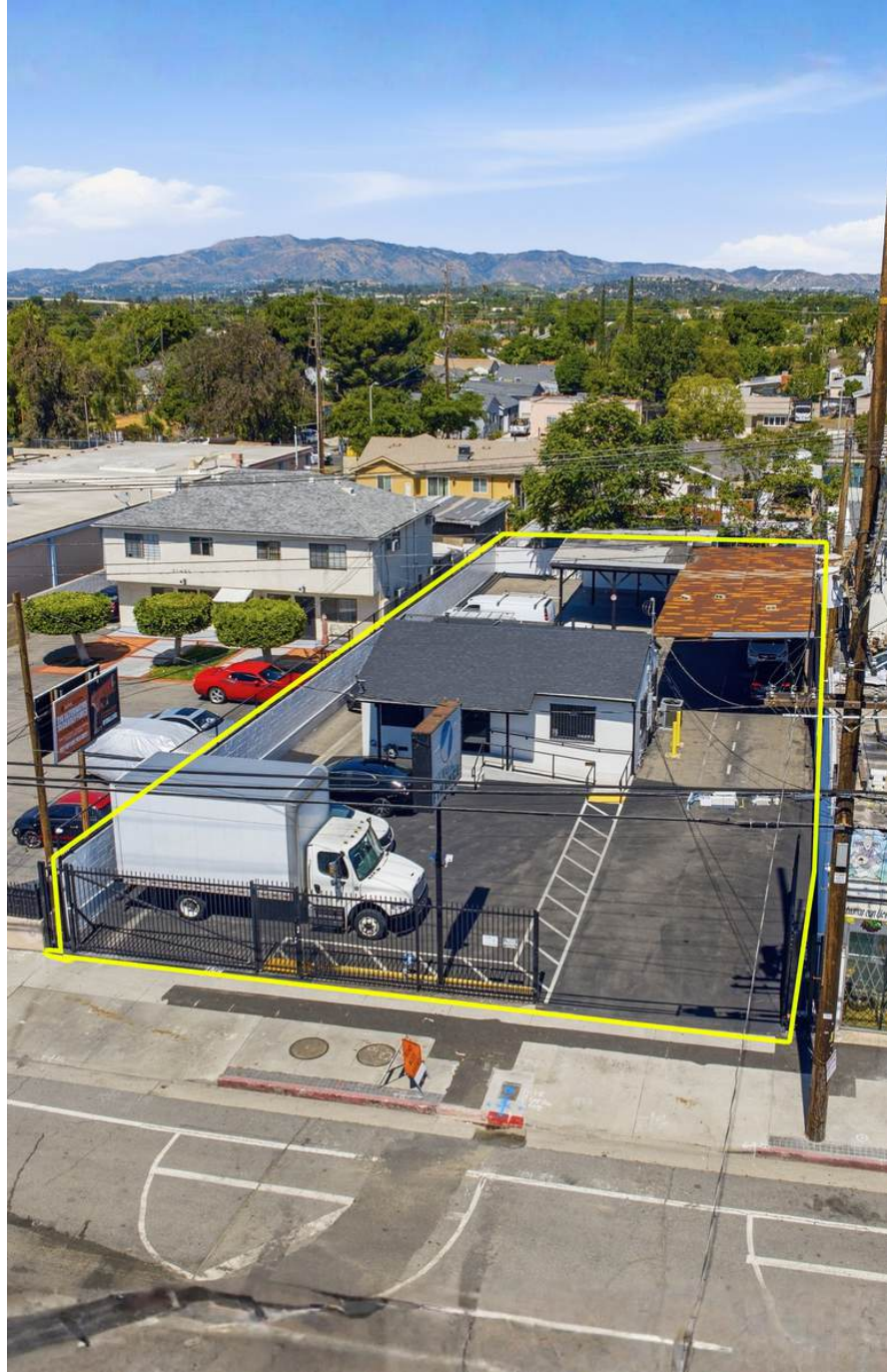


13449 VAN NUYS BLVD, PACOIMA, CA 91331

RETAIL



FOR LEASE
OFFERING MEMORANDUM



● SITE DESCRIPTION

Positioned along Van Nuys Boulevard in the Pacoima submarket of the San Fernando Valley, 13449 Van Nuys Blvd offers an excellent leasing opportunity along one of the area's primary commercial corridors. The property benefits from strong street frontage, high visibility, and consistent vehicle and pedestrian traffic, surrounded by a dense mix of local businesses, national retailers, and established residential neighborhoods that contribute to steady daily consumer activity.

The property is well-suited for a variety of commercial uses, including car wash, retail, office, showroom, or service-oriented operations, subject to zoning and city approval. Its strategic location provides convenient access to major transportation routes, including Interstate 5, State Route 118, and Interstate 210, offering efficient connectivity throughout the San Fernando Valley and greater Los Angeles area.

With its central infill location, prominent Van Nuys Boulevard frontage, strong surrounding demographics, and established commercial environment, 13449 Van Nuys Blvd presents an attractive opportunity for businesses seeking a highly visible and accessible location in one of Pacoima's active commercial corridors.

*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

PROPERTY TYPE
Retail

RATE
\$7,500/mo

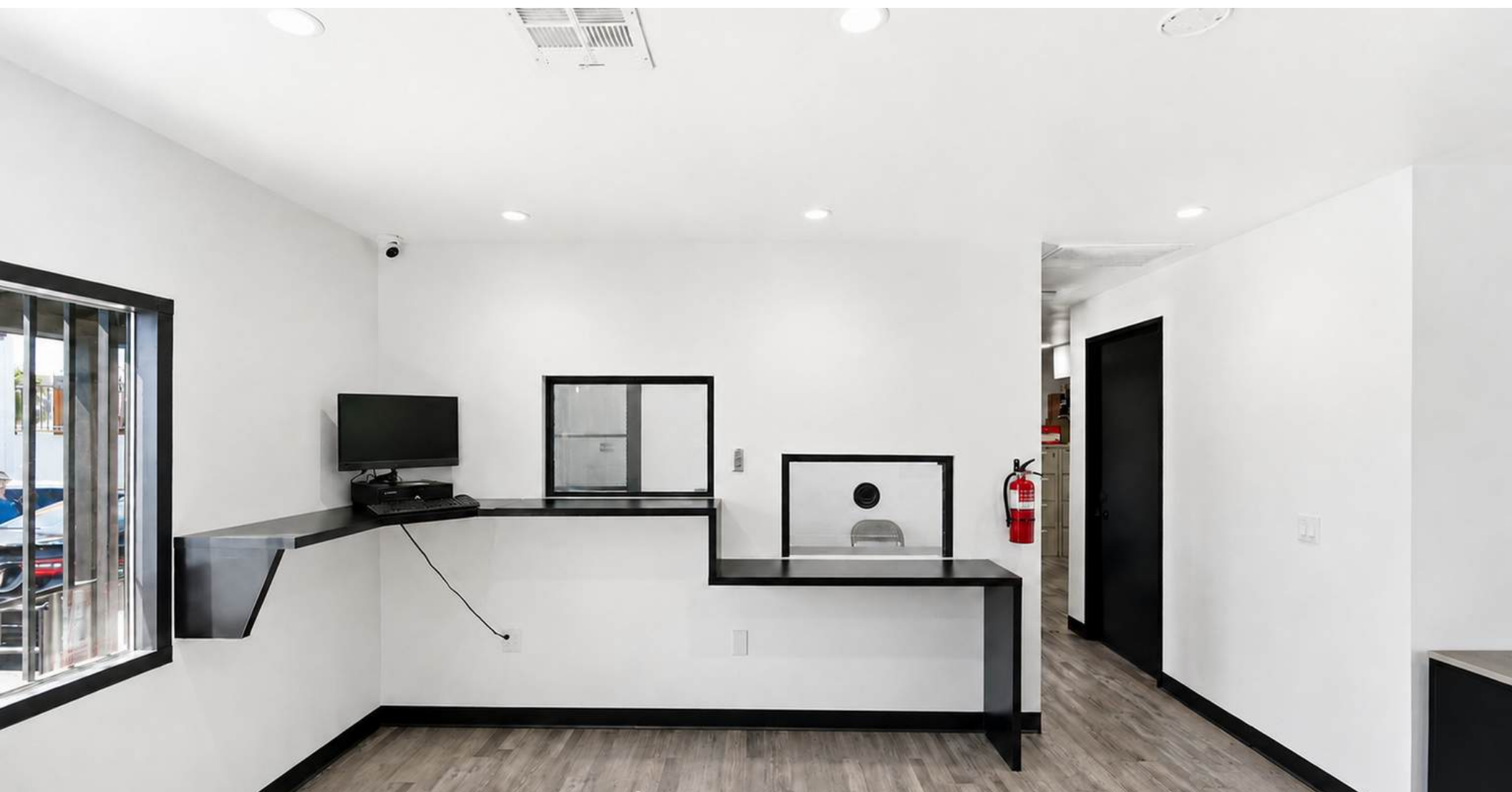
BUILDING
2,120 SF

LOT
9,045 SF

POWER
240 AMPS

YEAR BUILT
1947

ZONING
LAC2



PROPERTY HIGHLIGHTS

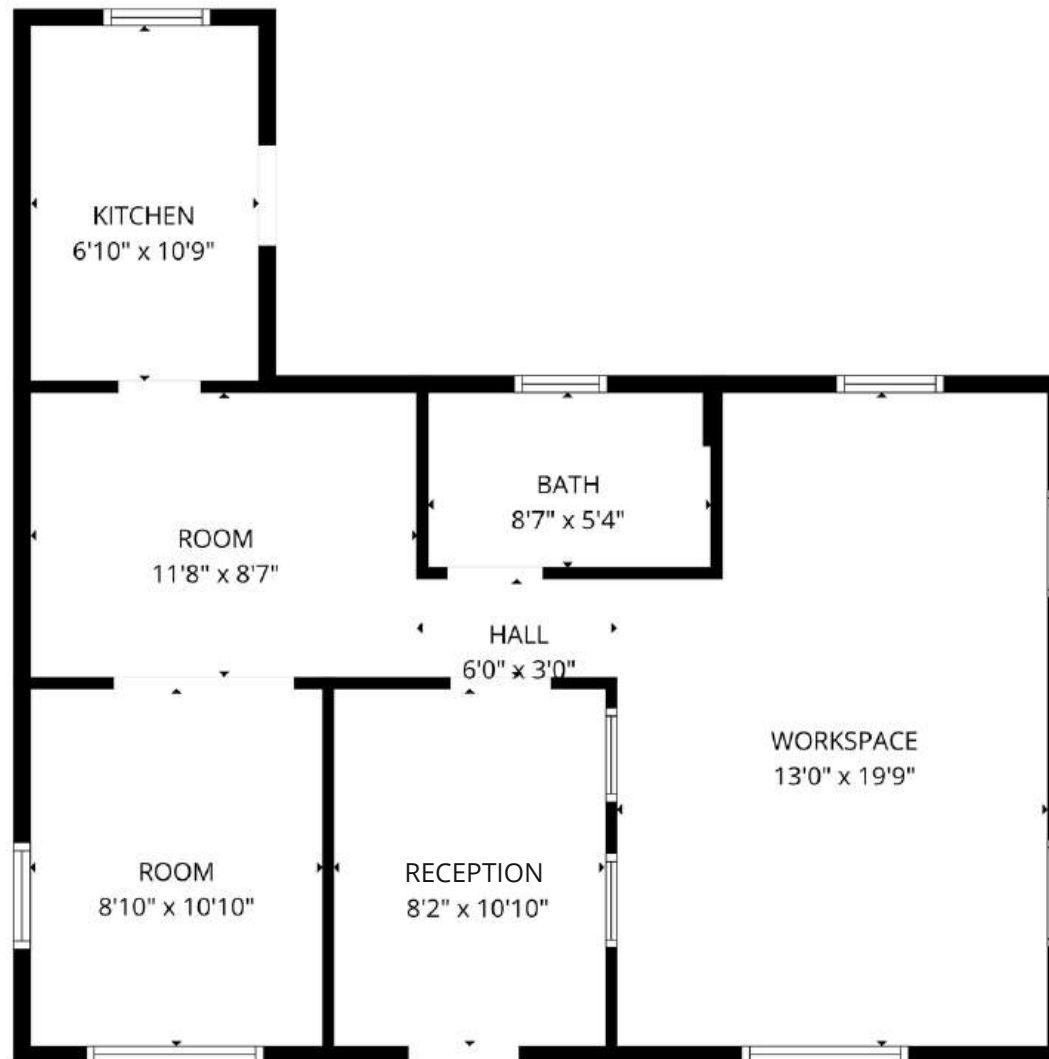
- **Prime frontage on Van Nuys Boulevard** with excellent visibility and consistent vehicle traffic.
- **Large pylon sign facing Van Nuys Boulevard**, providing prominent exposure to 66,000+ vehicles per day.
- **Strategic Pacoima location** surrounded by dense residential neighborhoods, retail, and established businesses.
- **High-exposure commercial space** with strong foot and vehicle traffic.
- **Flexible commercial use potential** for retail, office, showroom, or service-oriented businesses, subject to zoning and city approval.
- **Convenient freeway access** to Interstate 5, State Route 118, and Interstate 210.
- **Excellent leasing opportunity** for businesses seeking a highly visible and accessible location in an established San Fernando Valley trade area.



*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

FLOOR PLAN

Measurements are deemed highly reliable but not guaranteed.



All information are deemed reliable but not guaranteed. Buyer to verify.

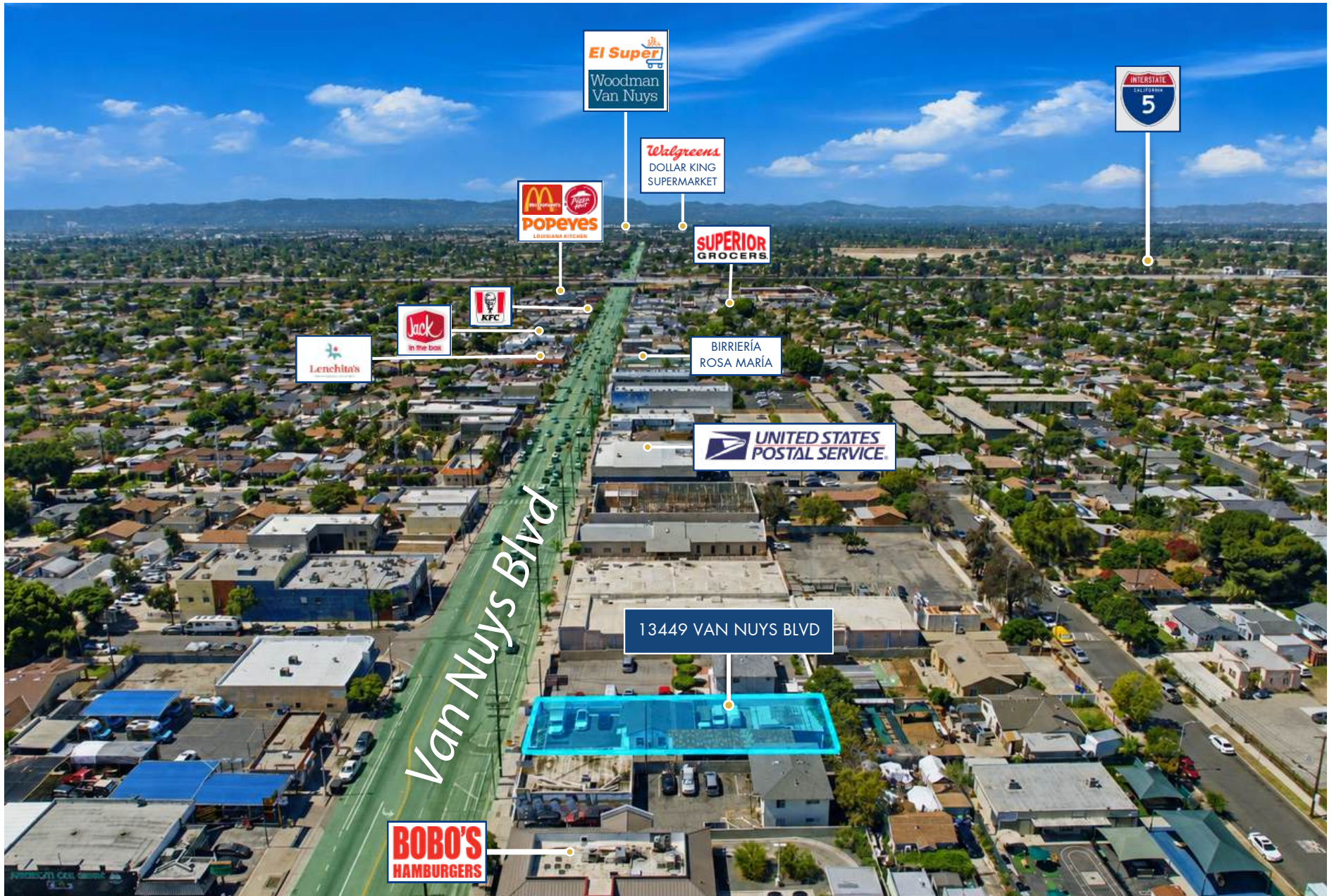
PROPERTY PHOTOS



PROPERTY PHOTOS



RETAIL MAP

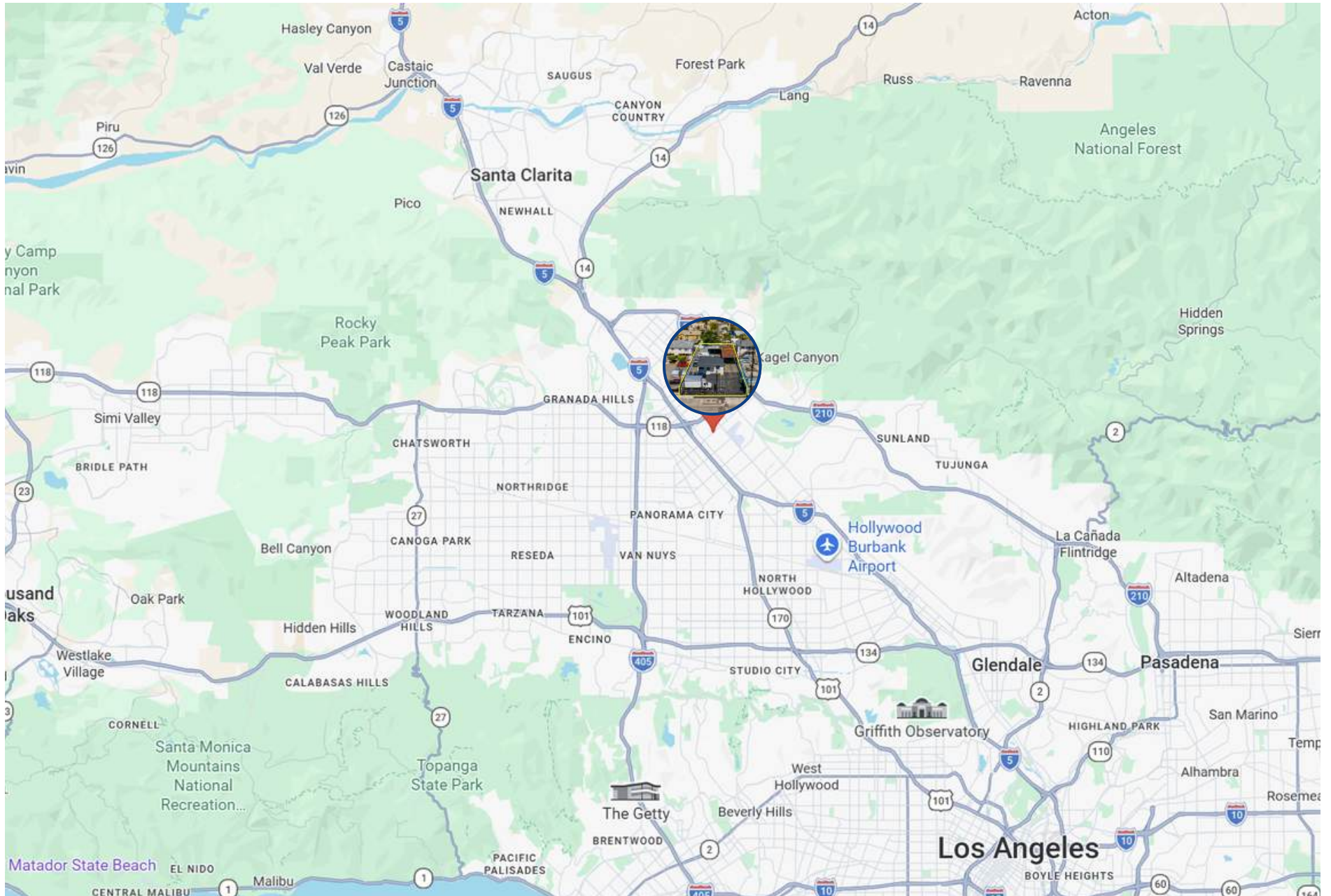


AERIAL MAP

LOCATED ALONG VAN NUYS BOULEVARD IN PACOIMA, 13449 VAN NUYS BLVD SITS WITHIN A WELL-ESTABLISHED COMMERCIAL CORRIDOR SURROUNDED BY A DIVERSE MIX OF RETAIL, AUTOMOTIVE, AND SERVICE-ORIENTED BUSINESSES. THE PROPERTY OFFERS STRONG VISIBILITY AND FRONTAGE ON A HEAVILY TRAVELED THOROUGHFARE, PROVIDING CONSISTENT DAILY EXPOSURE. THE LOCATION PROVIDES CONVENIENT ACCESS TO MAJOR FREEWAYS INCLUDING THE 5, 118, AND 210, ALLOWING FOR EFFICIENT CONNECTIVITY THROUGHOUT THE SAN FERNANDO VALLEY AND GREATER LOS ANGELES AREA.



LOCATION MAP





The information contained in the following listing is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from IKON Properties and it should not be made available to any other person or entity without the written consent of IKON Properties. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that the recipient will not photocopy or duplicate any part of the email content. If you have no interest in the subject property, please promptly delete this email. This email has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. IKON Properties has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe are reliable; however, IKON Properties has not verified, and will not verify, any of the information contained herein, nor has IKON Properties conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.





BLAS FERNANDEZ

DIRECTOR, COMMERCIAL INVESTMENTS

818.319.9191

blas@ikonpropertiesla.com

ikonpropertiesla.com

LIC NO. 02012036



JACK KASSABIAN

INVESTMENT ASSOCIATE

818.913.8819

jack@ikonpropertiesla.com

ikonpropertiesla.com

LIC NO. 01746030