

Located on Sherman Way and Sepulveda Blvd.

Mid Valley Marketplace

7070-7134 Sepulveda Blvd., Van Nuys, CA 91405



Available

Suite:	Size (SF):	Rent (PSF/Mo., NNN):
7070:	±1,640 SF <i>2nd Gen. Restaurant</i>	\$4.00
7076:	±2,095 - 3,853 SF	\$3.50
NNN:	±\$0.60 PSF/Mo.	
Parking:	±300 Spaces	
Available:	Immediately	

Features

- ▶ Retail and 2nd gen restaurant spaces available
- ▶ Located at one of the busiest intersections in the San Fernando Valley at Sherman Way and Sepulveda Blvd. with ±64,039 CPD
- ▶ Join credit tenants such as Jons Supermarket, CVS, Starbucks, Panda Express, Chase Bank and more
- ▶ Just north of Valley Presbyterian Hospital
- ▶ Shopping center received an estimated 3.7 million visitors annually (Source: Placer.ai)
- ▶ Located in a very dense trade area with a population of ±44,586 within one mile
- ▶ Just north of Valley Presbyterian Hospital
- ▶ Close proximity to Valerio Elementary school
- ▶ Easy access off the 405 Freeway
- ▶ **Please do not disturb tenant**

Prospective tenants are hereby advised that all uses are subject to City approval



Co-Tenancy

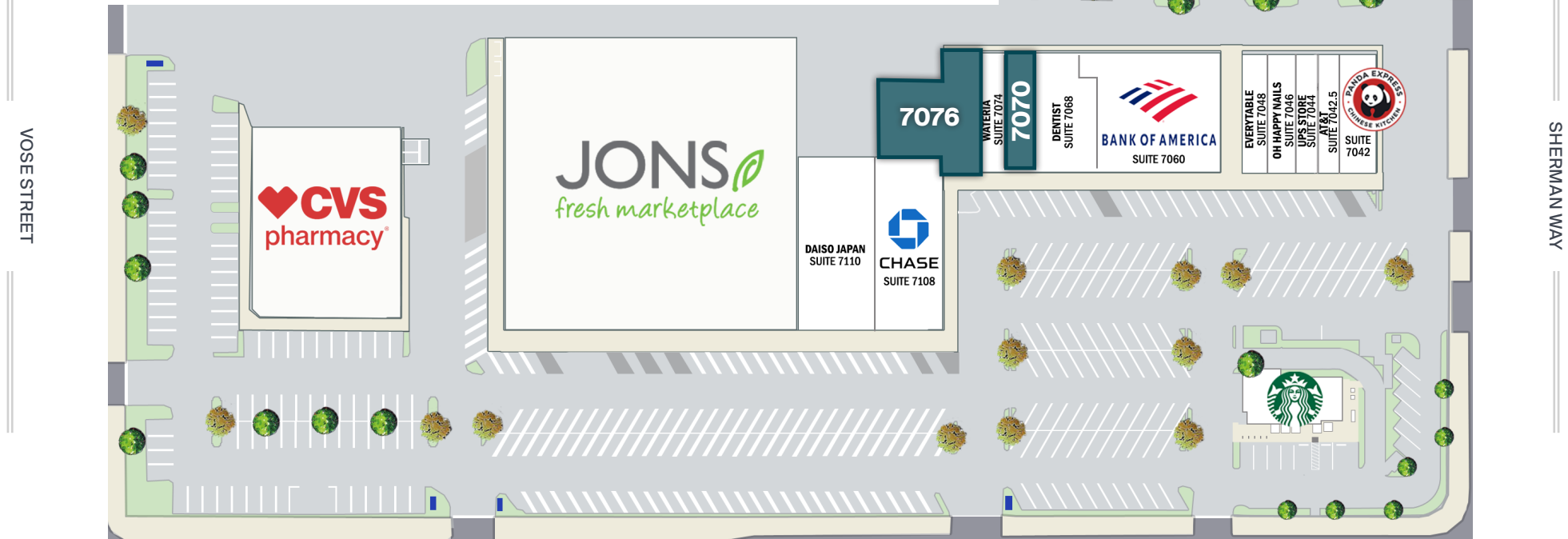
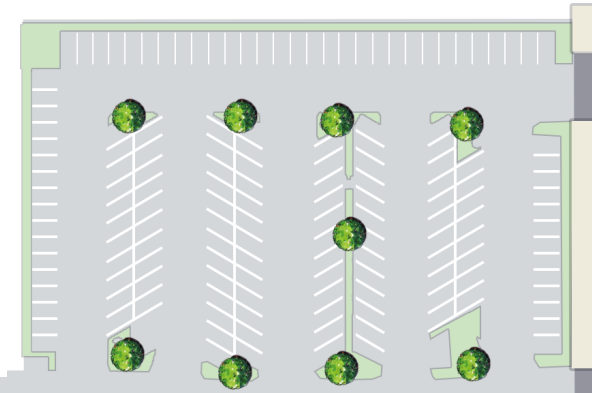
Anchored by CVS and Jons



Site Plan



Suite #:	Tenant:	SF:			
15232	CVS	±14,000	7068	Dentist	±2,913
7134	Jons Marketplace	±40,000	7060	Bank of America	±9,291
7110	Daiso Japan	±6,318	7048	Everytable	±860
7108	Chase Bank	±5,593	7046	Oh Happy Nail Spa	±1,483
7076	AVAILABLE	±2,095 - 3,853	7044	UPS Store	±1,200
7074	Wateria	±1,394	7042 ^{1/2}	AT&T	±1,100
7070	AVAILABLE	±1,640	7042	Panda Express	±2,149
			7040	Starbucks	±4,675



SEPULVEDA BLVD.

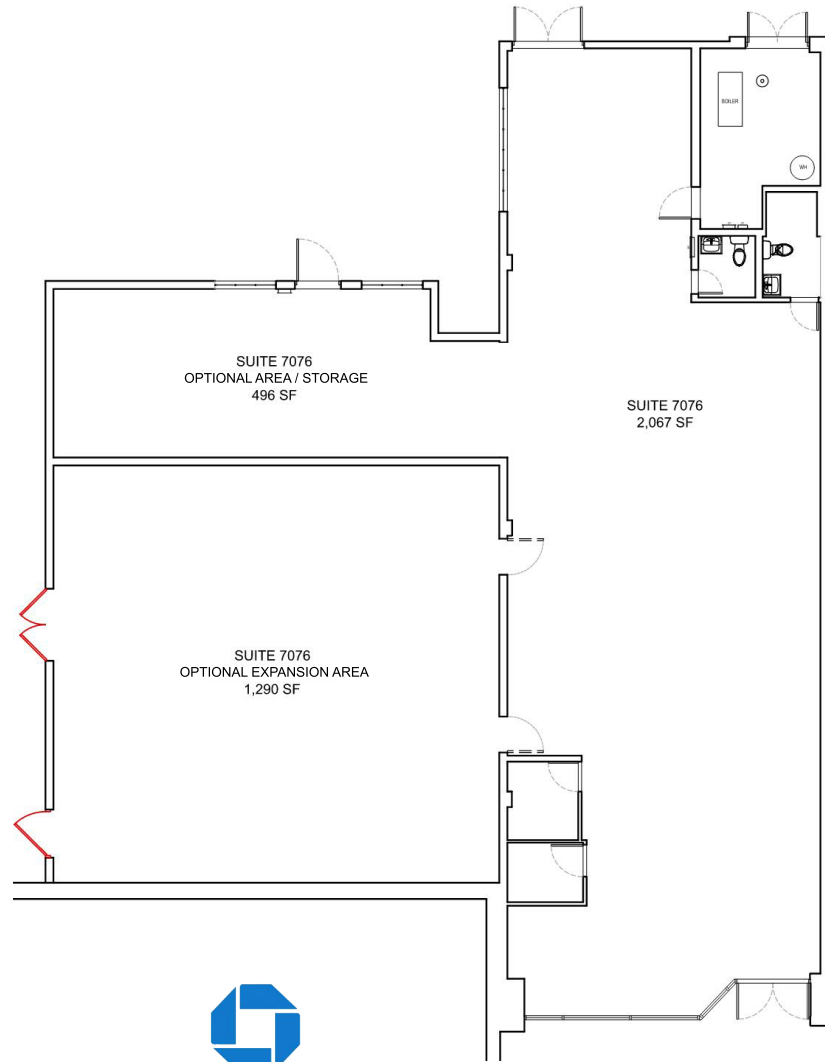


Elevation



Suite 7076

±2,095 - 3,853 SF Available



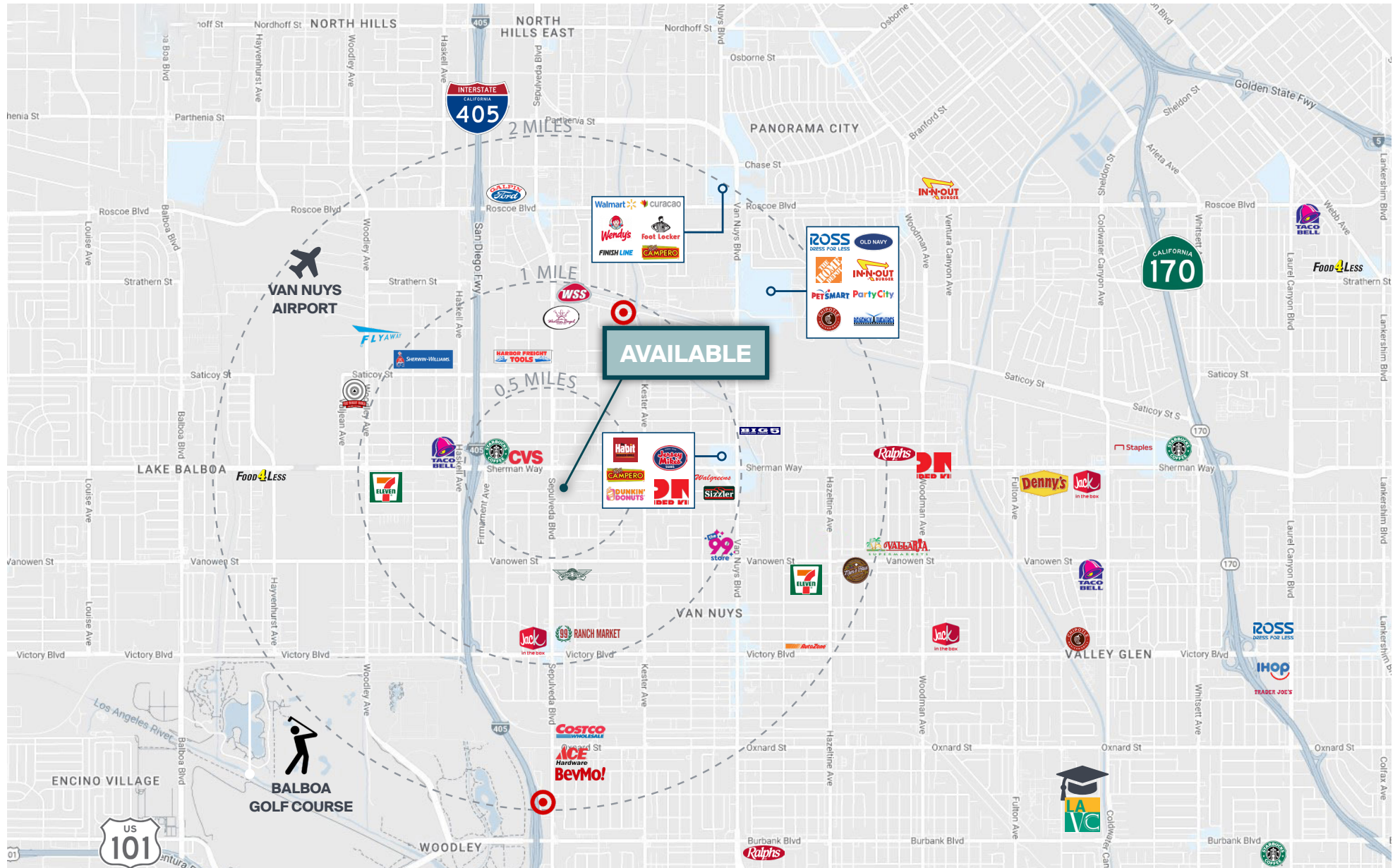
Frontage



Marketplace Tenants



Amenity Map



Van Nuys Profile



	0.5 Mile	1 Mile	2 Mile
POPULATION			
2025 Estimated Population	10,018	34,328	129,551
2030 Projected Population	9,296	32,550	121,989
2020 Census Population	9,303	32,421	125,462
2010 Census Population	7,671	28,665	113,261
Projected Annual Growth 2025 to 2030	-1.4%	-1.0%	-1.2%
Historical Annual Growth 2010 to 2025	2.0%	1.3%	1.0%
2025 Median Age	40.1	40.4	39.6
HOUSEHOLDS			
2025 Estimated Households	5,258	17,378	61,244
2030 Projected Households	5,036	17,014	59,478
2020 Census Households	5,154	16,985	61,220
2010 Census Households	4,143	14,664	53,565
Projected Annual Growth 2025 to 2030	-0.8%	-0.4%	-0.6%
Historical Annual Growth 2010 to 2025	1.8%	1.2%	1.0%
RACE & ETHNICITY			
2025 Estimated White	60.5%	60.4%	56.8%
2025 Estimated Black or African American	6.7%	5.7%	6.2%
2025 Estimated Asian or Pacific Islander	15.7%	13.2%	13.6%
2025 Estimated American Indian or Native Alaskan	0.5%	0.7%	0.9%
2025 Estimated Other Races	16.5%	20.1%	22.5%
2025 Estimated Hispanic	20.8%	24.3%	26.9%
INCOME			
2025 Estimated Average Household Income	\$201,041	\$196,327	\$201,033
2025 Estimated Median Household Income	\$137,416	\$134,277	\$136,625
2025 Estimated Per Capita Income	\$105,754	\$99,565	\$95,341
EDUCATION			
2025 Estimated High School Graduate	4.9%	6.8%	8.6%
2025 Estimated Some College	19.1%	14.4%	13.2%
2025 Estimated Associates Degree Only	4.4%	6.1%	5.2%
2025 Estimated Bachelors Degree Only	38.7%	42.6%	40.3%
2025 Estimated Graduate Degree	28.6%	25.3%	26.3%
BUSINESS			
2025 Estimated Total Businesses	1,605	3,356	8,520
2025 Estimated Total Employees	10,278	23,353	54,465
2025 Estimated Employee Population per Business	6.4	7.0	6.4
2025 Estimated Residential Population per Business	6.2	10.2	15.2

Your trusted *partners*

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