



13416 VAN NUYS BLVD, PACOIMA, CA 91331

Commercial/Office

FOR LEASE

OFFERING MEMORANDUM





● SITE DESCRIPTION

Located on Van Nuys Boulevard in the Pacoima area of the San Fernando Valley, 13416 Van Nuys Blvd is situated within a well-established commercial corridor. The surrounding area is characterized by a diverse mix of retail, automotive, industrial, and service-oriented businesses, along with nearby residential neighborhoods that contribute to consistent foot and vehicle traffic.

The property offers prominent street frontage along Van Nuys Boulevard, a heavily traveled thoroughfare, and benefits from excellent visibility and accessibility. Its location provides convenient access to major transportation routes including the 5, 118, and 210 freeways, allowing for efficient connectivity throughout the San Fernando Valley and greater Los Angeles area.

The site may accommodate a variety of commercial or industrial uses, including retail, automotive, service, or light industrial operations, subject to zoning and city approval. Positioned within an active commercial submarket with strong exposure and accessibility, the property presents a practical opportunity for both owner-users and investors.

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

PROPERTY TYPE
Commercial/Office

RATE
\$2,000/mo

BUILDING
750 SF

YEAR BUILT
1949

ZONING
LAC2



PROPERTY HIGHLIGHTS

- **Prime location** on Van Nuys Boulevard, a major commercial corridor in Pacoima
- **High visibility and strong street presence** with consistent daily traffic exposure
- **Excellent access to major freeways** including the 5, 118, and 210
- **Surrounded by a dense mix** of retail, automotive, and service-oriented businesses
- **Close proximity to residential neighborhoods** supporting local customer base
- **Suitable for a variety of uses** including retail, automotive, or service-related operations (subject to zoning)



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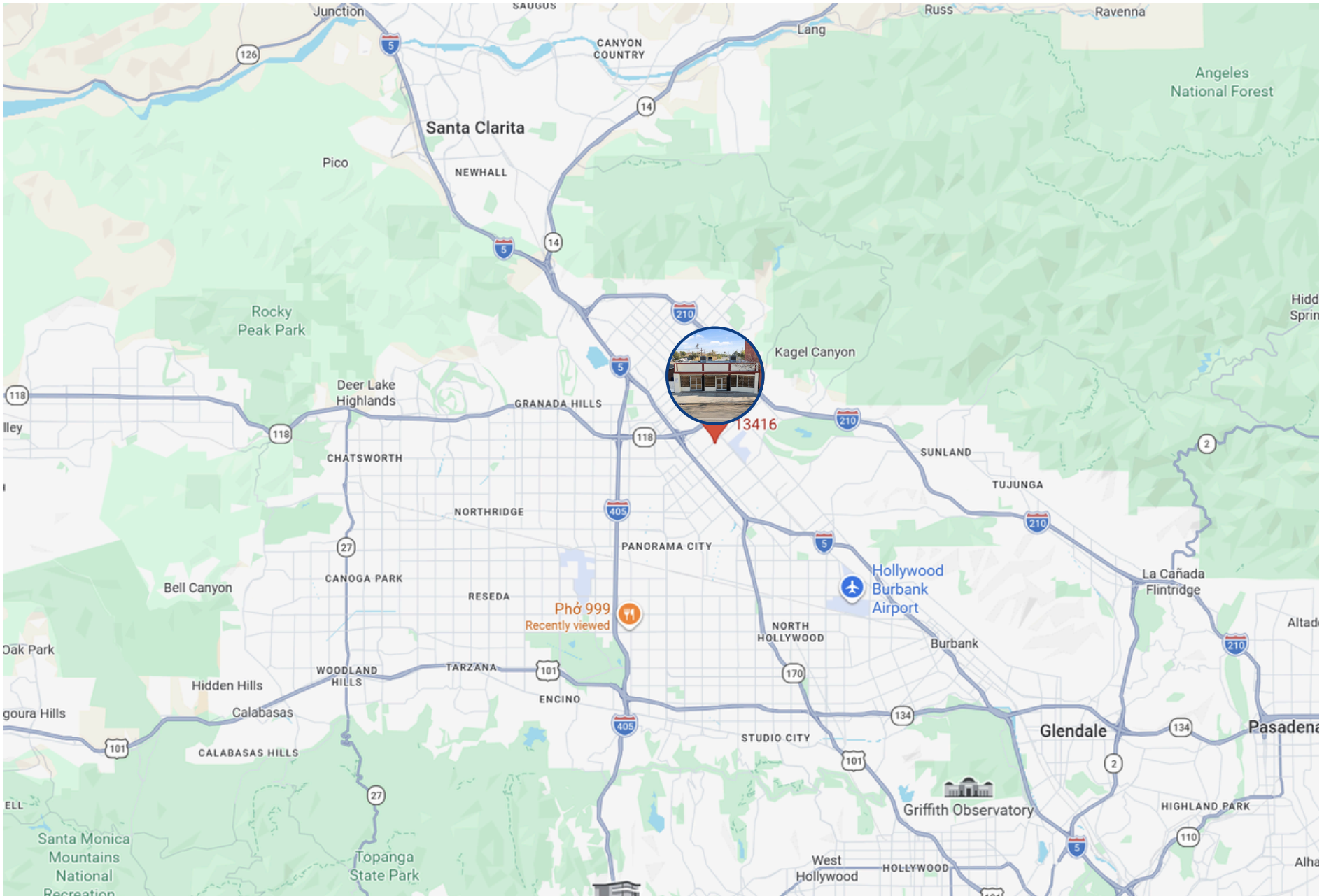
 PROPERTY PHOTOS



RETAIL MAP



LOCATION MAP





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