

# Prime Corner Location

6531 Van Nuys Blvd. ■ Van Nuys, CA

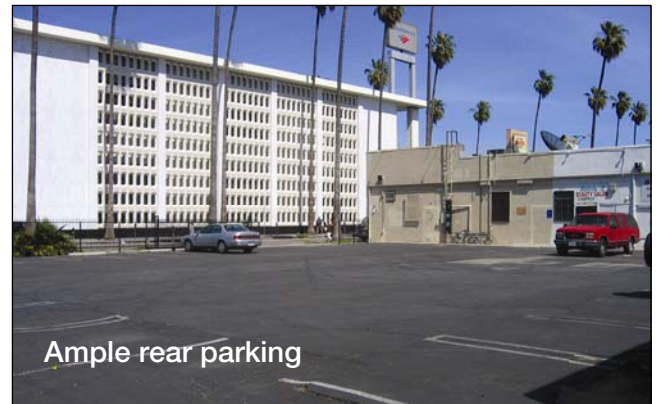
**Perfect for Restaurant/Café or Retail/Drug Store**



## HIGHLIGHTS

**2,601 to 6,101 SF Available**

- Corner location on major intersection of Haynes St. and Van Nuys Blvd.
- Ample parking behind store
- On major bus routes (5 Different Lines)
- Can be configured to 3 different sizes:  
**2,601 SF, 4,301 SF or 6,101 SF**
- Monument sign on top of building
- Van Nuys High School 2 blocks west
- Very high pedestrian and vehicular traffic area:  
35,305 Cars per day on Van Nuys Blvd.



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For more information, please contact your exclusive listing agents:

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# 6531 Van Nuys Blvd.

Corner of Haynes St. & Van Nuys Blvd.

## Neighbors and Employment Information



### BUILDING NAME

**Van Nuys Utility Center Bldg**  
(LADWP & The Gas Co.)

**# of Employees**

**# of Clients Served**

30 Employees

24,000 per month

### Bank of America Bldg

1<sup>st</sup> Floor Bank of America Branch  
2<sup>nd</sup> Floor Preferred College of Nursing

27 Employees

14,000 per month

10 Staff

75 Students

### Department of Social Security Bldg

1<sup>st</sup> Floor Social Security Administration Office  
2<sup>nd</sup> Floor CIS Application Center Immigration

45 Employees

8,200 per month

17 Employees

10,000 per month



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