

# High Identity Valley Glen Location

## FOR LEASE

950 SF & 4,100 SF (Divisible)  
Approved for Food Use

6000 Woodman Ave. Valley Glen, CA



### PROPERTY HIGHLIGHTS:

- Located in the Southeastern portion of the San Fernando Valley
- Building newly remodeled
- 6,200 sq. ft. freestanding building with patio
- Available spaces between 950 sq. ft. and 4,100 sq. ft. (divisible) with large outdoor dining area
- Heavily trafficked and high identity intersection of Woodman Avenue and Oxnard Street with over 50,000 cars per day
- Across the street from Orange Line transit system stop with over 25,000 riders per day
- Within walking distance of Los Angeles Valley College with over 20,000 students, and a 107 acre campus which is undergoing a \$626 million expansion and renovation
- Ideal location for cafe, yogurt or service business

For information, please contact your exclusive listing agents:

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**NAI Capital**

Commercial Real Estate Services, Worldwide.



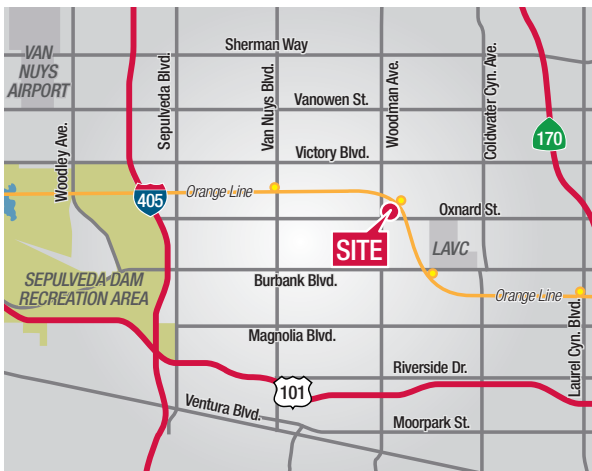
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SITE PLAN



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