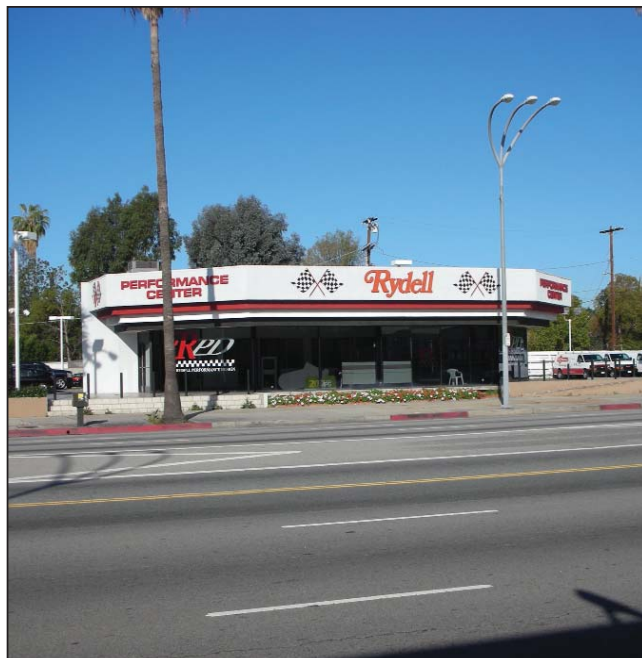


# Major Signalized Corner

San Fernando Valley



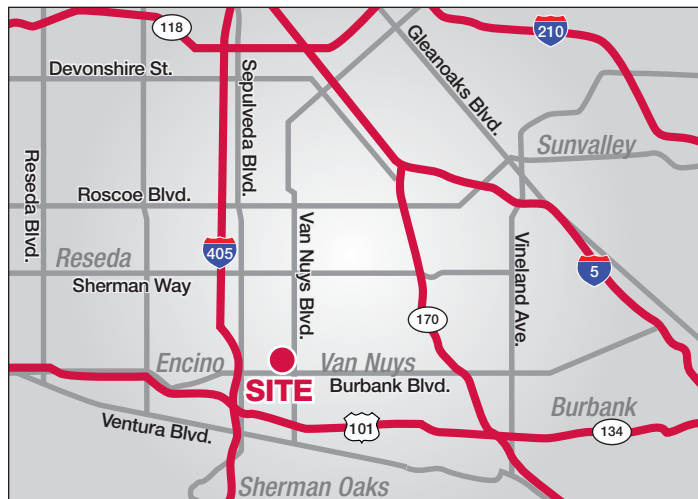
5601-5615 Van Nuys Blvd. ■ Van Nuys, California  
NWC Van Nuys Blvd. and Burbank Blvd.

## FEATURES

- Major Signalized Intersection of Approximately 55,580 SF of Land Area with Traffic Counts of Over 72,000 Cars per Day
- Excellent Accessibility to Both the 101 (Ventura) Fwy @ Van Nuys Blvd. and the 405 (San Diego) Fwy @ Burbank Blvd.
- Existing Improvements Consist of 2 Freestanding Buildings:
  - **1<sup>st</sup> Building:** Approximately 10,320 SF (Ground Floor of Approx. 8,220 SF + 2nd Floor of Approx. 2,100 SF, **Expandable**)
  - **2<sup>nd</sup> Building:** Approximately 2,080 SF
- The Property is Available for Lease in its Entirety or Owner Will Consider Leasing Each Individual Building/Pad Separately. Will Also Consider Demolition and/or Redevelopment
- Contact Broker for Economics

## TRAFFIC COUNTS

- **Van Nuys Blvd.** 38,890 CPD
- **Burbank Blvd.** 33,740 CPD
- **TOTAL** 72,630 CPD



| DEMOGRAPHICS     | 1 Mile   | 2 Miles  | 3 Miles  |
|------------------|----------|----------|----------|
| Total Population | 40,292   | 135,093  | 264,022  |
| Avg. HH Income   | \$65,460 | \$72,426 | \$76,674 |
| No. of Employees | 18,589   | 73,387   | 128,173  |



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For information, please contact your exclusive listing agent:

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Encino, California 91436  
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fax 818 905 2425

# Major Signalized Corner

San Fernando Valley

## Site Plan

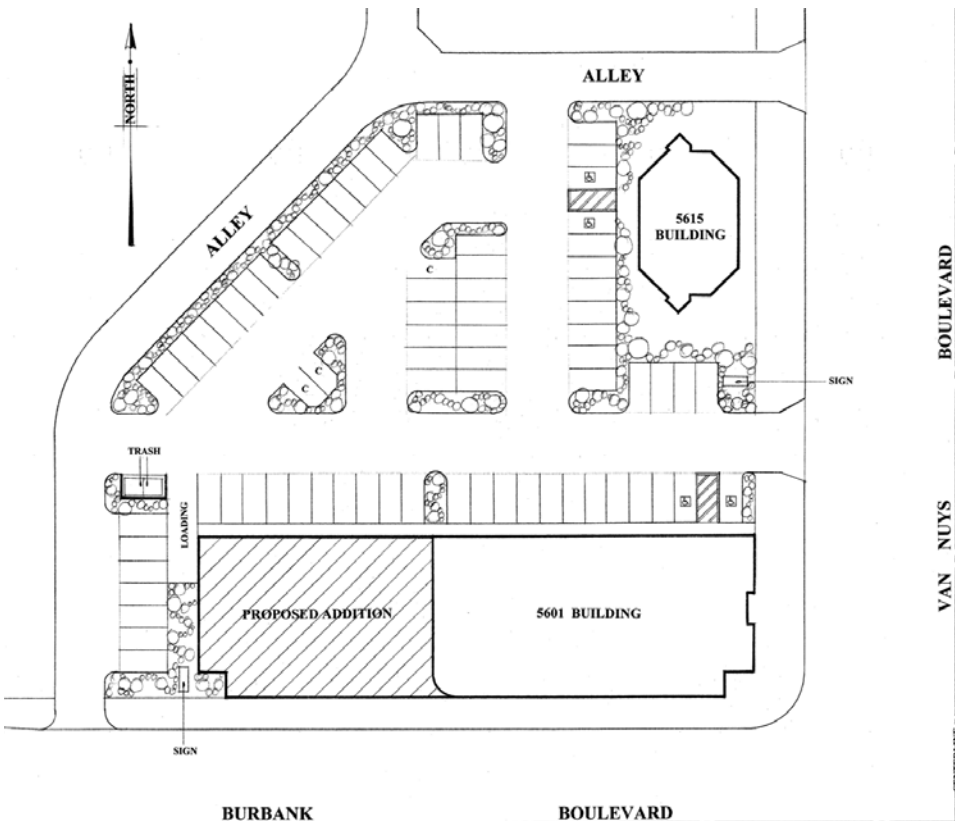
### TABULATIONS

|                            |                      |
|----------------------------|----------------------|
| 5601 BUILDING, FIRST FLOOR | 8,220 S.F. ±         |
| MEZZANINE                  | 2,100 S.F. ±         |
| PROPOSED ADDITION          | 6,000 S.F. ±         |
| 5615 BUILDING              | 2,080 S.F. ±         |
| <b>TOTAL BUILDING AREA</b> | <b>18,400 S.F. ±</b> |

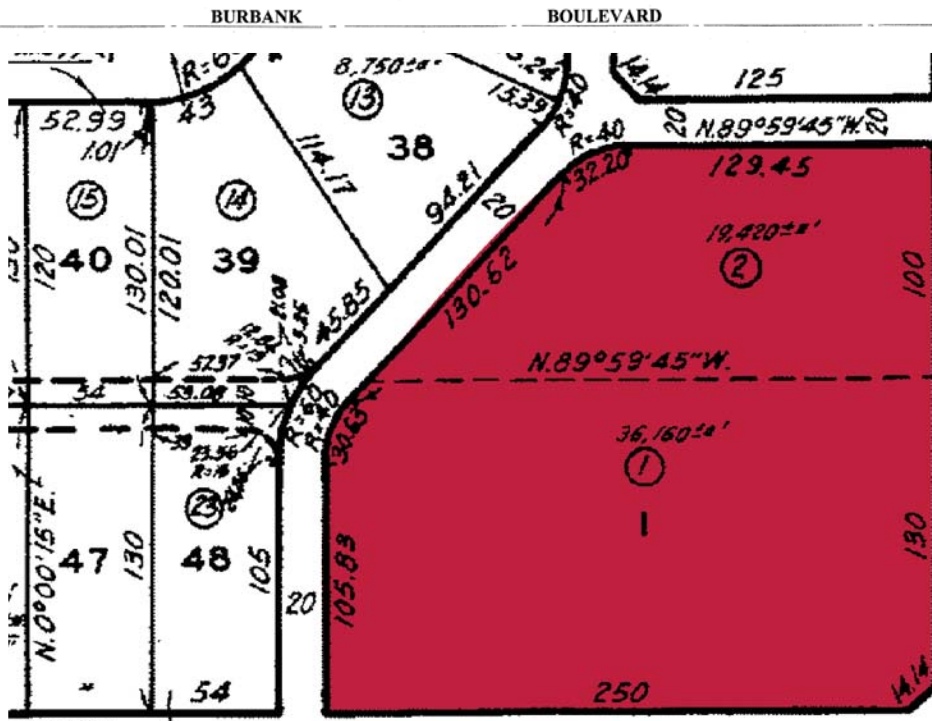
PARKING REQUIRED 74 SPACES

|                               |                  |
|-------------------------------|------------------|
| VAN ACCESSIBLE PARKING        | 4 SPACES         |
| COMPACT VEHICLES              | 3 SPACES         |
| STANDARD SIZE VEHICLES        | 70 SPACES        |
| <b>TOTAL PARKING PROVIDED</b> | <b>77 SPACES</b> |

ONE 12'x 45' LOADING SPACE



## Plat Map



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