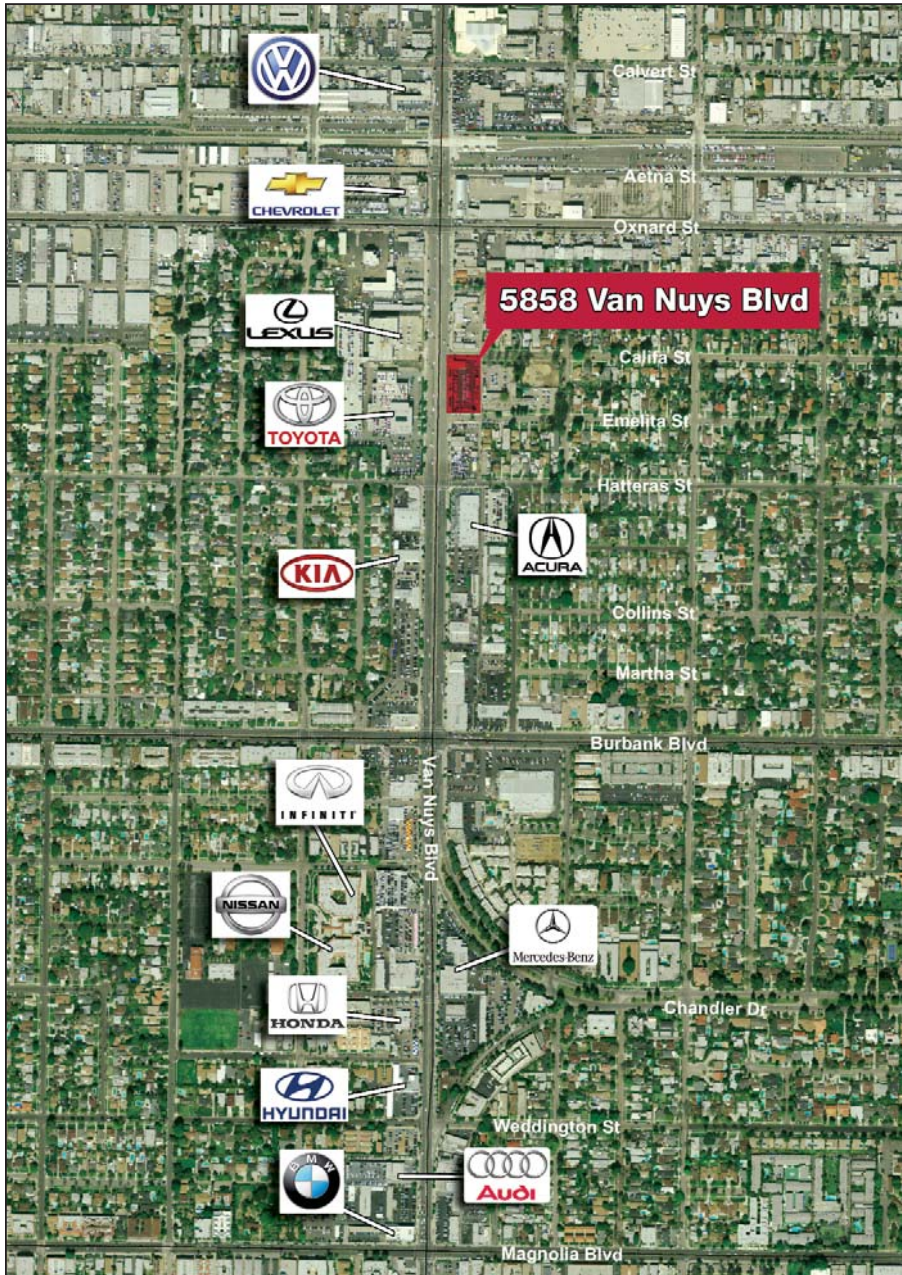


AVAILABLE FOR LEASE/REDEVELOPMENT
or BUILD TO SUIT

VAN NUYS BLVD. - FULL CITY BLOCK

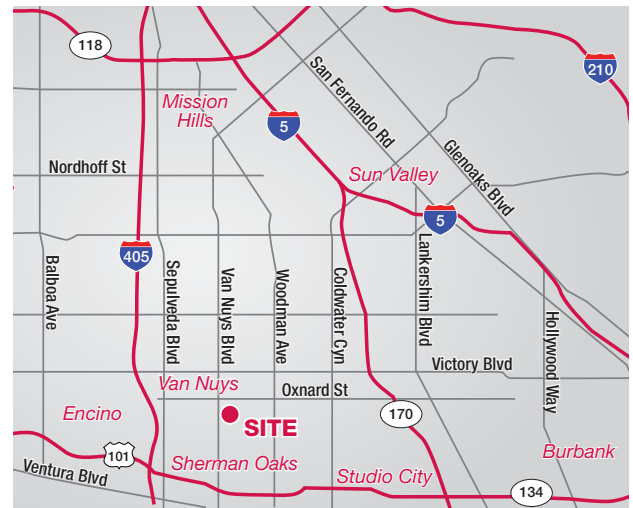
Heart of Auto Row



**5858 Van Nuys Blvd.
Sherman Oaks, CA**

HIGHLIGHTS

- Approximately 36,334 Sq. Ft. (DIVISIBLE)
- Full City Block with Over 270 Ft. of Frontage to an Alley
- Existing Improvements Consist of a Freestanding Building of Approximately 1,891 Sq. Ft. (per title - tenant to verify)
- The Property is Available For Lease in its Entirety or Owner Will Consider Multiple Pads or Building to Suit
- Asking Rent: \$19,000/per month NNN



DEMOGRAPHICS	1 Mile	2 Miles	3 Miles
Total Population	42,075	140,803	265,303
Avg HH Income	\$58,454	\$63,899	\$72,119
No. of Employees	19,051	62,705	134,121

TRAFFIC COUNTS	
Van Nuys Blvd.	Approx. 38,000 CPD
Califa St/Emelita St.	No Traffic Counts Avail.



No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.

For information, please contact your exclusive listing agent:

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Senior Vice President
818.905.2400 x134
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sweiss@naicapital.com

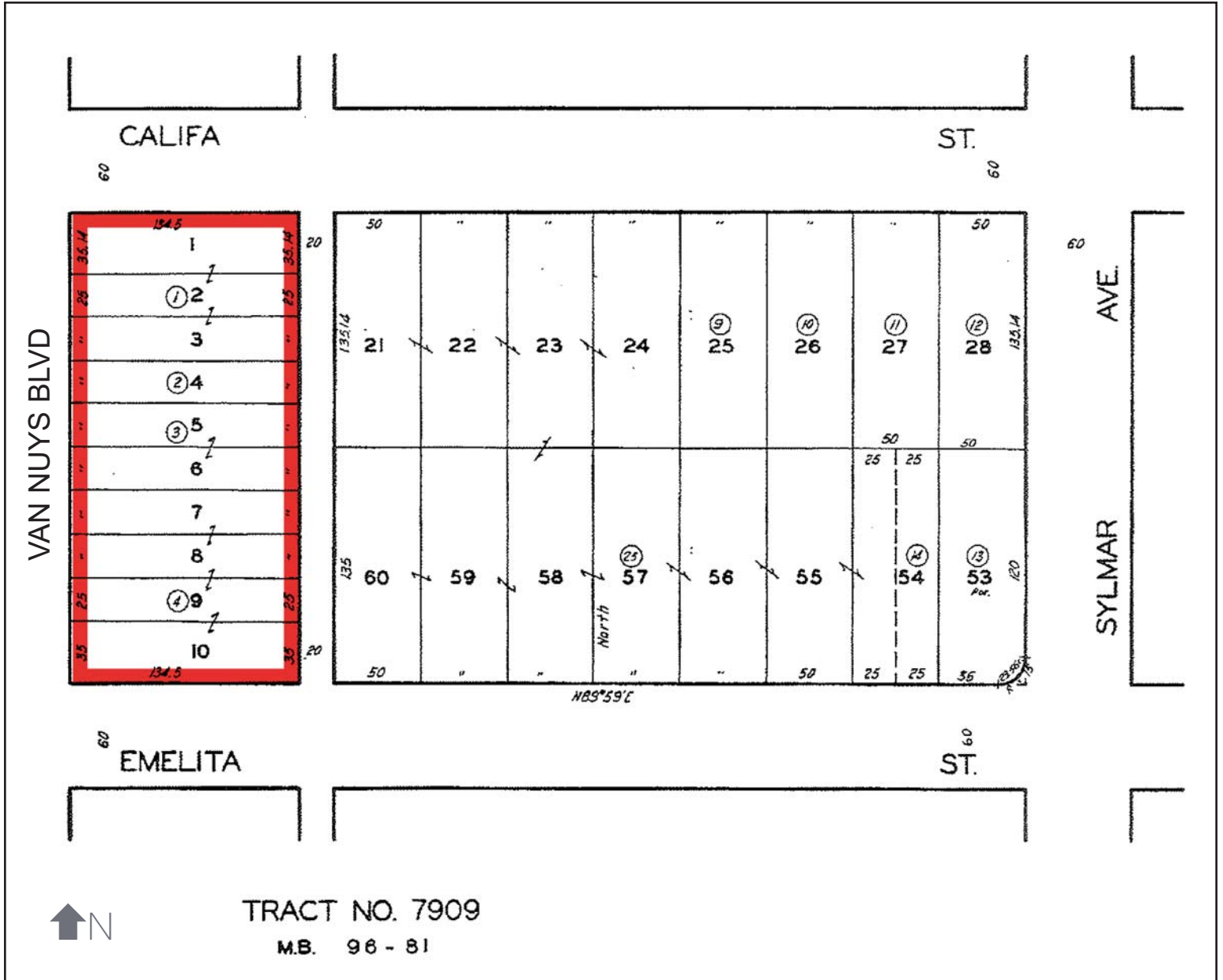
16001 Ventura Blvd.
Suite 200
Encino, California 91436
tel 818 905 2400
fax 818 905 2425

AVAILABLE FOR LEASE/REDEVELOPMENT
or BUILD TO SUIT

VAN NUYS BLVD. - FULL CITY BLOCK

Heart of Auto Row

Plat Map



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