

AVAILABLE FOR LEASE

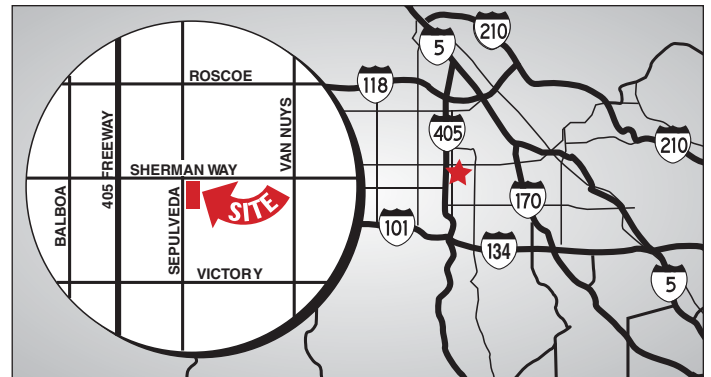
Prominent Grocery/Drugstore Anchored Neighborhood Center



7048 Sepulveda Boulevard ■ Van Nuys, California
SEC Sepulveda Boulevard and Sherman Way

HIGHLIGHTS

- Approximately 1,473 square feet available for restaurant or retail use
- 95,000 sq. ft. Neighborhood Center anchored by: Jons Marketplace, CVS Drug Store, Bank of America, Chase Bank and Union Bank
- Excellent access and visibility
- Parking ratio of 5.35/1000 sq. ft.
- Asking rent: \$2.25 PSF NNN



| DEMOGRAPHICS | | | |
|----------------|----------|----------|----------|
| | 1 Mile | 2 Miles | 3 Miles |
| Population | 46,283 | 143,177 | 305,312 |
| Avg. HH Income | \$51,230 | \$51,804 | \$59,809 |
| Employees | 14,606 | 66,761 | 112,827 |

| TRAFFIC COUNT | |
|---------------------------------|---------|
| North & Southbound on Sepulveda | 43,026 |
| East & Westbound on Sherman Way | 60,879 |
| Total vehicles per day | 103,905 |



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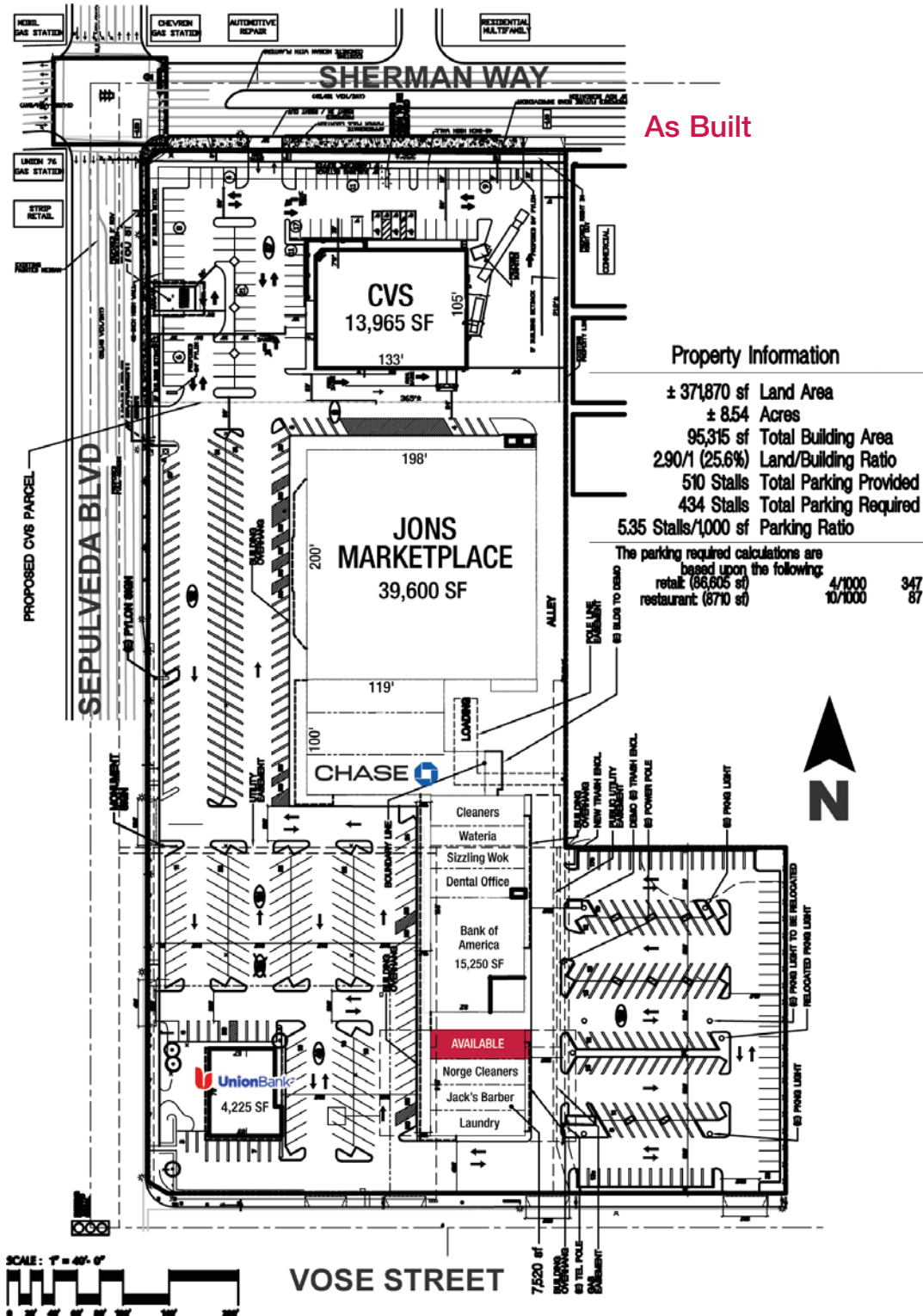
For information, please contact your exclusive listing agent:

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Van Nuys, California



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