



PANORAMA TOWER

FOR LEASE

10,000 SF GROUND FLOOR RETAIL SPACE

8155 VAN NUYS BOULEVARD, PANORAMA CITY, CA





Building Information

Property SF
185,000 SF

Modern Luxury Apartments
194

Ground Floor Retail Space
10,000 SF

Parking
5:1,000 Ratio

Property Description

Welcome to the newly redeveloped Panorama Tower brought to you by the Shomof Group. The Panorama Tower is a unique, first of its kind in the area, mixed-use redeveloped luxury apartment complex with ground floor retail space and amenities. The 185,000 square foot adaptive reuse project consists of 194 modern luxury apartment units and approximately 10,000 square feet

of ground floor retail space. With 194 residential tenants and vast local population of residents and businesses in the immediate area, the Panorama Tower retail spaces provides potential users with a built in customer base to further expand upon. The Panorama Tower is ideal for restaurants, shopping and service related businesses.

EXCLUSIVE ADVISORS:

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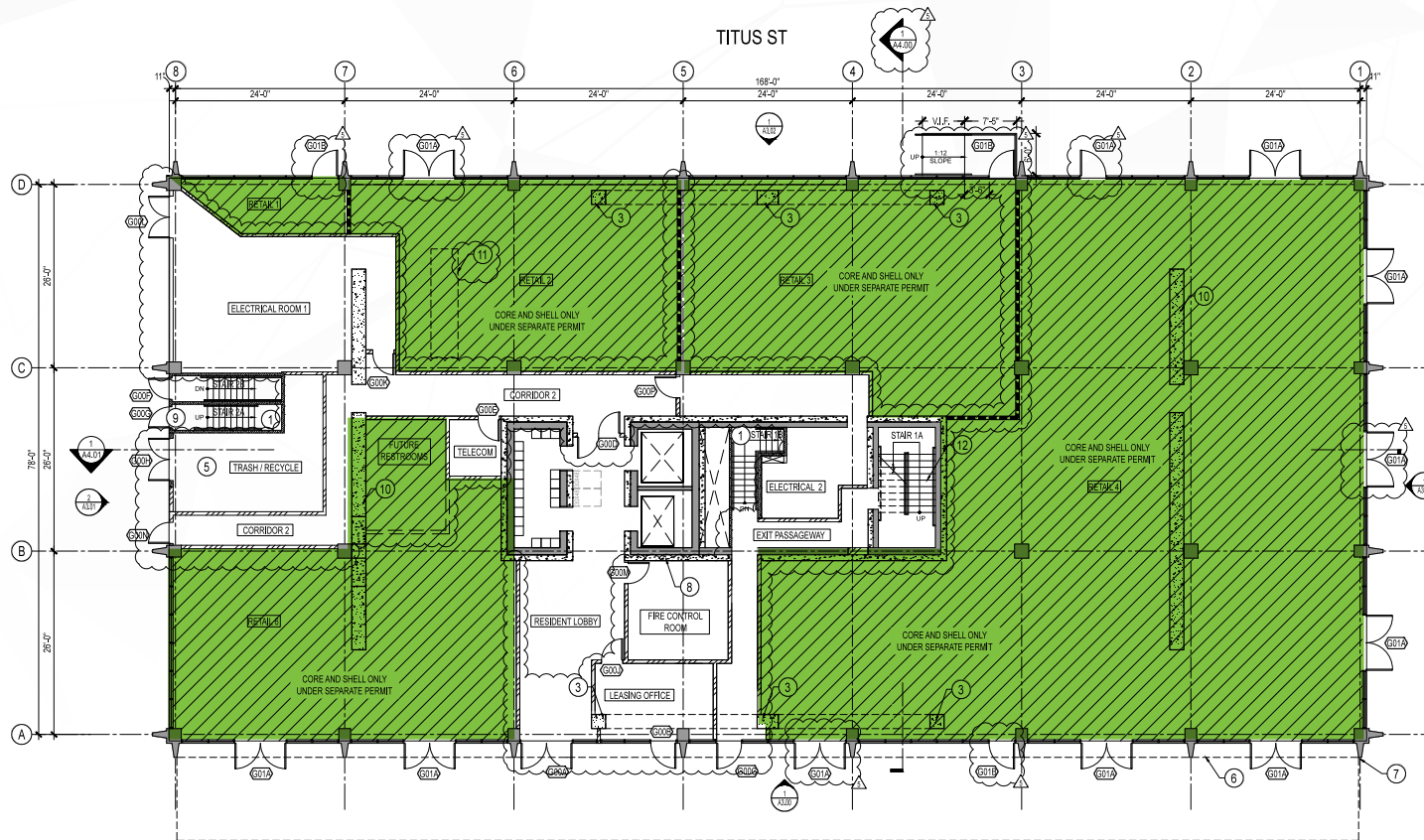
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Ground Floor | 01

Available



Available Space

Floor	Suite	Use	SF Available	Occupancy
1st	Suite A	Retail	5,000 SF	Vacant
1st	Suite B	Retail	1,600 SF	Vacant
1st	Suite C	Retail	900 SF	Vacant
1st	Suite D	Retail	1,300 SF	Vacant



Nearby Amenities



Restaurants

- Asia Buffet
- Osaka Japan
- Hometown Buffet
- El Gallo Giro
- Toto's Grill
- Dr Hogley Wogly's BBQ
- Bamboo Bistro

Other Food

- Burger King
- Blaze Pizza
- Ono Hawaii BBQ
- El Pollo Loco
- Chipotle-N-Out Burger
- McDonalds
- Wendy's
- Subway
- Domino's Pizza
- TOGO's Sandwiches
- Panda Express

Market / Pharmacy

- Smart & Final
- Walmart
- Dollar Tree
- CVS
- Target
- Panorama Mall
- Plaza Del Valle
- Valley Indoor Swap Meet
- The Plant

Coffee / Bakery

- Starbucks
- Traveler's Coffee
- Winchell's Donut House

Banks

- Bank of America
- Chase
- HomeStreet Bank
- Union Bank

- Well's Fargo
- U.S. Bank

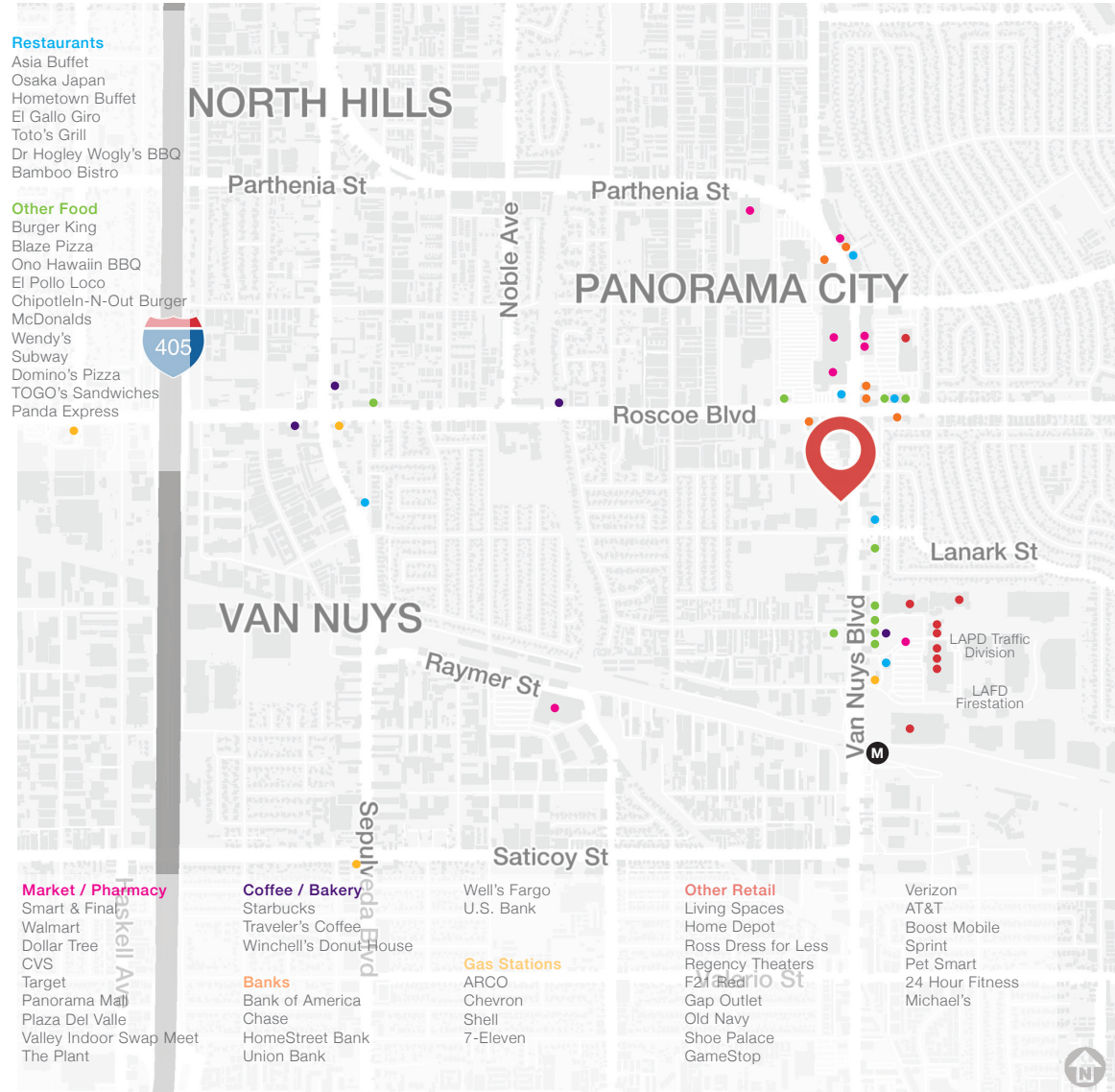
Gas Stations

- ARCO
- Chevron
- Shell
- 7-Eleven

Other Retail

- Living Spaces
- Home Depot
- Ross Dress for Less
- Regency Theaters
- F21
- Gap Outlet
- Old Navy
- Shoe Palace
- GameStop

- Verizon
- AT&T
- Boost Mobile
- Sprint
- Pet Smart
- 24 Hour Fitness
- Michael's

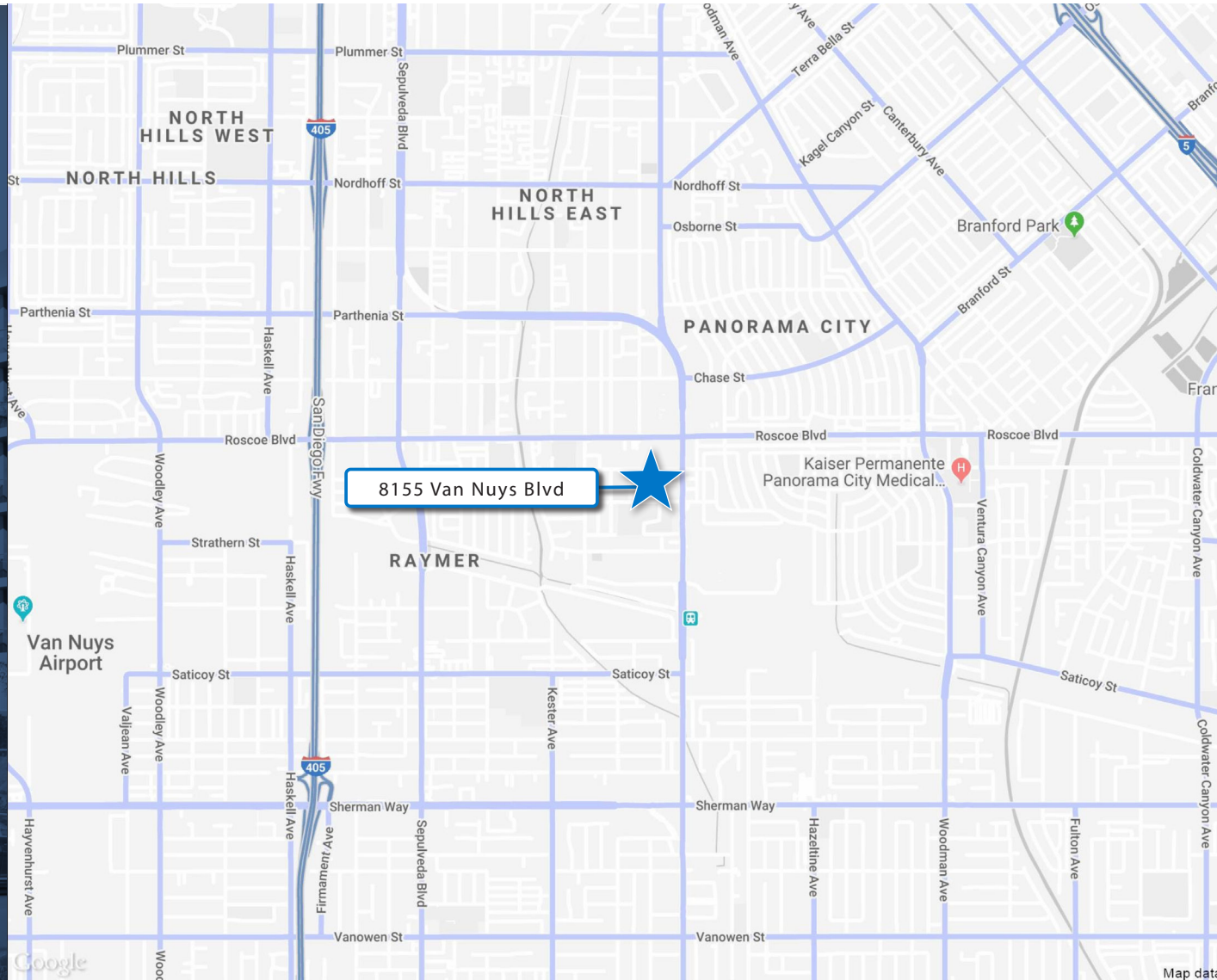




Location Overview

Preferred Corporate Addresses

With substantial visibility along Van Nuys Blvd. and easy access from the 405 Freeway, the property is located in one of the most central San Fernando Valley locations. The property is located less than a half mile from The Plant Shopping Center whose tenants include Home Depot, Starbucks, In N Out Burger, Chipotle, Forever 21, Regency Theatres, Blaze Pizza and numerous other notable tenants. The Panorama Tower is perfectly positioned to draw from the region's diverse and talented employee base.





Demographics



	1 Mile	3 Mile	5 Mile
 Total Population	56,628	350,950	777,840
 Average HH Income	\$61,520	\$72,192	\$85,401
 Total Employees	13,330	98,134	254,956
 Total Businesses	1,532	11,188	30,189



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Property Photos





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FOR MORE INFORMATION, PLEASE CONTACT:

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