

FOR SALE & LEASE STREET RETAIL



6755 VAN NUYS BOULEVARD | VAN NUYS, CALIFORNIA

PROPERTY OVERVIEW

Introducing a prime investment or leasing opportunity in the heart of Van Nuys. This 13,755 SF building, boasting a strong presence with frontage along Van Nuys Blvd. and along Vanowen Street. This property is ideal for investors or retailers seeking a high-image, high-traffic location with excellent access and parking. This property presents a rare opportunity to establish a thriving retail presence in a prime Van Nuys location.

EXCLUSIVELY LISTED BY:

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PROPERTY HIGHLIGHTS

- High Image - Prime Van Nuys Retail Location
- Excellent Visibility
- Signalized Intersection
- Strong Traffic Counts (+/- 66,317 - 2022 CoStar)
- Exceptional Frontage along Van Nuys Blvd. and Vanowen Street
- Metro light rail stop coming soon in front of building

OFFERING SUMMARY

Sale Price:	\$6,990,000
Lease Rate:	\$2.55 SF/month (NNN)
Building Size:	13,755 SF
Available SF:	13,755 SF
Lot Size:	23,087 SF



www.naicapital.com

PROPERTY PHOTO



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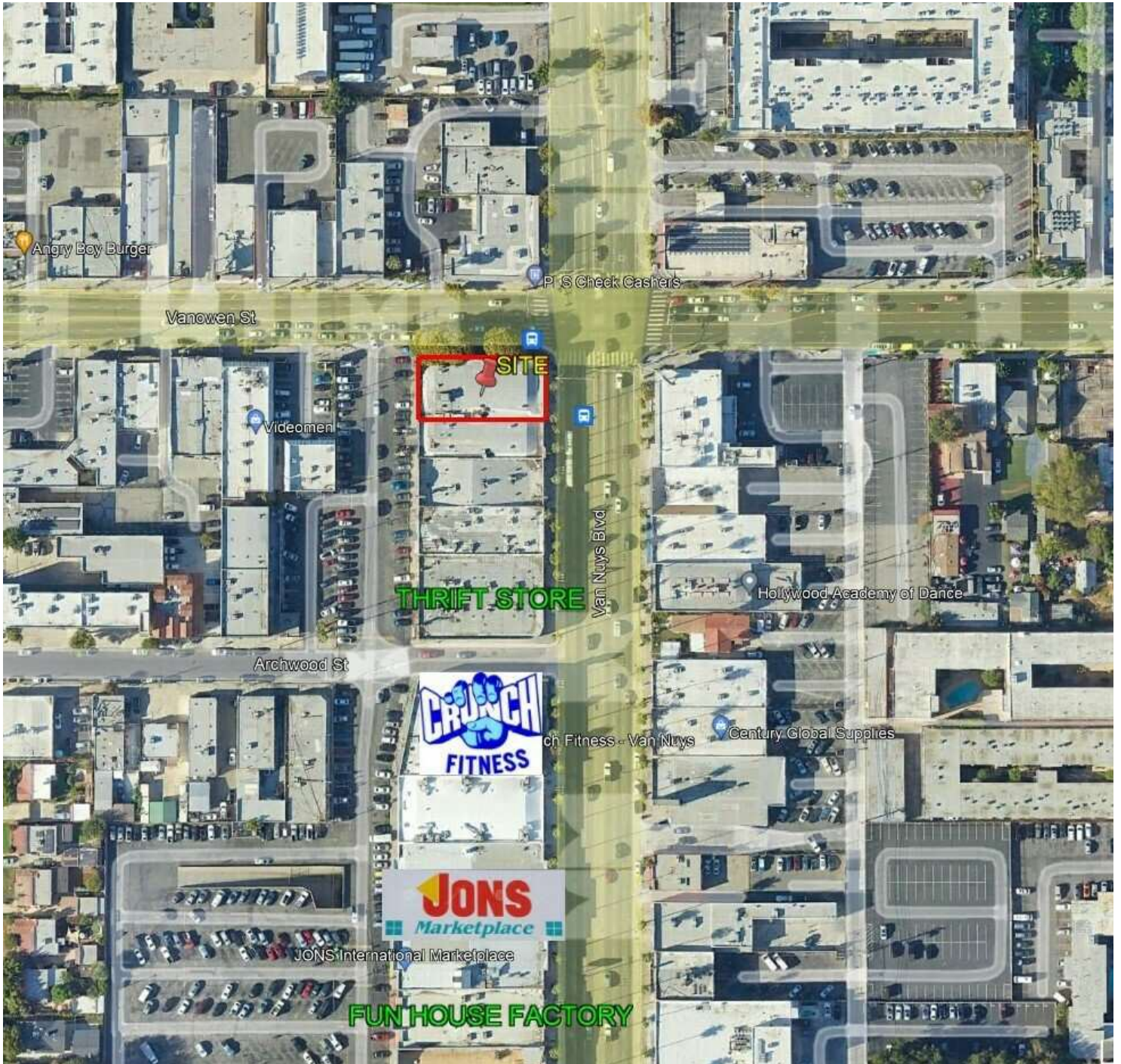
**Light Rail being constructed that will have stop right in front of this property
Construction starting in 2025**



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