

FREE RENT OFFERED TO BUSINESS OWNER RELOCATING! CORNER OF VAN NUYS BLVD/GILMORE ST WITH BUSY CAR & FOOT TRAFFIC — LATINO DEMOGRAPHIC



# THE SHOPS AT VAN NUYS & GILMORE

6451 - 6453 VAN NUYS BLVD | LOS ANGELES, CA 91401

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

# 01 SITE MAP





02

## PROPERTY OVERVIEW



### ADDRESS

6451–6453 Van Nuys Blvd, Los Angeles, CA 91401



### PROPERTY TYPE

Multi tenant retail / shopping center / street retail



### YEAR BUILT

1929 – Renovated Approx. 1975



### GROSS BUILDING AREA

~16,000 square feet



### LOT SIZE

~28,300 square feet (≈ 0.65 acres)



### PARKING

~32 on site parking spaces, plus street parking and a city parking lot across the street.



### DAILY TRAFFIC COUNT / VISIBILITY

Very high visibility on Van Nuys Boulevard at signalized intersection with Gilmore Street; traffic > 36,000 vehicles/day on Van Nuys Blvd near this location.



### ZONING

C2 (allowing commercial retail & mixed use) in some parts; the larger listing notes C2 1L CDO Tier 4

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## 03 PROPERTY HIGHLIGHTS

- **Multi tenant retail center** – with 16,000 SF across two buildings on ~0.65 acres land.
- **Located at the signalized corner of Van Nuys Blvd & Gilmore St** – excellent frontage and visibility.
- **Strong daily exposure** – traffic counts exceeding 36,000 vehicles/day on Van Nuys Blvd.
- **1 lease space currently available**
  - ~1,100 SF
- **Flexible layouts** – open floor plans, some units with partitions (for front retail / back office), rear restrooms, back doors to patios.
- **Parking** – 32 on site stalls, plus street parking in front and a city public lot across the street.
- **Strong surrounding demographics & daytime population** – dense local consumer base, with ~46,400 people within 1 mile, ~328,850 within 3 miles.

## 04 ZONING SUMMARY

- Retail, restaurant, service businesses are allowed, which matches what's on market (storefront / retail leases).
- Signage, visibility, customer parking are supported under C2, but will need to meet any overlay design standards and city permits.
- Potential for redevelopment / expansion may be possible, but constrained by height district, FAR, parking requirements, and possibly overlay/conditional use restrictions.



### LEASE RATE

\$2.50 PSF/MG