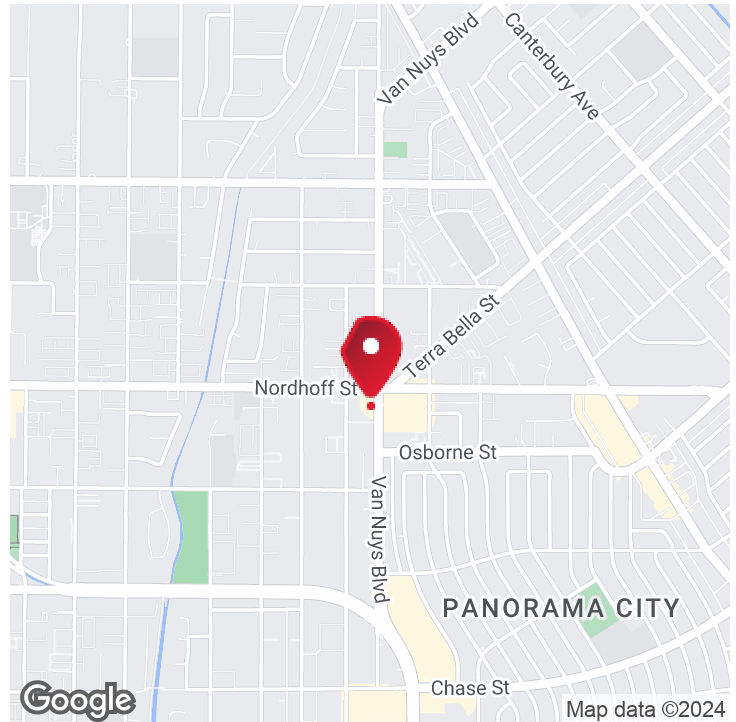


OFFICE SPACE

9051 VAN NUYS BLVD, PANORAMA CITY, CA 91402



OFFERING SUMMARY

Lease Rate:	\$1.00 SF/month (NNN)
Building Size:	9,000 SF
Available SF:	2,100 SF
Lot Size:	15,246 SF
Year Built:	1982
Renovated:	2011
Zoning:	C2
Market:	Los Angeles
Submarket:	San Fernando Valley

PROPERTY OVERVIEW

Move-in ready office space on the second floor. 2100 SF with three separate offices, a large open area, a kitchenette, and a private restroom. The unit has two separate entrances, one from the parking lot and the second directly from Van Nuys Blvd. Plenty of natural light. Great location with proximity to 405, 118, 101, 210, 5, & 170.

PROPERTY HIGHLIGHTS

- 27,000 Vehicles Per Day
- 73,890 Population in 1 Mile
- Van Nuys Blvd Frontage
- Bus Line
- Excellent Signage Visibility
- Heavy Foot Traffic



ONE

Each office independently owned and operated

DAVID DAWUD

Commercial & Business Services

818.583.6599

daviddawud@remax.net

CalDRE #01987818

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FOR LEASE

OFFICE BUILDING

PROPERTY DESCRIPTION

OFFICE SPACE

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LOCATION DESCRIPTION

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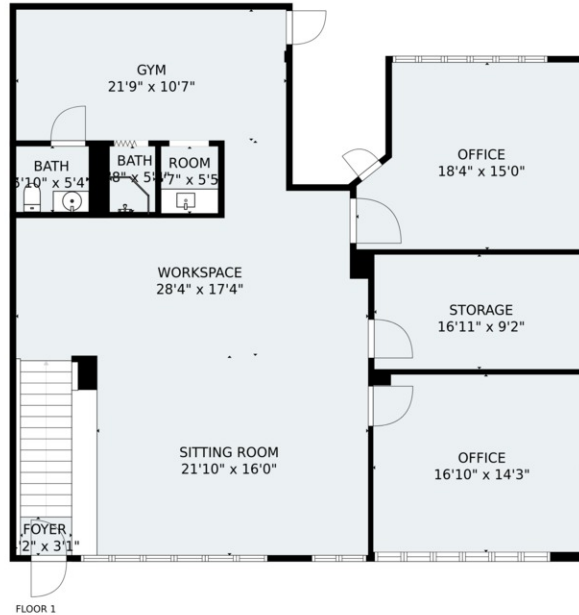
OFFICE BUILDING

FLOOR PLANS

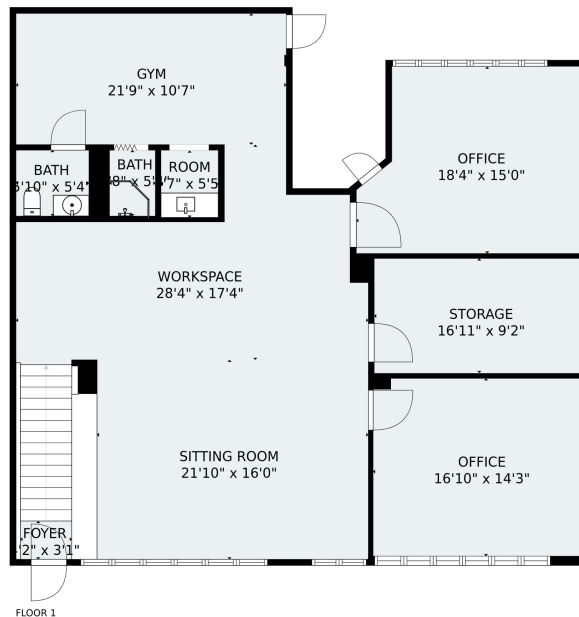
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VIDEO TOUR



VIDEO TOUR



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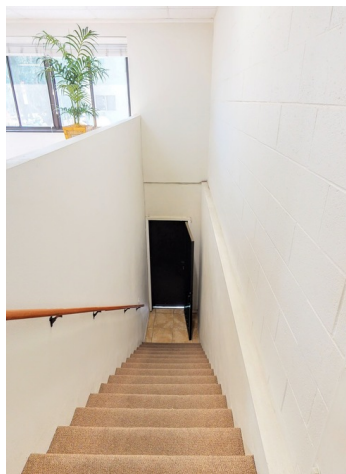
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ADDITIONAL PHOTOS

OFFICE SPACE

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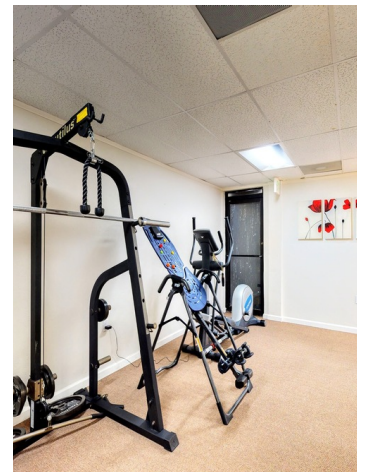
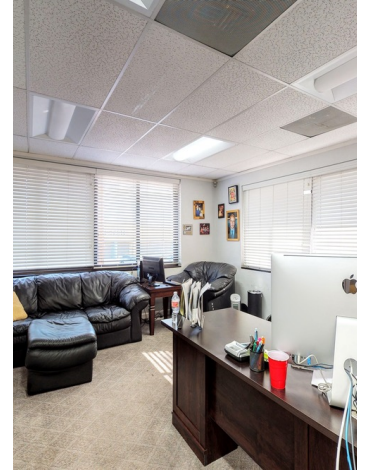
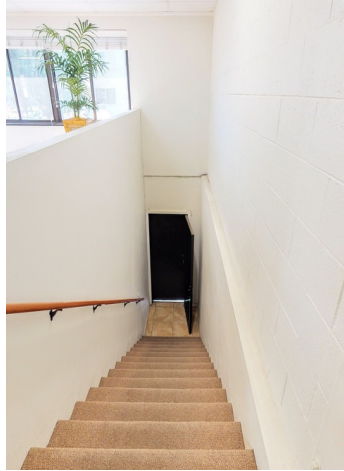
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ADDITIONAL PHOTOS

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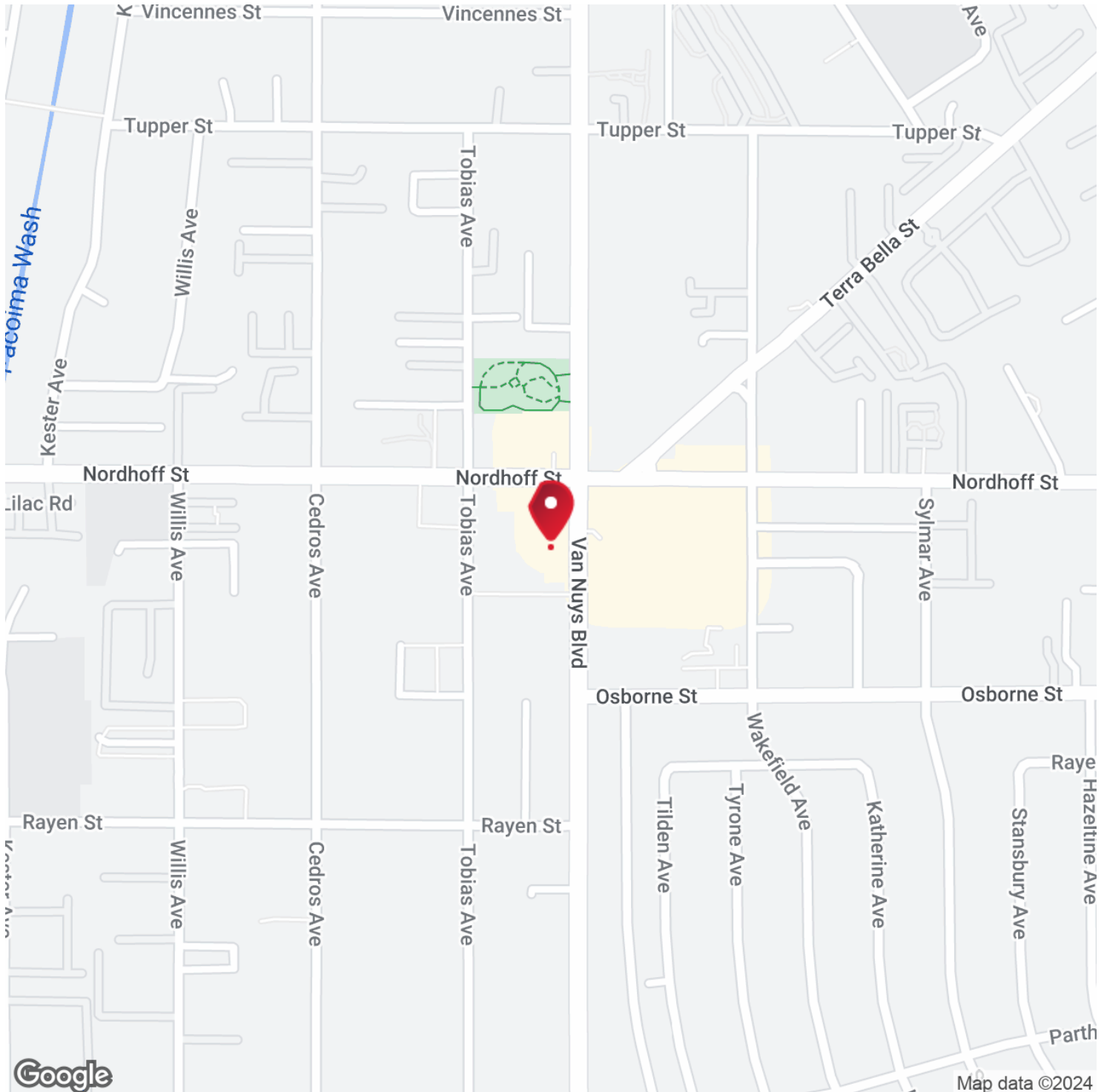
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OFFICE BUILDING

LOCATION MAP

OFFICE SPACE

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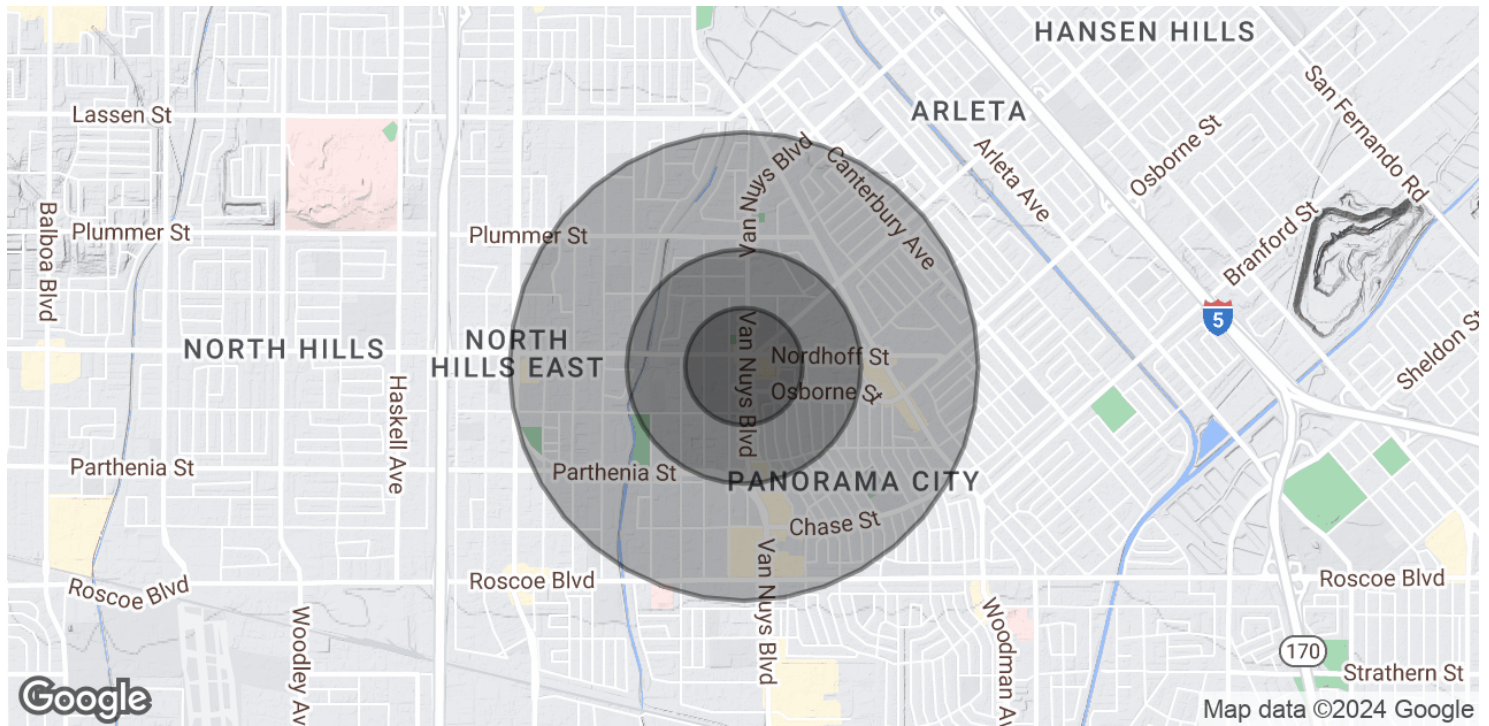
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OFFICE SPACE

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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	7,739	22,319	67,868
Average Age	27.3	28.2	29.2
Average Age (Male)	25.9	26.8	28.1
Average Age (Female)	28.4	29.4	30.2

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	1,887	5,811	17,767
# of Persons per HH	4.1	3.8	3.8
Average HH Income	\$44,117	\$46,472	\$52,797
Average House Value	\$417,871	\$408,656	\$421,519

* Demographic data derived from 2020 ACS - US Census



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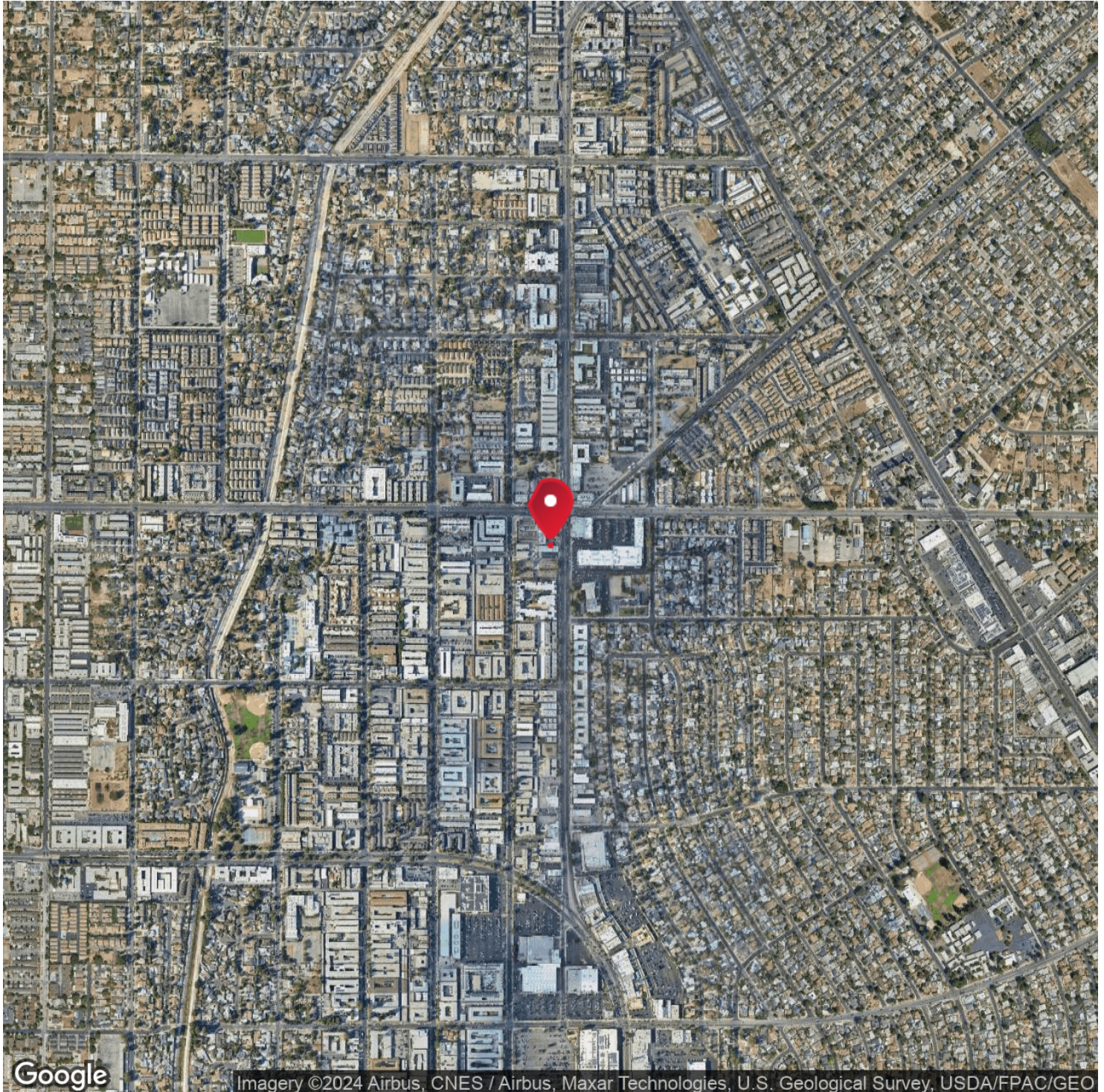
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AERIAL MAP

OFFICE SPACE

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