



**AVAILABLE
21,000 SF**

 **DOLLAR TREE**

For Lease

21,000 SF

**RETAIL BOX
OPPORTUNITY**

Now Available

7415 Van Nuys Blvd | Van Nuys, CA

Austin Bettar

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Property Highlights

7415 Van Nuys Blvd | Van Nuys, CA

- 21,000 sf freestanding box in space-constrained San Fernando Valley
- Excellent building identity and pylon signage
- Well-established retail hub in a highly dense trade area
- Large parking field
- Signalized access from intersection
- Property currently undergoing renovation

NEARBY TENANTS



DEMOGRAPHICS (ESRI 2019)

1 mile ▼

2 miles ▼

3 miles ▼



39,446
Total Population

172,458
Total Population

293,138
Total Population



3.3
Ave. Household Size

3.36
Ave. Household Size

3.29
Ave. Household Size



\$63,762
Ave. HH Income

\$63,673
Ave. HH Income

\$73,294
Ave. HH Income

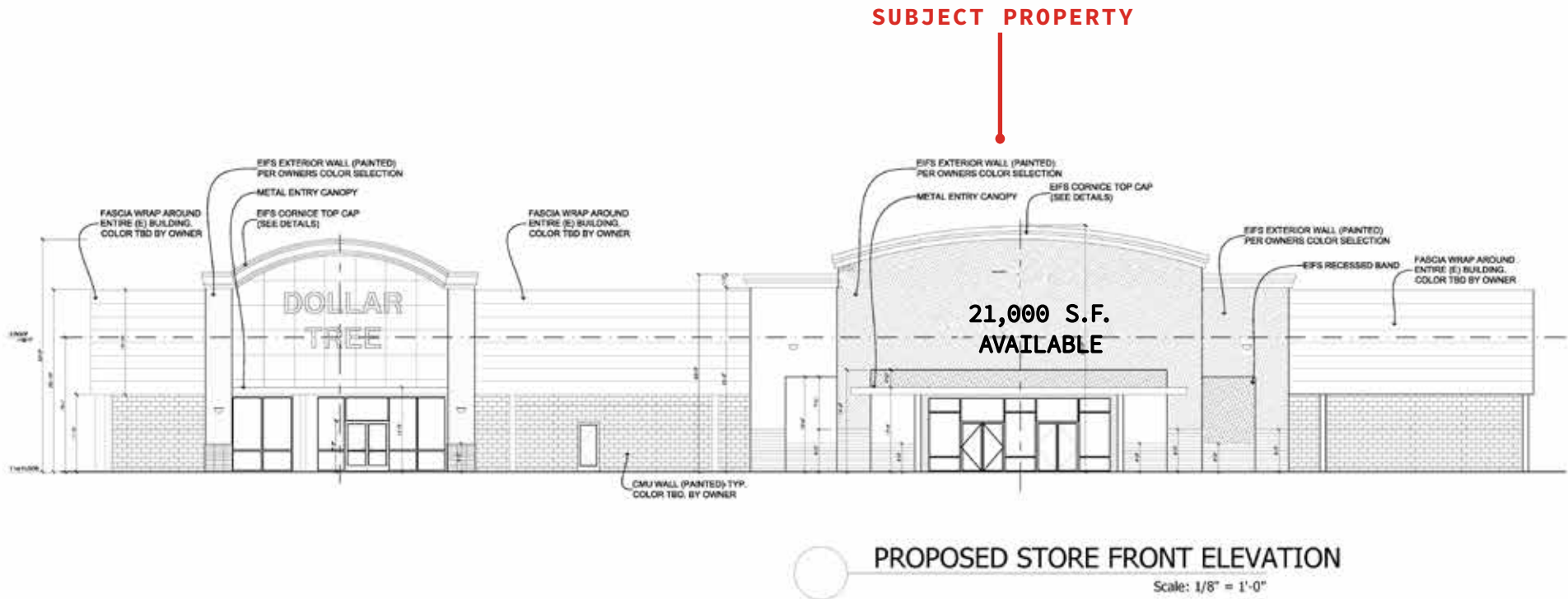


\$476,761
Median Home Value

\$503,269
Median Home Value

\$535,410
Median Home Value

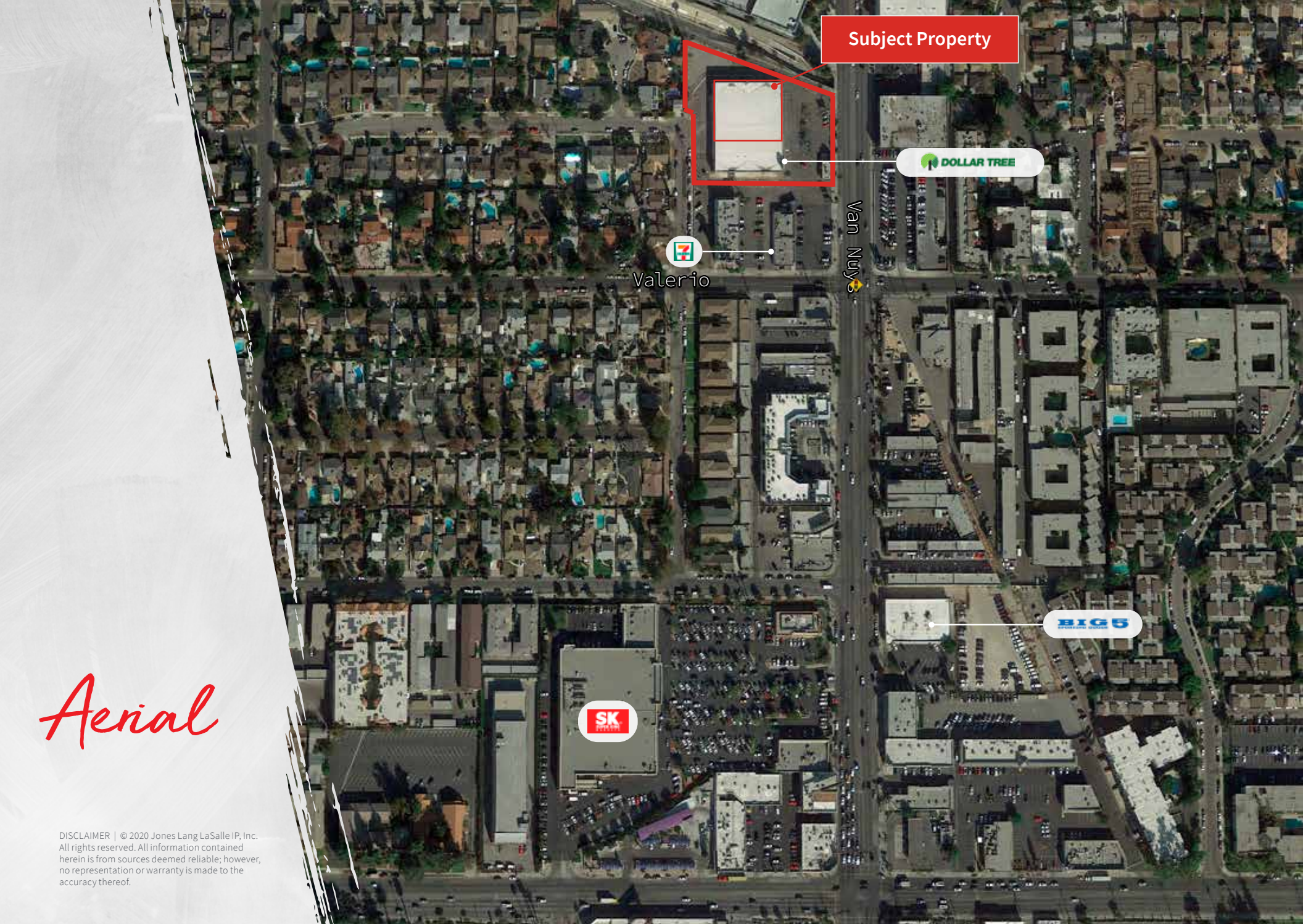
Elevations



Site Plan

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Subject Property

DOLLAR TREE



Valerio

Van Nuys

BIG5

SK
TELECOM

Aerial

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