

FOR LEASE

**7203 VAN NUYS BLVD
VAN NUYS, CA**



TURN KEY RESTAURANT AVAILABLE

SITE PLAN



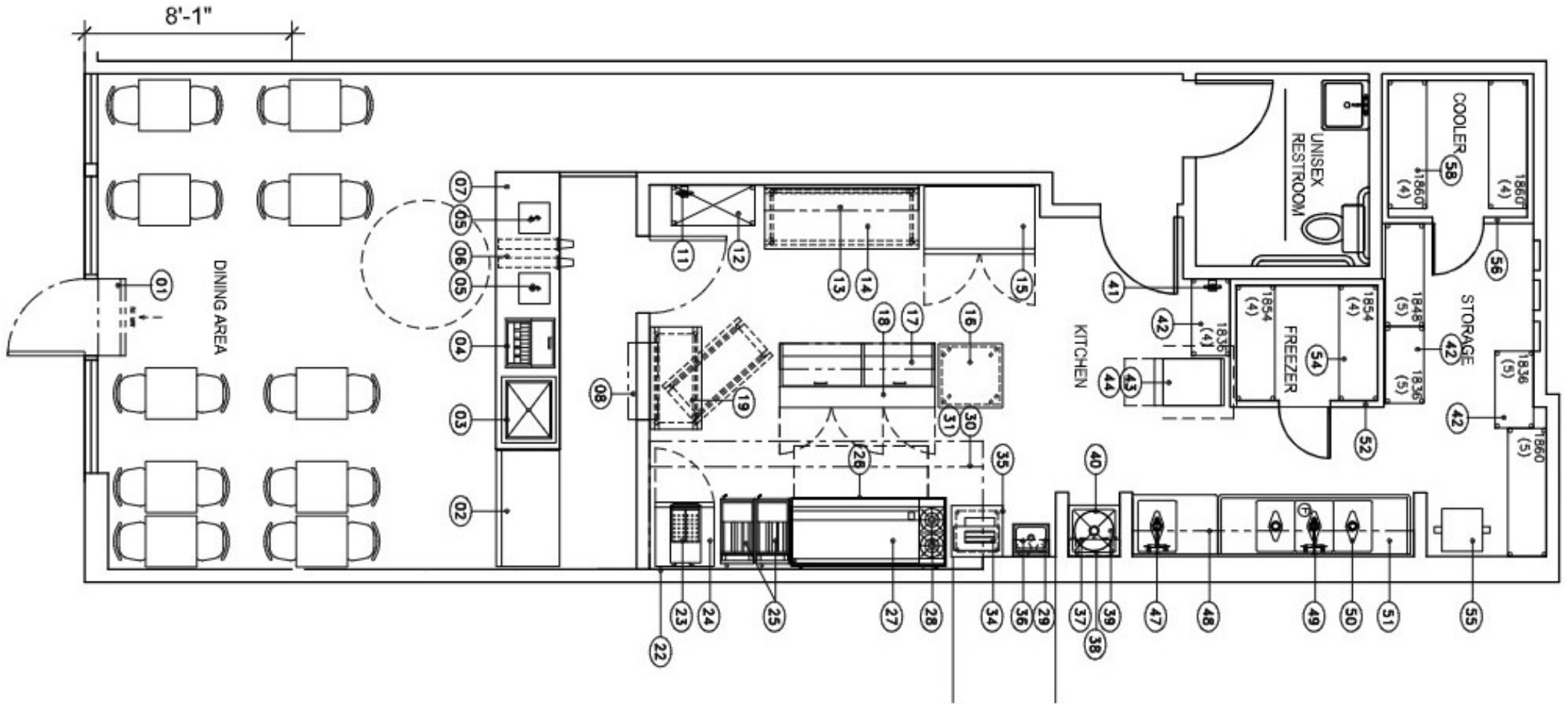
SPACE AVAILABLE FOR LEASE

Address	SF	Floor	Type	Rate PSF
14523A Sherman Way	± 1,147	1	Retail / Restaurant	\$4.00 + NNN

NNN: \$1.08 PSF/Month

SPACE PLAN

LANDLORD IS IN THE PROCESS OF CONVERTING THE PREMISES TO A TURN KEY RESTAURANT OPPORTUNITY WITH A HOOD, GREASE INTERCEPTOR AND WALK IN.



LOCATION HIGHLIGHTS



- **High Traffic Counts:** Subject property is sited on a hard signalized corner on Van Nuys Blvd, which sees \pm 38,000 ADT, and Sherman Way, which sees \pm 42,000 ADT
- **Superior Location:** Surrounded by numerous new housing developments and residential buildings such as the newly completed IMT Sherman Circle, RHF West Valley Towers Apartments and Greenwood Square
- **Dense Retail Corridor:** Shadow anchored by Super King Markets and Subway, adjacent to The Habit, and across the street from Walgreens, among several local and other national tenants
- **Down the street from the Amtrak Metrolink Stop:** Property is located less than 1 mile from the Van Nuys train station, which is an Amtrak Metrolink train station that serves the entire community

PROPERTY HIGHLIGHTS



- **High Visibility:** Property offers tenants exceptional visibility and signage above storefront and on pole sign
- **Planned Cosmetic Upgrades:** Buildings are going to be reskinned and parking lot is going to be rehabbed
- **New National/Regional Tenants:** Dunkin' Donuts, Jersey Mike's, Papa John's and Holdaak (coming soon!)
- **Spacious Parking Lot:** There are \pm 62 free surface spaces available at the center for patrons
- **Convenient Vehicle Access:** Parking lot has vehicle access available on both Sherman Way and Van Nuys Blvd
- **Located within state enterprise zone**



SURROUNDING TENANTS



AREA OVERVIEW

VAN NUYS, CA



113,564
POPULATION



\$74,657
AVERAGE
HOUSEHOLD
INCOME



3.6%
EMPLOYMENT
GROWTH

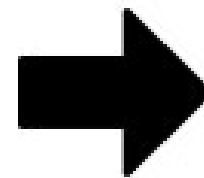


A LIGHT RAIL IS COMING TO THE VALLEY



The Metropolitan Transportation Authority voted unanimously to bring a north-south light-rail line to the East Valley along Van Nuys Boulevard. The \$1.3 billion line will add 14 stations in Van Nuys, Panorama City, Arleta, Pacoima and San Fernando to the county's growing rail network.

The most important purpose of this rail line is to service over 62,000 residents of the northeast Valley who are transit-dependent. The Van Nuys area has the seventh-highest transit ridership in the county, and the line is estimated to carry 47,000 daily trips by 2040.



50,000+ BUSINESSES

TURNKEY RESTAURANT AVAILABLE

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EXCLUSIVE LEASING AGENTS

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CONFIDENTIALITY AGREEMENT & DISCLAIMER

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Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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