

**RETAIL SPACE  
AVAILABLE  
FOR SUBLEASE  
PANORAMA CITY, CA**

# 8252 VAN NUYS BLVD.

SEC VAN NUYS & ROSCOE



## PROPERTY INFORMATION

**SPACE AVAILABLE: 22,000 SF**

**SIGNAGE AVAILABLE: STORE FRONT**

### **FEATURES:**

- HIGH TRAFFIC COUNTS
- ADJACENT TO T-MOBILE, ASIA BUFFET & OTHER RETAILERS
- NEIGHBORING TENANTSWAL-MART, VERIZON, EL GALLO GIRO, ISLAND PACIFIC MARKET, 24 HOUR FITNESS, EL POLLO LOCO, WENDY'S & OTHER RETAILERS

## DEMOGRAPHICS

### **2017 ESTIMATED POPULATION**

<b>1 Mile:</b>	<b>32,135</b>
<b>3 Mile:</b>	<b>203,760</b>
<b>5 Mile:</b>	<b>455,685</b>

### **2017 ESTIMATED AVG. HH INCOME**

<b>1 Mile:</b>	<b>\$72,168</b>
<b>3 Mile:</b>	<b>\$79,817</b>
<b>5 Mile:</b>	<b>\$85,780</b>

### **2017 ESTIMATED TRAFFIC COUNTS**

<b>42,735 CPD – VAN NUYS BLVD</b>
<b>42,431 CPD – ROSCOE BLVD</b>



## **FOR MORE INFORMATION PLEASE CONTACT**

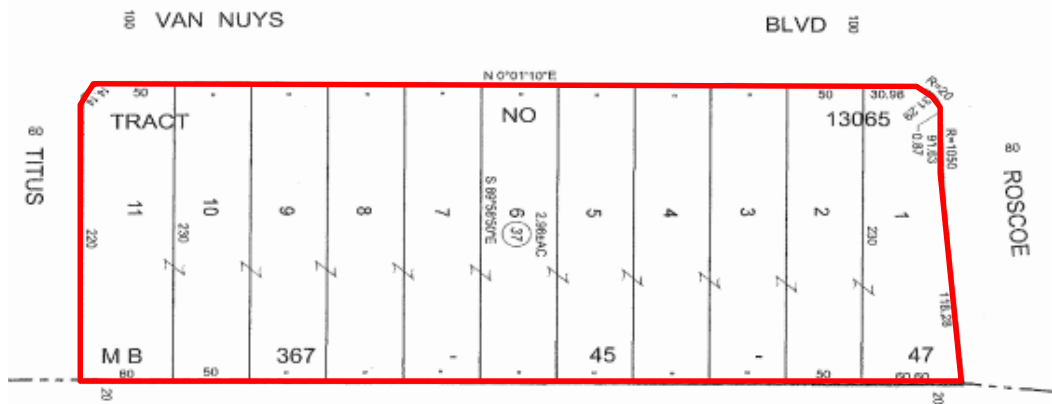
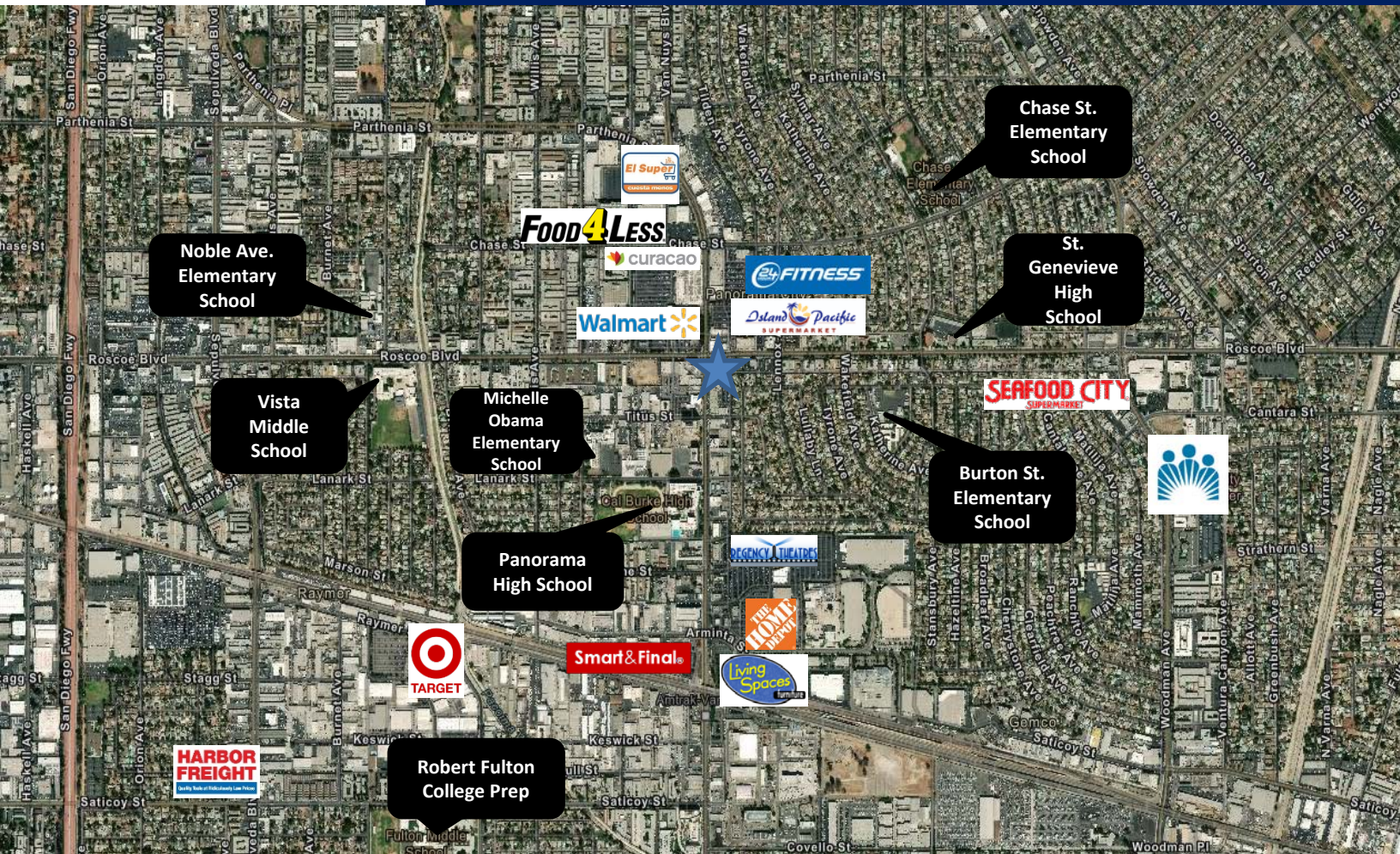
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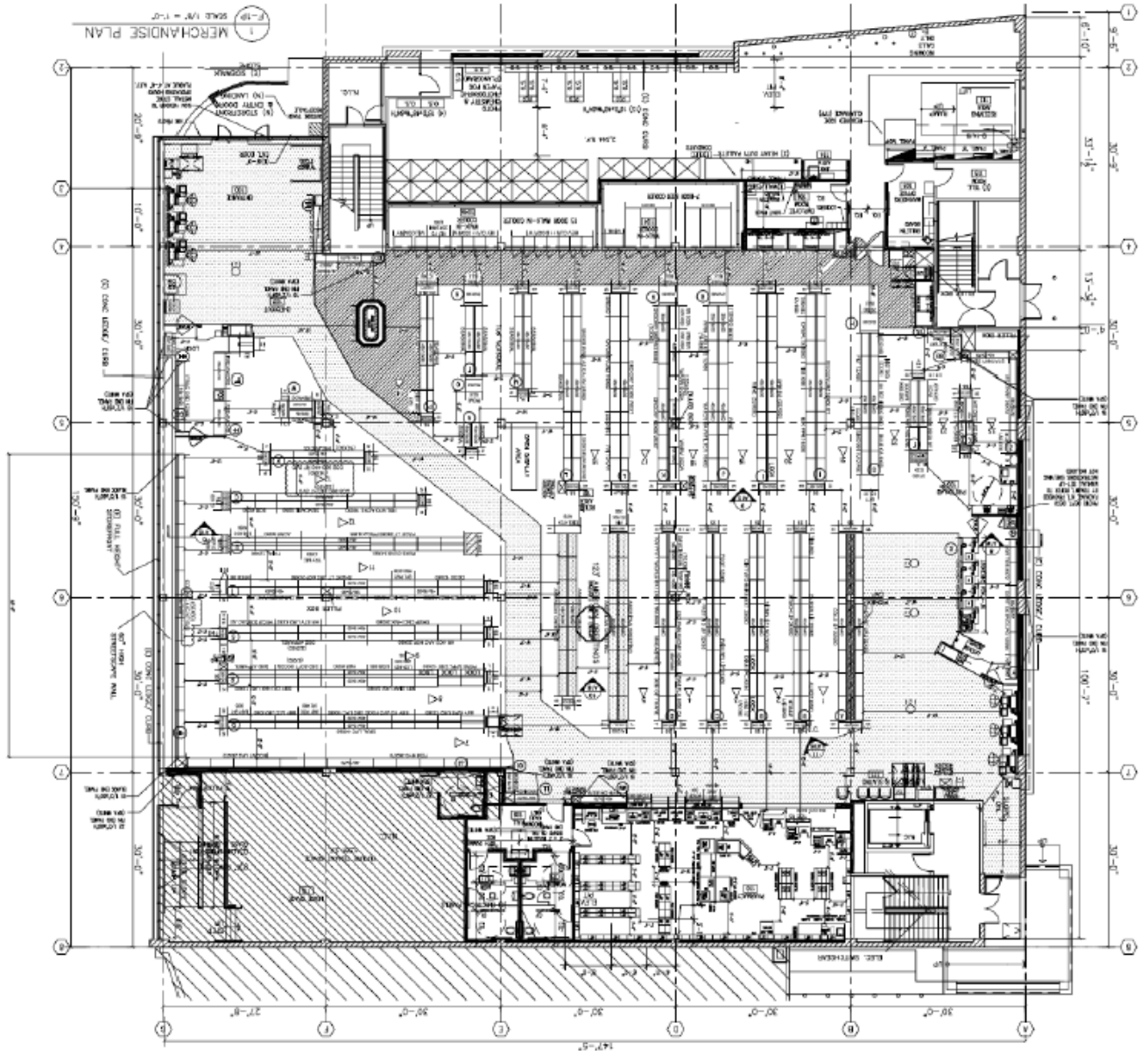
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