



RESTAURANT END CAP with NATIONAL CO-TENANTS

Van Nuys Blvd. near Sherman Way – Van Nuys

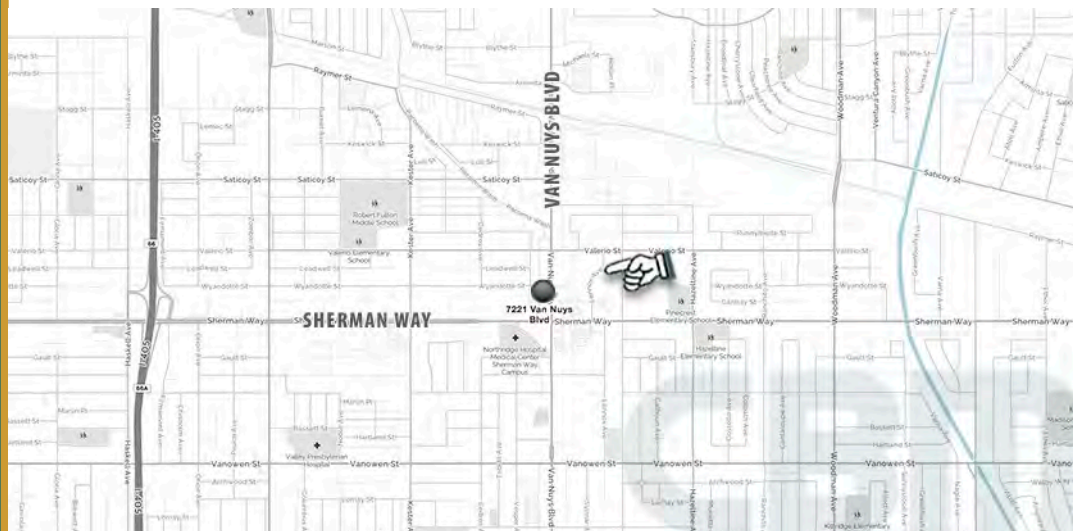
FEATURES...

- ± 1,495 sq ft former restaurant
- Grocery-anchored shopping center
- End cap unit
- First class national co-tenants: Super King Markets, The Habit, Pollo Compero, Subway, and more
- Recently renovated center
- Ample parking
- Great signage and visibility

AREA AMENITIES...

- High daily traffic count: 77,495 CPD
- Great demographics:
 - 3-mile population: 343,296 people
 - 3-mile av HH income: \$64,857
 - 1-mile population: 759,957 people
 - 1-mile av HH income: \$78,144

**7221 VAN NUYS BOULEVARD
VAN NUYS, CA 91405**



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SITE PLAN

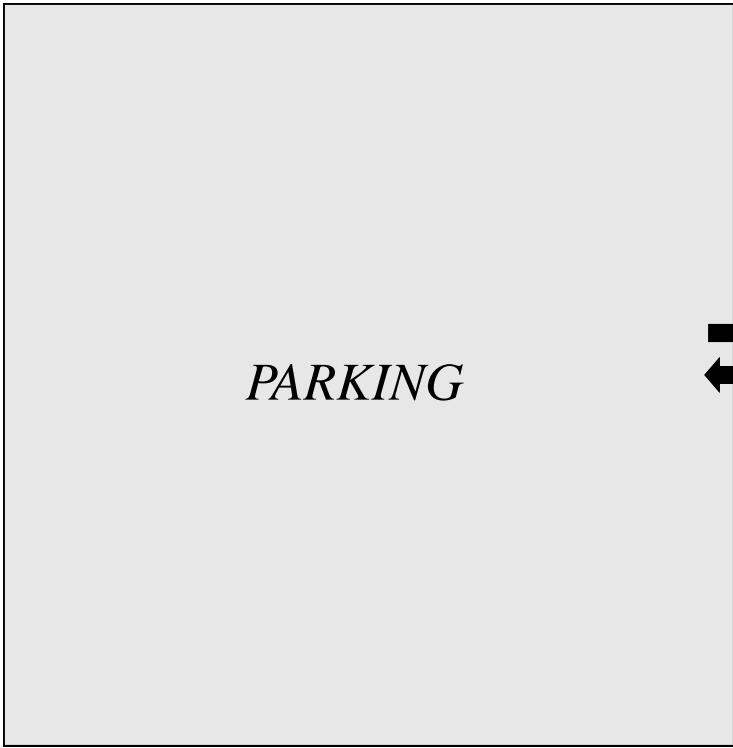
CHINESE FOOD



DENTIST

NAILS

INSURANCE



PARKING



Vna Nuys Blvd.



FORMER RESTAURANT AVAILABLE ±1,495 SF



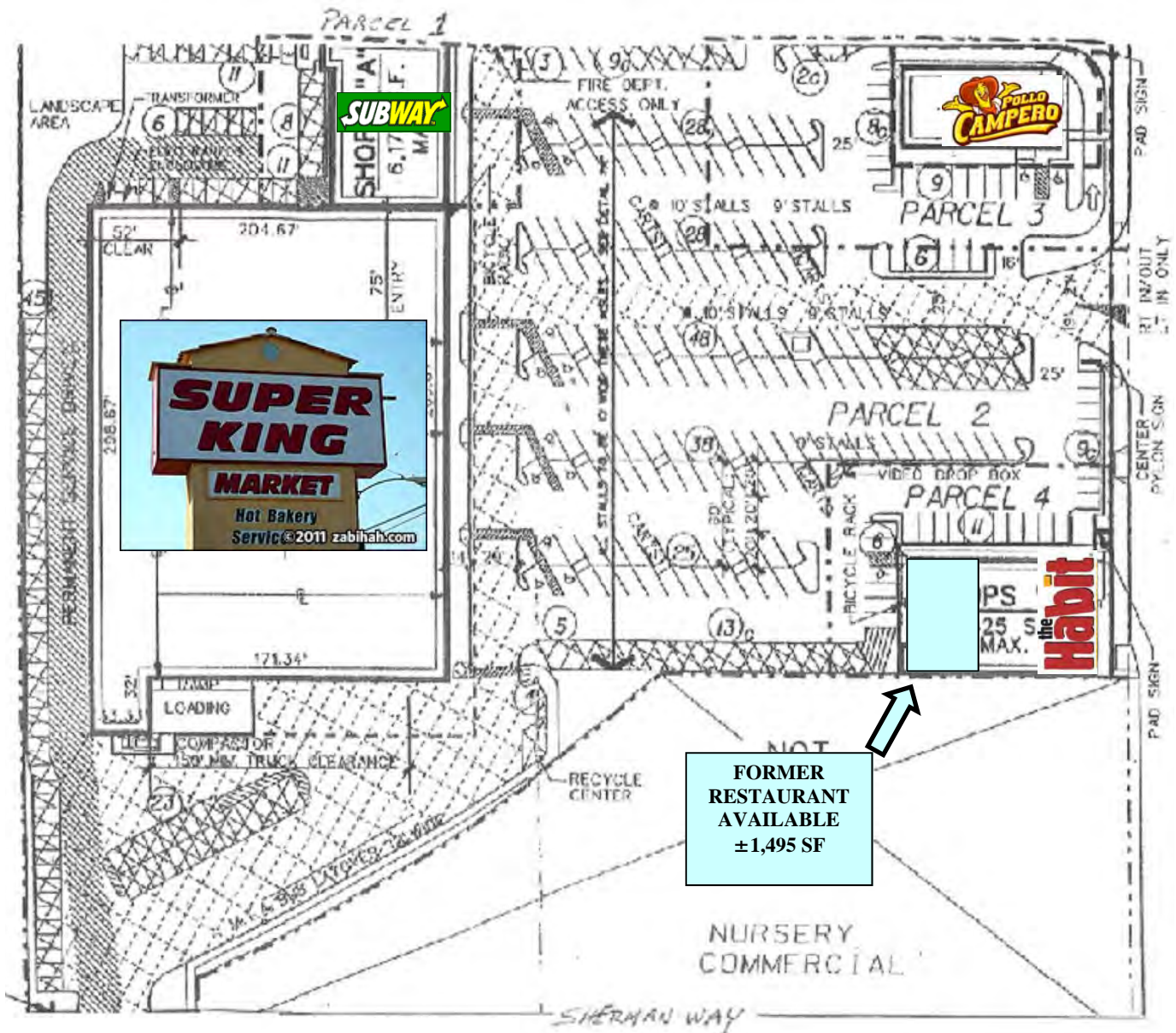
Sherman Way



NOT TO SCALE

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PROPERTY LAYOUT



PHOTOS



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AERIAL MAP



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DEMOGRAPHICS

Demographic Snapshot Comparison Report for My Site, 7221 Van Nuys Blvd, Van Nuys, CA, 91405:

	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2015B			
Total Population	45,845	343,296	759,957
Female Population	49.99%	49.79%	50.05%
Male Population	50.01%	50.21%	49.95%
Population Density	14,590	12,139	9,674
Population Median Age	32.6	33.1	34.7
Employed Civilian Population 16+	20,789	157,452	353,986
% White Collar	40.7%	45.5%	53.6%
% Blue Collar	59.3%	54.5%	46.4%
Total Employees	13,494	95,975	229,730
Total Establishments*	1,677	11,700	31,681
Population Growth 2000-2010	-0.47%	3.03%	3.45%
Population Growth 2015B-2020	0.88%	1.38%	1.60%
Income: 2015B			
Average Household Income	\$55,154	\$64,857	\$78,144
Median Household Income	\$37,230	\$44,002	\$51,376
Per Capita Income	\$17,367	\$20,417	\$25,783
Avg Income Growth 2000-2010	35.03%	39.07%	36.59%
Avg Income Growth 2015B-2020	19.20%	17.90%	17.26%
Households: 2015B			
Households	14,299	107,307	249,468
Average Household Size	3.17	3.17	3.00
Hhld Growth 2000-2010	-1.41%	2.15%	1.93%
Hhld Growth 2015B-2020	1.02%	1.89%	1.96%
Housing Units: 2015B			
Occupied Units	14,299	107,307	249,468
% Occupied Units	96.64%	97.63%	97.82%
% Vacant Housing Units	3.36%	2.37%	2.18%
Owner Occ Housing Growth 2000-2010	-1.91%	0.28%	0.57%
Owner Occ Housing Growth 2000-2020	0.11%	1.68%	2.51%
Owner Occ Housing Growth 2015B-2020	0.36%	0.74%	1.04%
Occ Housing Growth 2000-2010	-1.41%	2.15%	1.93%
Occ Housing Growth 2010-2020	7.20%	6.69%	7.05%
Occ Housing Growth 2015B-2020	1.02%	1.89%	1.96%
Race and Ethnicity: 2015B			
% American Indian or Alaska Native Population	0.69%	0.69%	0.66%
% Asian Population	8.60%	10.48%	8.92%
% Black Population	5.06%	4.26%	3.96%
% Hawaiian or Pacific Islander Population	0.13%	0.13%	0.13%
% Multirace Population	4.98%	4.98%	4.89%
% Other Race Population	30.82%	29.25%	26.14%
% White Population	49.72%	50.21%	55.30%
% Hispanic Population	64.94%	60.37%	55.15%
% Non Hispanic Population	35.06%	39.63%	44.85%
Seasonal Population Trending			
Q2 2013	100	777	2,469
Q3 2013	97	772	2,446
Q4 2013	97	767	2,442
Q1 2014	97	754	2,432
Q2 2014	97	765	2,462
Q3 2014	97	785	2,578
Q4 2014	97	776	2,541
Q1 2015	97	794	2,579
Q2 2015	130	962	3,019