

855 SF OF RETAIL/CAFÉ SPACE

16851 Victory Blvd, Van Nuys, CA 91406



LEASING AGENTS:

ARMEN TCHAPANIAN (818) 697-9362

armen@illicre.com · DRE#02041876

17547 Ventura Blvd., Ste. 304 · Encino CA 91316 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.



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PROPERTY FEATURES

- Can be office, retail, or cafe space.
- Unit has floor drain.
- Great Signage available.
- Central Air Conditioning

AREA AMENITIES

- Abundant parking.
- Across the street from Birmingham High School.
- Convenient Freeway Access
- Central San Fernando Valley Location



DEMOS	1 mile	3 mile	5 mile
Population	19,545	247,627	666,089
Avg. HH Income	\$93,765	\$85,591	\$92,929
Daytime Pop.	13,259	112,862	248,896
Traffic Count	±75,647 cpd at intersection		

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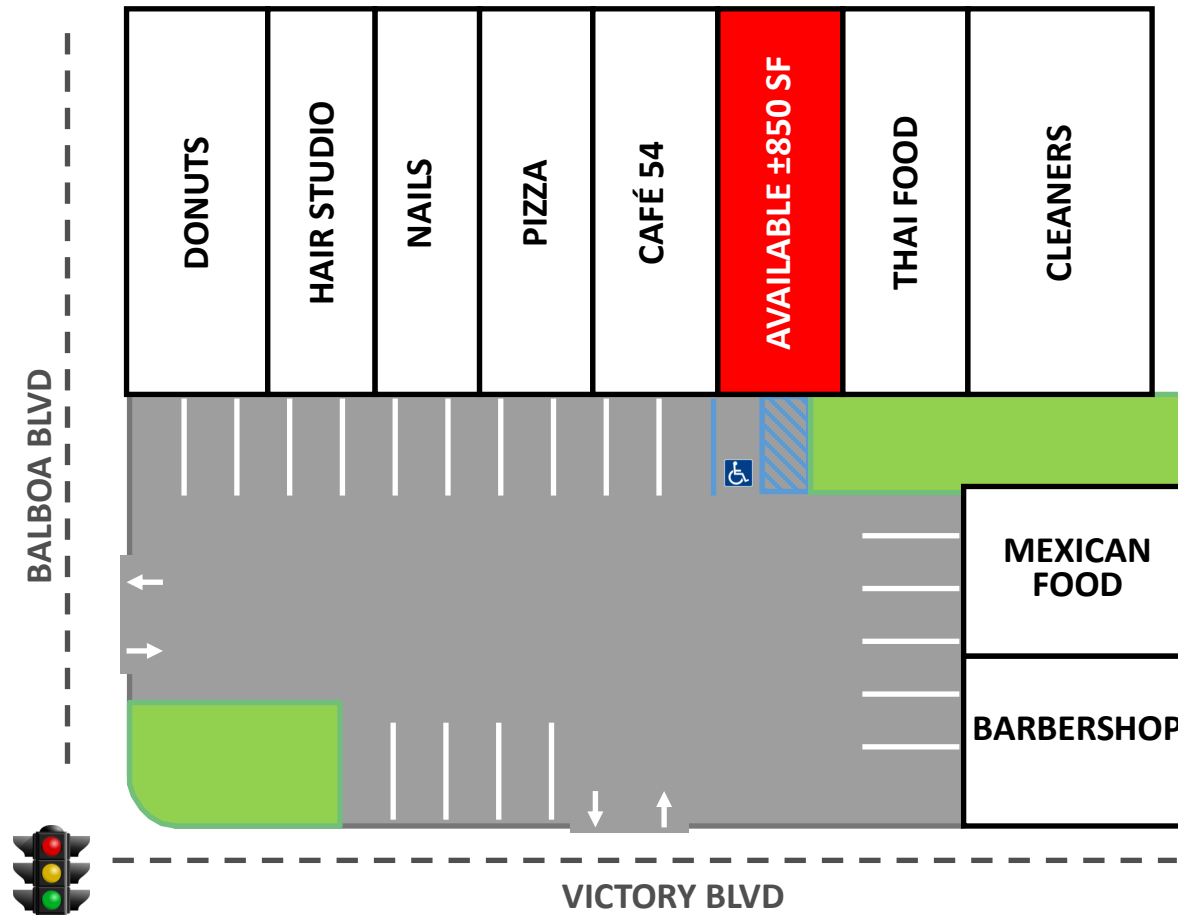


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