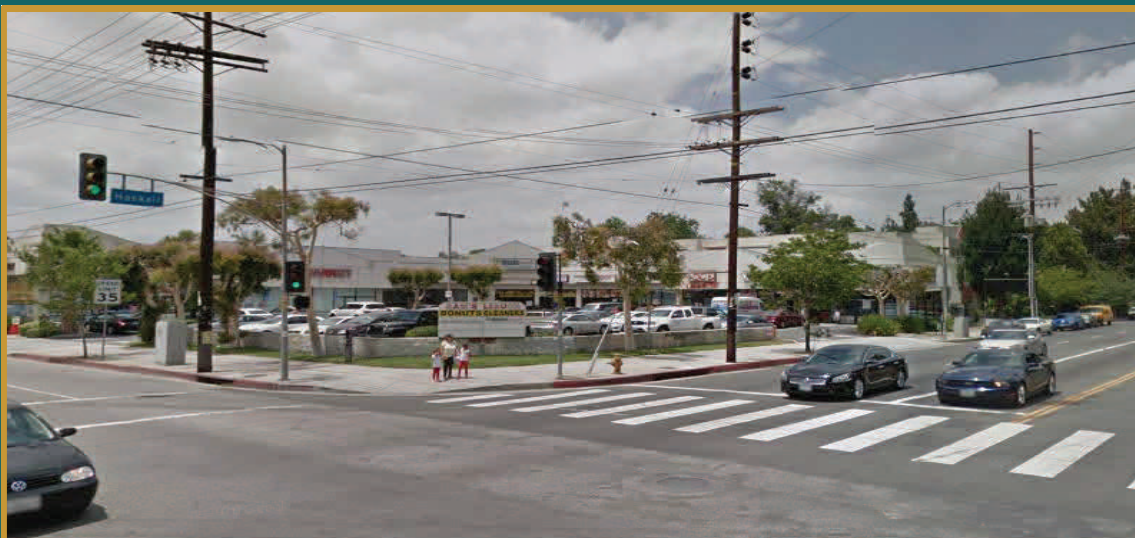




GREAT LOCATION IN VAN NUYS

Located on the NWC of Vanowen St and Haskell Avenue

FEATURES

- ±887 SF Available
- Ample Onsite Parking
- Great Neighborhood Center
- High Visibility Signage
- Signalized Intersection
- Great Tenant Mix
- Easy Ingress / Egress
- Adjacent to 405 freeway

AREA AMENITIES

- Great demographics
- Total population in a 3 mile radius is 297,689 people & in a 5 mile radius is 720,375 people
- Average income in a 3 mile radius is \$71,375 and in a 5 mile radius is \$81,811
- Conveniently located to the 405 fwy

**15713 1/2 Vanowen St.
Van Nuys, CA 91406**

new listing



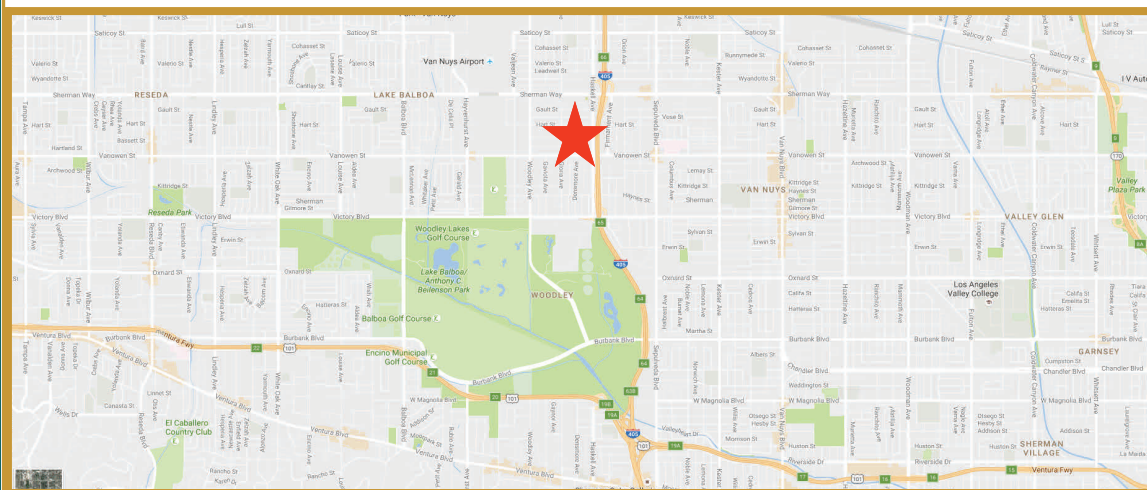
CONTACT...

Brett Mero
Lic#01190225

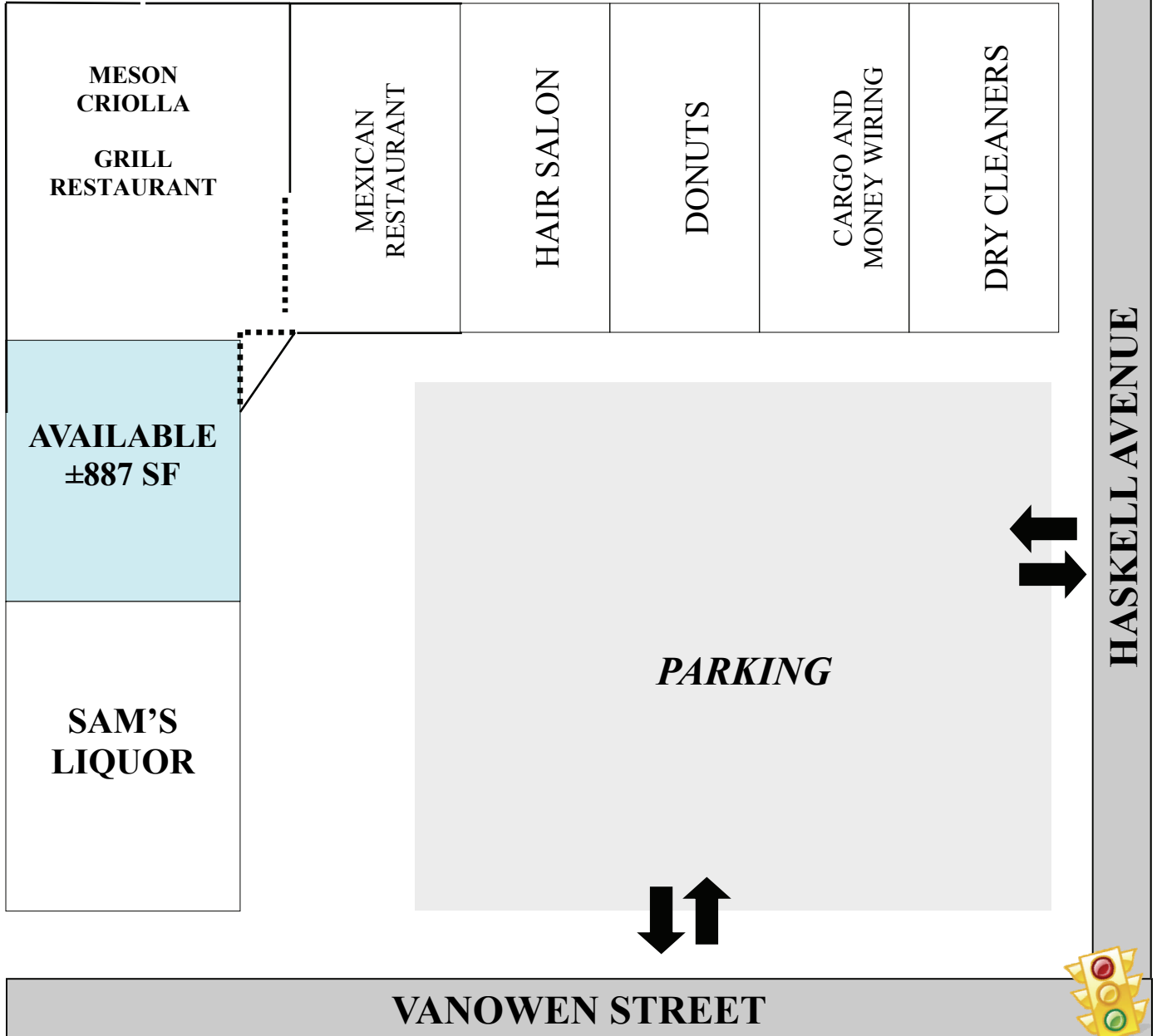
Leasing Agents
(818) 380-9966 x23
(818) 380-9976 fax
via e-mail
Brett@cbm1.com

**17030 Ventura Blvd, #200
Encino, CA 91316**

**1517 S. Sepulveda Blvd.
Los Angeles, CA 90025**



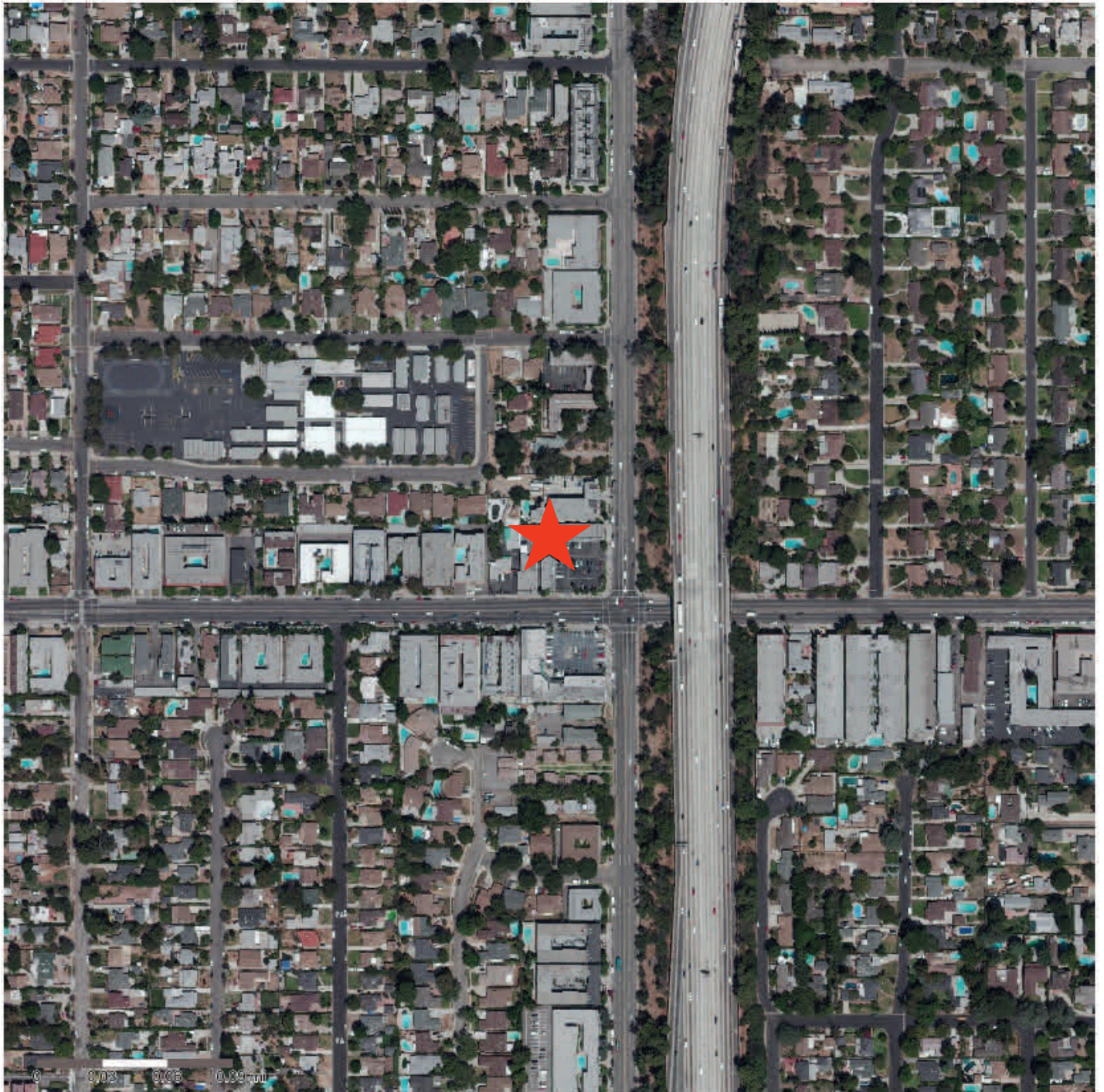
Site Plan



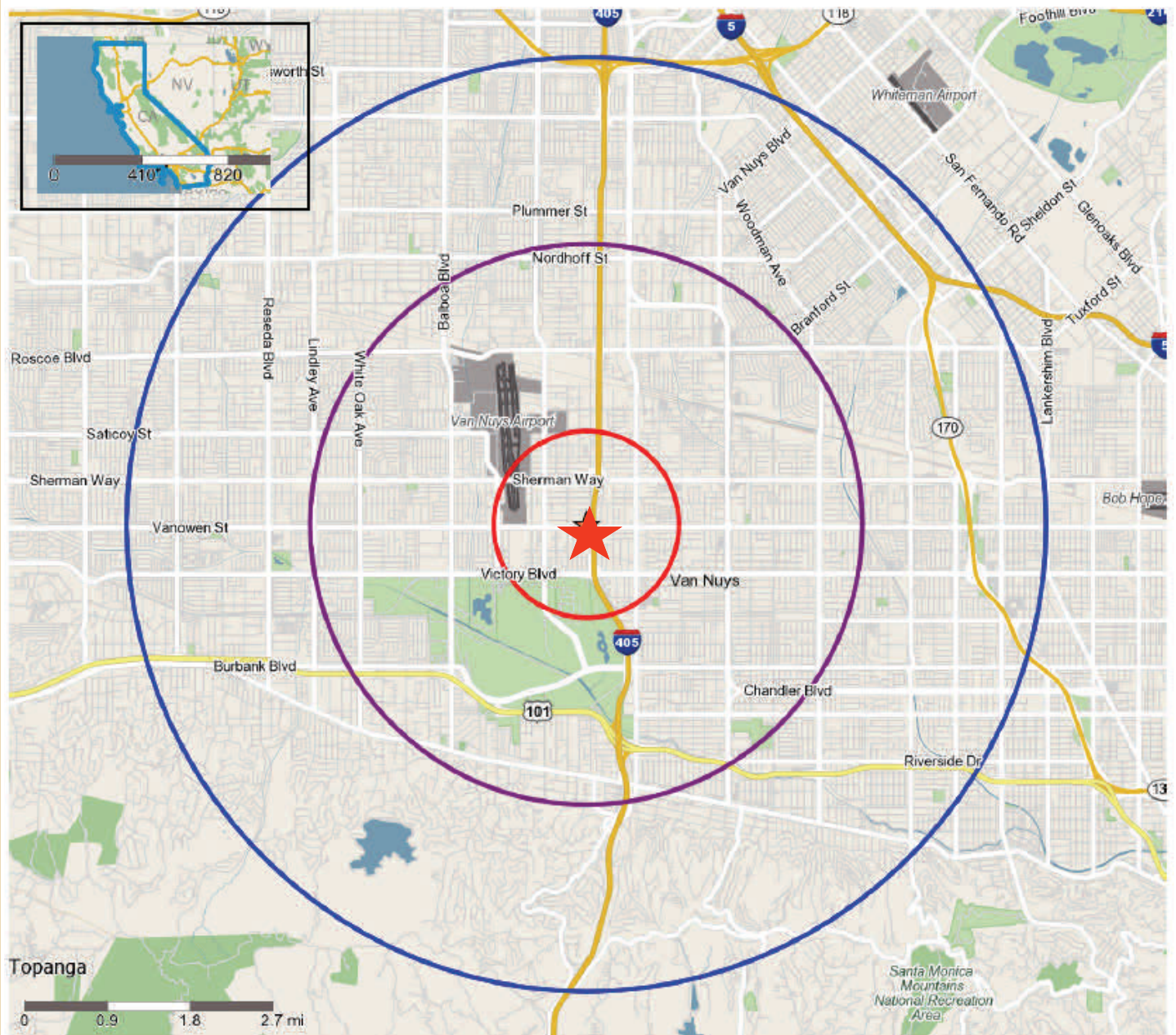
NOT TO SCALE

ALL INFORMATION OR DESIGN INDICATED HEREON IS PRELIMINARY ONLY. IT IS SUBJECT TO MODIFICATION BY SURVEY AND APPROVAL BY GOVERNING AGENCIES.

Aerial Map



Radius Map



Demographics

Demographic Snapshot Comparison Report for My Site, 15713 Vanowen St, Van Nuys, CA, 91406:

	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2015B			
Total Population	41,166	297,689	720,375
Female Population	49.09%	49.88%	50.46%
Male Population	50.91%	50.12%	49.54%
Population Density	13,101	10,527	9,170
Population Median Age	33.4	33.9	35.4
Employed Civilian Population 16+	19,473	139,617	339,896
% White Collar	41.8%	50.1%	56.6%
% Blue Collar	58.2%	49.9%	43.4%
Total Employees	15,844	113,964	223,216
Total Establishments*	1,577	14,762	32,254
Population Growth 2000-2010	0.35%	3.10%	4.38%
Population Growth 2015B-2020	1.21%	1.26%	1.73%
Income: 2015B			
Average Household Income	\$56,268	\$71,375	\$81,811
Median Household Income	\$38,276	\$46,241	\$53,123
Per Capita Income	\$19,542	\$24,025	\$27,745
Avg Income Growth 2000-2010	36.94%	40.01%	36.57%
Avg Income Growth 2015B-2020	18.57%	18.00%	17.16%
Households: 2015B			
Households	14,077	99,560	242,957
Average Household Size	2.86	2.96	2.92
Hhld Growth 2000-2010	-1.46%	1.35%	2.10%
Hhld Growth 2015B-2020	1.73%	1.70%	2.07%
Housing Units: 2015B			
Occupied Units	14,077	99,560	242,957
% Occupied Units	97.41%	97.59%	97.90%
% Vacant Housing Units	2.59%	2.41%	2.10%
Owner Occ Housing Growth 2000-2010	0.68%	0.36%	0.84%
Owner Occ Housing Growth 2000-2020	3.57%	1.53%	2.44%
Owner Occ Housing Growth 2015B-2020	0.65%	0.39%	1.02%
Occ Housing Growth 2000-2010	-1.46%	1.35%	2.10%
Occ Housing Growth 2010-2020	6.84%	6.88%	7.11%
Occ Housing Growth 2015B-2020	1.73%	1.70%	2.07%
Race and Ethnicity: 2015B			
% American Indian or Alaska Native Population	0.69%	0.69%	0.60%
% Asian Population	8.38%	8.95%	10.42%
% Black Population	6.49%	4.62%	4.25%
% Hawaiian or Pacific Islander Population	0.14%	0.14%	0.13%
% Multirace Population	6.00%	5.25%	5.09%
% Other Race Population	26.61%	26.61%	22.94%
% White Population	51.69%	53.74%	56.56%
% Hispanic Population	61.46%	55.97%	49.04%
% Non Hispanic Population	38.54%	44.03%	50.96%
Seasonal Population Trending			
Q2 2013	81	623	2,283
Q3 2013	81	616	2,255
Q4 2013	81	619	2,239
Q1 2014	79	618	2,226
Q2 2014	79	626	2,260
Q3 2014	83	652	2,360
Q4 2014	81	639	2,320
Q1 2015	81	653	2,338
Q2 2015	100	794	2,704