

2nd Generation Deli/Café Available for Lease

14506 Victory Blvd., Van Nuys, CA 94111



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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

- ± 700 SF Deli Cafe and Dessert Restaurant. ADA Bathroom. No Hood (May be possible to upgrade to having hood)
- Excellent signage visibility on Victory Boulevard
- Located on a busy signalized corner on Van Nuys/Victory Boulevard
- Ideal for Juice, Frozen Dessert, Deli and food that can be cooked on electric or warmed up from frozen (Crepes, Waffles, Empanadas, etc.)

AREA AMENITIES

- Heavy pedestrian and automobile traffic
- Adjacent to Metro Bus Stop
- Near Van Nuys Civic Center
- Neighboring tenants include: T-Mobile, Chase Bank, US Bank, UPS Store, Original Tommy's Burgers, 7-Eleven, Subway.
- Close proximity to the 405 Freeway



DEMOS	1 mile	3 mile	5 mile
Population	50,675	321,447	742,209
Avg. HH Income	\$66,649	\$89,613	\$96,311
Daytime Pop.	40,445	258,898	599,070
Traffic Count	±78,189 cars per day		



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