

FORMER BARBER SHOP AVAILABLE!

16927 Vanowen St, Lake Balboa, CA 91406

illi COMMERCIAL REAL ESTATE

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CoStar POWERBROKER
ICSC INNOVATING COMMERCE SERVING COMMUNITIES
MEMBER RETAIL BROKERS NETWORK

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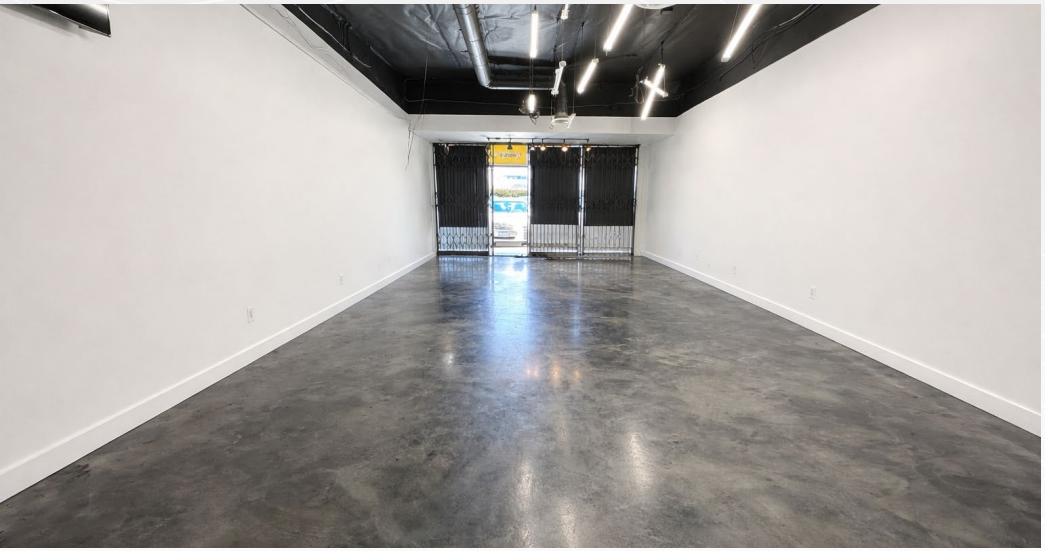
RETAIL SPACE
LAKE BALBOA, CA

PROPERTY FEATURES

16927 Vanowen St, Lake Balboa, CA 91406

COMMERCIAL REAL ESTATE
the sign of a profitable property





APPROX. 1,025 SF

FORMER BARBER SHOP SPACE AVAILABLE

- ✓ In-Unit Washer & Dryer Included
- ✓ Private office with dedicated storage & restroom
- ✓ Prominent signage and street exposure
- ✓ Strong retail mix

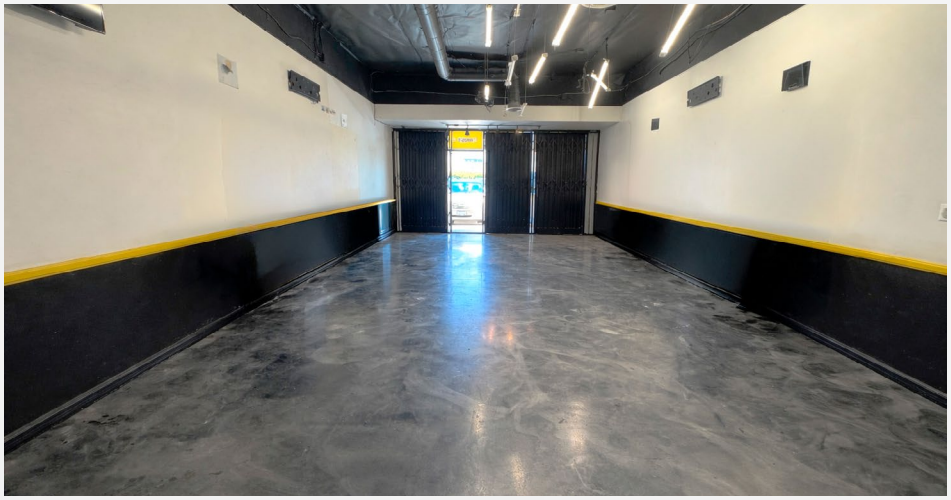
AREA AMENITIES

- ✓ Dense retail trade area
- ✓ High traffic area and signalized center
- ✓ Located across from 3 high schools and 1 middle school
- ✓ Over 600,000 residents within a 5-mile radius

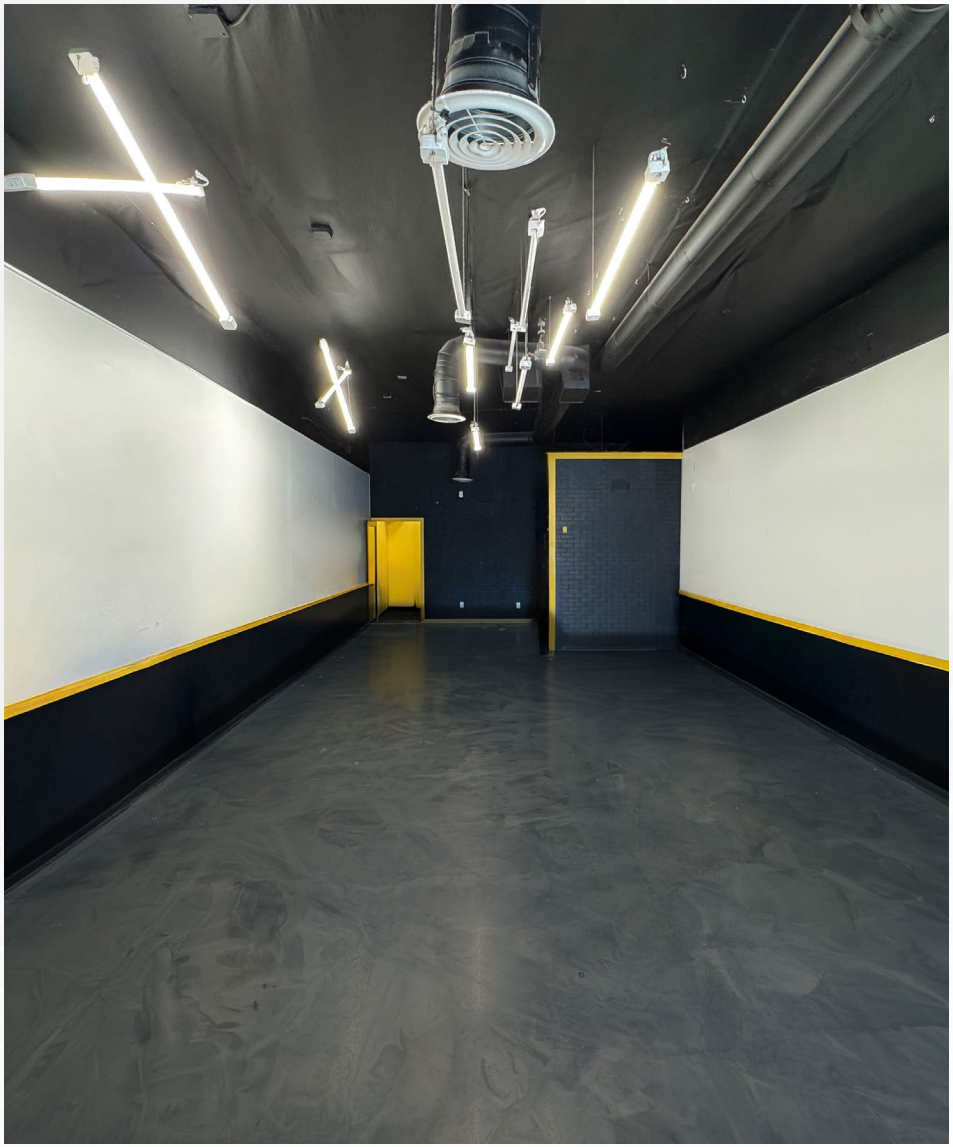
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	20,836	260,608	686,126
Avg. HH Income	$97,668	$90,116	$97,218
Daytime Pop	19,493	242,628	629,501
Traffic Count	± 57,252 CPD ON VANOWEN ST & VANOWEN ST		

INTERIOR PHOTOS

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RETAIL SPACE
LAKE BALBOA, CA

SITE PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.


THE HOME DEPOT
VNY
VAN NUYS AIRPORT
INTERSTATE CALIFORNIA 405
BALBOA BLVD
SKY ZONE
PANDA EXPRESS
SUBWAY
CHASE
Ralphs
Little Caesars
Pizza Hut
FOOD 4 LESS
VALLARTA SUPERMARKETS
SHERMAN WAY
AVAILABLE
AutoZone
ExtraSpace Storage
DEL TACO
VANOWEN ST
WOODLEY AVE
7 ELEVEN
Smart & Final
ROSS DRESS FOR LESS
Pollo CAMPERO
target
planet fitness
CVS pharmacy
the Habit BURGER GRILL
Walgreens
VAN NUYS BLVD
99 RANCH MARKET
Pollo Loco
Jack in the box
LA FITNESS
COSTCO WHOLESALE

AERIAL MAP



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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 foot-age 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.