

AVAILABLE 8,121 SF



SEC Sepulveda Blvd. & Vanowen St., Van Nuys, CA 91405



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Creating
Real Estate
Value

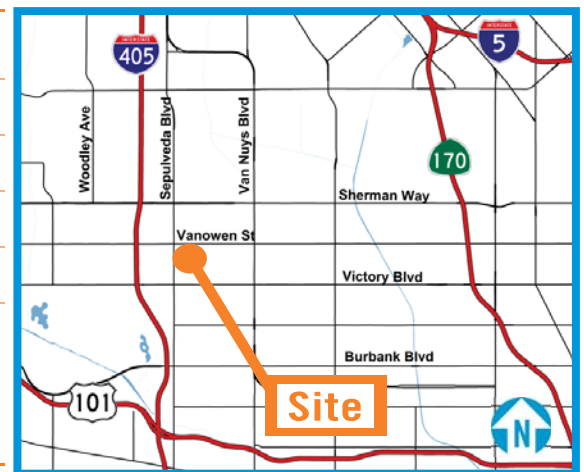
Demographics

(2008 Est.)	.5 Mile	1 Mile	2 Mile	3 Mile
Population	10,736	47,119	133,866	302,329
Households	3,658	15,310	42,397	97,074
Avg. HH Income	\$45,576	\$44,415	\$48,158	\$57,382
Med. HH Income	\$34,840	\$34,857	\$38,398	\$42,280
Daytime Population	5,366	15,297	66,438	140,539

Traffic Counts

	.5 Mile
Sepulveda Blvd.	32,739
Vanowen St.	21,805

Source: City of Los Angeles



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation. It is your responsibility to independently confirm its accuracy and completeness.

