

FOR LEASE

7203 VAN NUYS BLVD VAN NUYS, CA

MATTHEWS™

RETAIL SPACE AVAILABLE



SITE PLAN

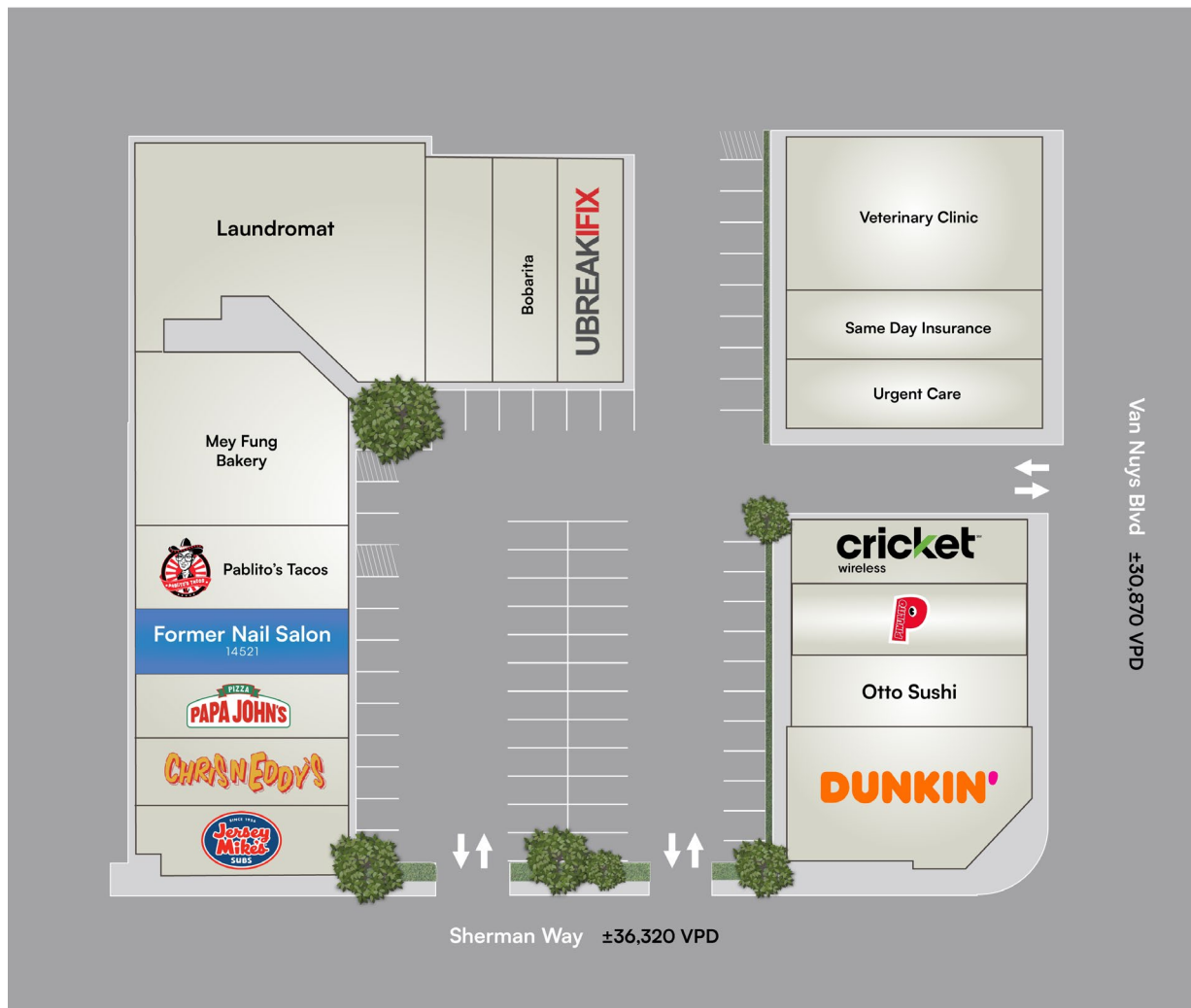
Occupancy



Available



Occupied



TENANT ROSTER

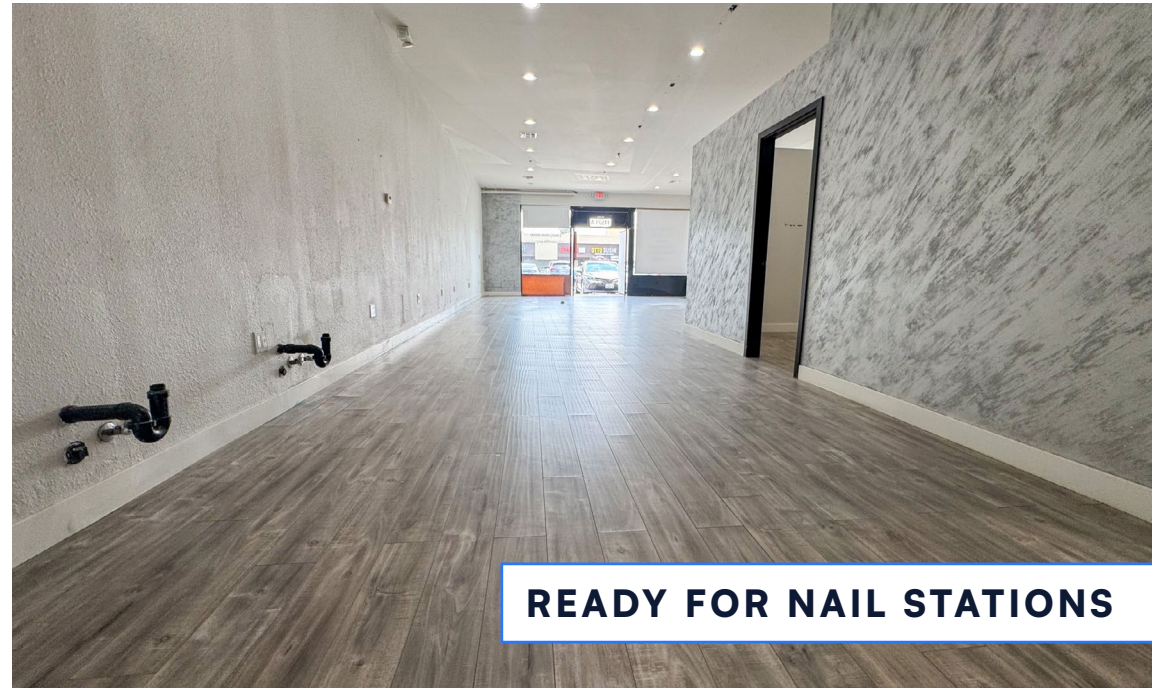
Address	SF	Type	Rate PSF
14503	uBreakiFix	1,120	-
14505	Bobarita	1,120	-
14507	Yun Diamond Massage	1,120	-
14509	Mandy's Laundry	4,416	-
14513-5	Mey Fung Bakery	2,552	-
14519	Pablito's Tacos	1,276	-
14521-A	Available (Former Nail Salon)	1,149	\$4.00 PSF NNN
14521-B	Papa John's Pizza	1,271	-
14523-B	Jersey Mike's Subs	1,137	-
7203	Dunkin'	2,303	-
7205	Otto Sushi	1,573	-
7207	Pinulito Fried Chicken (Coming Soon)	1,716	-
7209	Cricket Wireles	1,430	-
7211	Urgent Care	1,559	-
7213	Same Day Insurance Services	1,223	-
7215, 7217-A	Van Nuys Veterinary Clinic	2,125	-
7217-B	S.A.K. Barber Shop	645	-
7219	Van Nuys Urgent Care Family Medicine	2,916	-
14523-A	Chris N' Eddy's	1,147	-

NNN: \$1.10 PSF/Month

FORMER NAIL SALON INTERIOR PHOTOS



WELCOMING RECEPTION AREA



READY FOR NAIL STATIONS

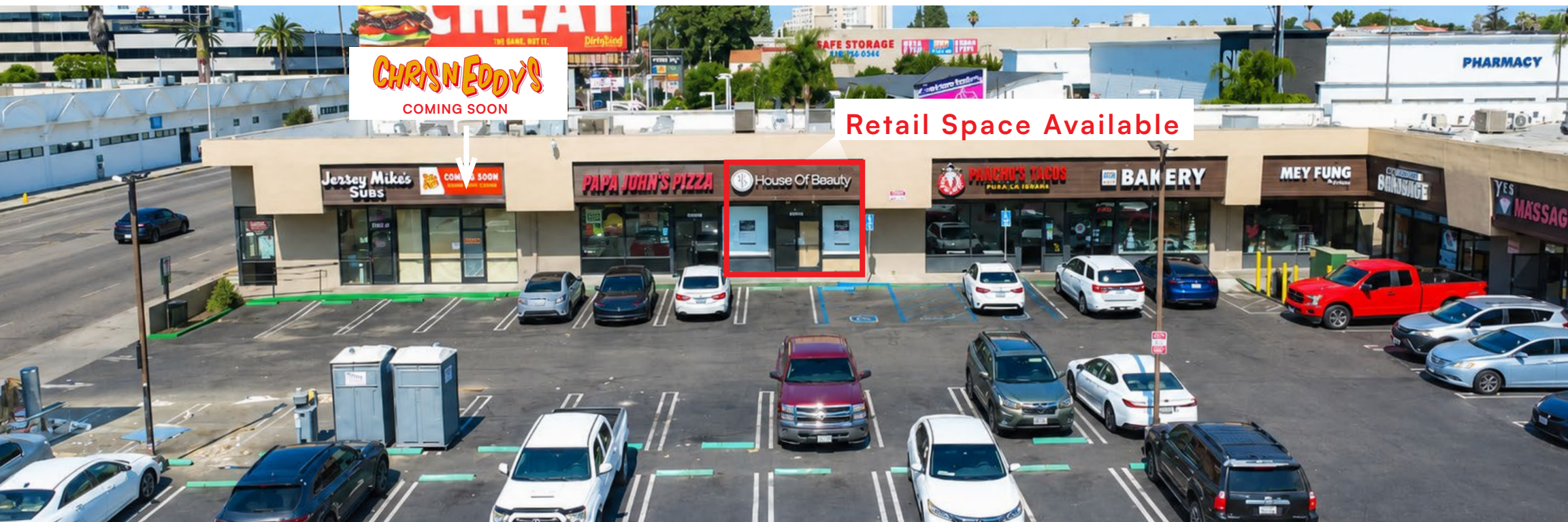


OPEN SALON FLOOR PLAN



PRIVATE TREATMENT ROOMS

THE SHERMAN SQUARE RETAIL MIX



LOCATION HIGHLIGHTS



- **High Traffic Counts:** Subject property is sited on a hard signalized corner on Van Nuys Blvd, which sees $\pm$ 38,000 ADT, and Sherman Way, which sees $\pm$ 42,000 ADT
- **Superior Location:** Surrounded by numerous new housing developments and residential buildings such as the newly completed IMT Sherman Circle, RHF West Valley Towers Apartments and Greenwood Square
- **Dense Retail Corridor:** Shadow anchored by Super King Markets and Subway, adjacent to The Habit, and across the street from Walgreens, among several local and other national tenants
- **Down the street from the Amtrak Metrolink Stop:** Property is located less than 1 mile from the Van Nuys train station, which is an Amtrak Metrolink train station that serves the entire community

PROPERTY HIGHLIGHTS



- **High Visibility:** Property offers tenants exceptional visibility and signage above storefront and on pole sign
- **Planned Cosmetic Upgrades:** Buildings are going to be reskinned and parking lot is going to be rehabbed
- **New National/Regional Tenants:** Dunkin' Donuts, Jersey Mike's, Papa John's and Pablito's Tacos
- **Spacious Parking Lot:** There are $\pm$ 62 free surface spaces available at the center for patrons
- **Convenient Vehicle Access:** Parking lot has vehicle access available on both Sherman Way and Van Nuys Blvd
- **Located within state enterprise zone**



SURROUNDING TENANTS



AREA OVERVIEW

VAN NUYS, CA

WITHIN 5 MILES OF SUBJECT PROPERTY



730,693
2025
POPULATION



245,221
2025
HOUSEHOLDS

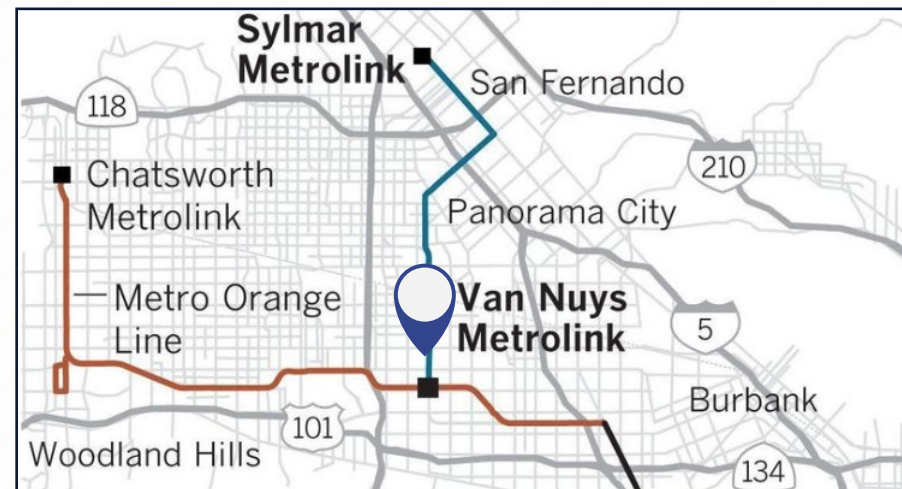


\$98,821
AVERAGE
HOUSEHOLD
INCOME



A LIGHT RAIL IS COMING TO THE VALLEY

THE EAST SAN FERNANDO VALLEY LIGHT RAIL TRANSIT PROJECT is currently under development, with its first phase anticipated to be completed and open for service by the end of 2031.



Route: ±6.7-mile street-level light rail corridor along Van Nuys Boulevard.

Connection: Links the Metro G Line (Orange) Van Nuys Station with San Fernando Road in Pacoima.

Stations: 11 new stations serving Van Nuys, Panorama City, Arleta, and Pacoima.

Status: Major construction contracts were awarded in mid-2026, with utility relocation and early construction activities now underway.



50,000+ BUSINESSES

RETAIL SPACE AVAILABLE

FOR LEASE

**7203 VAN NUYS BLVD
VAN NUYS, CA**

EXCLUSIVE LEASING AGENTS

MICHAEL PAKRAVAN

SVP & National Director | Leasing

D: (310) 919-5737

E: michael.pakravan@matthews.com

License No. 01706065 (CA)

KYLE PARI

Associate Vice President | Leasing

M: (310) 499-8123

E: kyle.pari@matthews.com

License No. 02084773 (CA)

DAVID HARRINGTON

Broker of Record

Firm No. 02168060 (CA)

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Leasing Package contains select information pertaining to the business and affairs of **7203 Van Nuys Blvd, Van Nuys, CA** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

MATTHEWS™