

# Shopping Center For Sale

14306-14312 Victory Blvd  
Van Nuys, CA 91401

## Just Listed!

Price: \$ 2,595,000

Building Size: 5,767 SF.

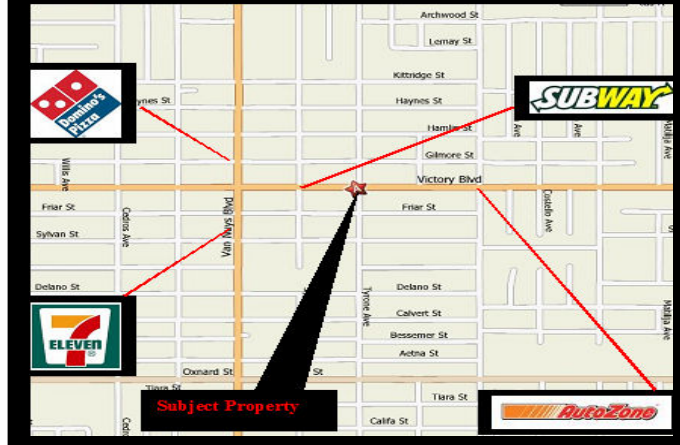
Lot Size: 19,445 SF.

Year Built: 2004

*\*Assumable Financing At  
Only 6.39% Fixed!*

### Investment Highlights

- Signalized corner location
- Approximately 150 ft. of frontage along Victory Blvd.
- Just 2 blocks east of the major signalized corner of Van Nuys and Victory Blvd.
- Densely populated area, over 53,000 people Reside within a 1-mile radius.
- Good tenant mix: Dental Office, Coffee Shop, Restaurant and Money Order Services
- All NNN leases with increase & options.
- Plenty of on-site parking



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