

SEPULVEDA VICTORY PLAZA

6265 SEPULVEDA BLVD.

VAN NUYS, CA 91411

Retail Space for Lease



JOIN NEIGHBORING TENANTS

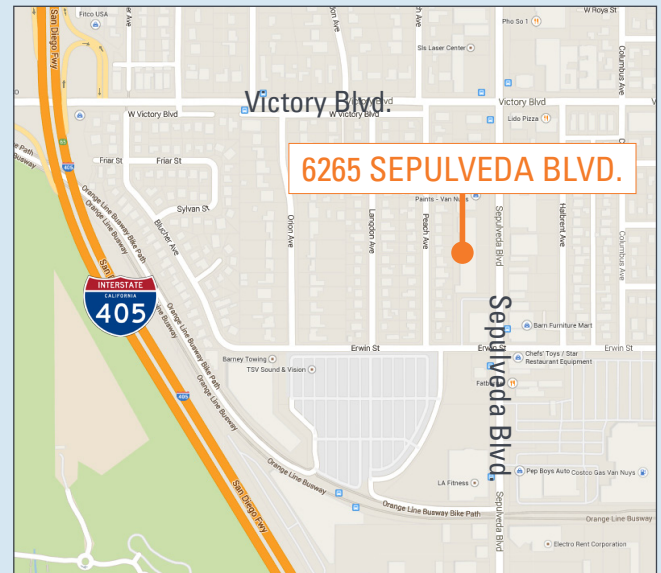


PROPERTY DESCRIPTION

Location	6265 Sepulveda Blvd., Van Nuys, CA 91411
Available Spaces	Suite 05: ±1,560 SF Suite 08: ±1,560 SF
Rent	\$2.10/SF/Month, NNN

PROPERTY HIGHLIGHTS

- Convenient ingress/egress from Sepulveda Blvd.
- Prime retail location in densely populated Van Nuys
- Signage opportunity on storefront facing busy Sepulveda Blvd.; shopping center marquis signage also available
- ±121 on-site parking spaces for shopping center customers
- Join national credit tenants: Dunn Edwards Paint and Ortho Mattress



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KENNEDY WILSON

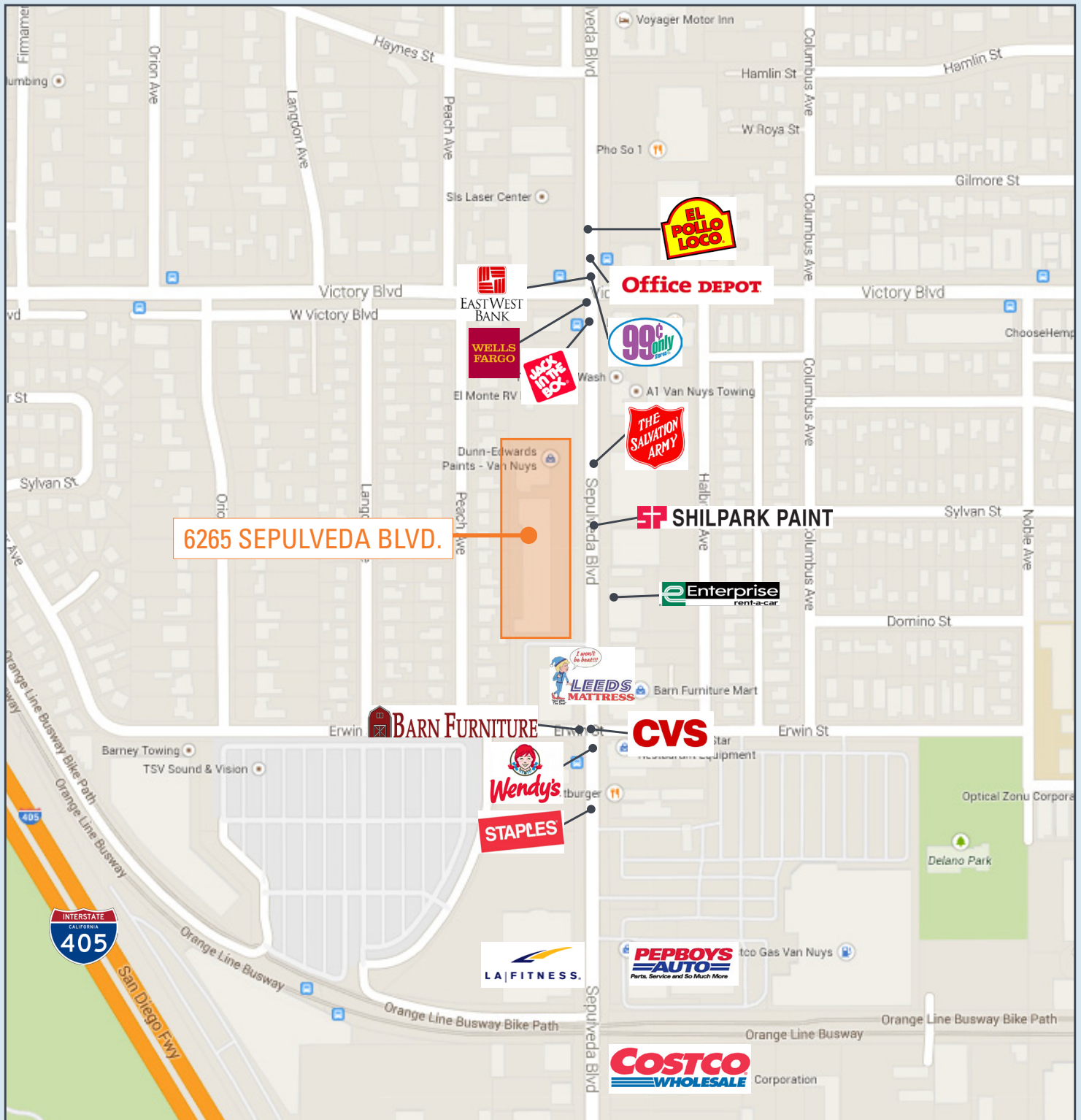
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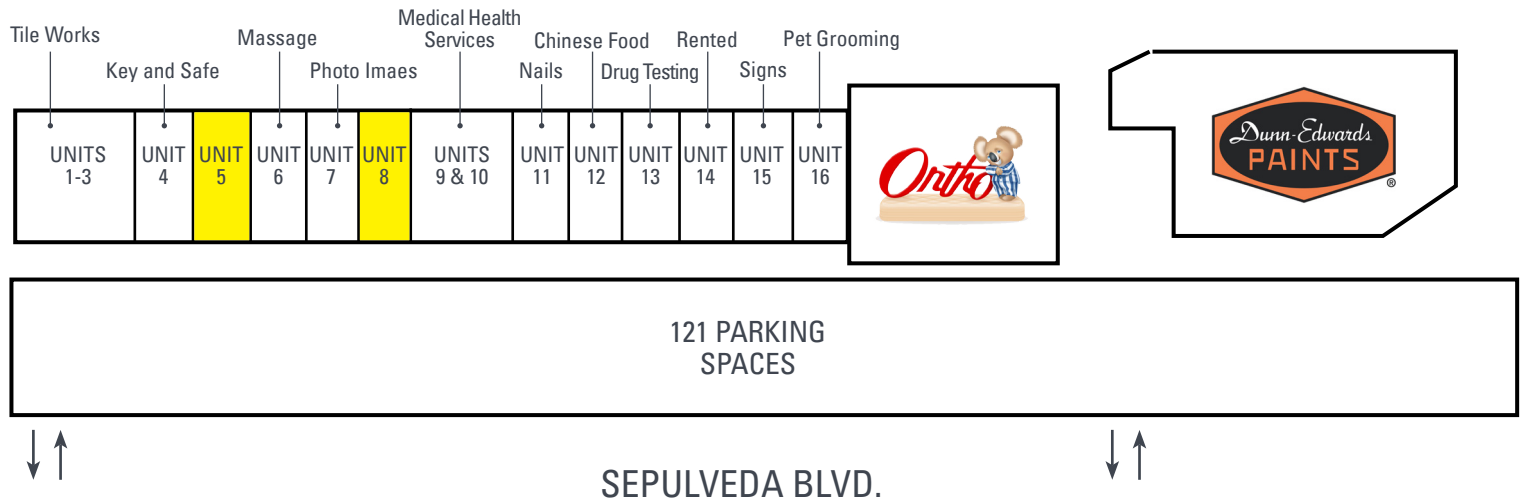
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SITE PLAN



*Not to scale

IMAGES



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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2013 Estimated Population	33,234	269,900	682,099
2018 Projected Population	33,791	274,480	693,688
2010 Census Population	32,421	263,228	665,225
2000 Census Population	32,291	257,480	640,994
Projected Annual Growth 2013 to 2018	0.3%	0.3%	0.3%
Historical Annual Growth 2000 to 2013	0.2%	0.4%	0.5%
2013 Median Age	32.8	34.5	35.2
2013 Estimated Households	10,914	94,732	230,061
2018 Projected Households	11,248	97,649	237,139
2010 Census Households	10,726	93,125	226,162
2000 Census Households	10,806	92,160	222,343
Projected Annual Growth 2013 to 2018	0.6%	0.6%	0.6%
Historical Annual Growth 2000 to 2013	0.1%	0.2%	0.3%
2013 Estimated White	53.4%	58.9%	58.7%
2013 Estimated Black or African American	5.4%	4.8%	4.2%
2013 Estimated Asian or Pacific Islander	6.6%	8.2%	9.3%
2013 Estimated American Indian or Native Alaskan	0.8%	0.6%	0.6%
2013 Estimated Other Races	33.8%	27.5%	27.2%
2013 Estimated Hispanic	63.0%	49.1%	48.0%
2013 Estimated Average Household Income	\$58,839	\$72,414	\$79,650
2013 Estimated Median Household Income	\$45,299	\$55,521	\$61,205
2013 Estimated Per Capita Income	\$19,467	\$25,503	\$26,946
2013 Estimated Elementary (Grade Level 0 to 8)	19.3%	14.0%	13.9%
2013 Estimated Some High School (Grade Level 9 to 11)	11.6%	9.6%	9.3%
2013 Estimated High School Graduate	21.9%	20.7%	20.1%
2013 Estimated Some College	21.6%	20.5%	20.2%
2013 Estimated Associates Degree Only	4.8%	6.5%	6.6%
2013 Estimated Bachelors Degree Only	15.2%	19.5%	20.2%
2013 Estimated Graduate Degree	5.5%	9.3%	9.7%
2013 Estimated Total Businesses	1,827	15,895	30,253
2013 Estimated Total Employees	14,944	131,654	234,252
2013 Estimated Employee Population per Business	8.2	8.3	7.7
2013 Estimated Residential Population per Business	18.2	17.0	22.5

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