



PLAZA TERRA BELLA

14605 TERRA BELLA ST, PANORAMA CITY, CA 91402



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PROPERTY HIGHLIGHTS

- In the heart of growing panorama city.
- Triple corner with robust traffic counts 70,000+ CPD.
- Light rail at your doorstep, bus line on site's sidewalk will convert to stop of Van Nuys light rail.
- Dense trade area: 69,000+ residents within one mile.
- National tenant corner: Walmart, McDonalds, Metro PCS, Boost Mobile, Pizza Hut, Waba Grill, O'Reilly Autoparts.
- Distinctive 60-foot monument sign, recently restored and towering retro "Panorama" monument sign distinguishes the center.

PROPERTY DESCRIPTION

Lot is on irreplaceable signalized intersection of Van Nuys and Nordhoff. Great visibility on Terra Bella Street and on the corner of Van Nuys and Nordhoff (signage). The shaded Plaza is the core of the center with comfortable seating and shaded landscaping to attract customers and visitors. The site features robust traffic counts, a dense trade area, and will be a stop on the Van Nuys Light Rail (currently a bus stop).

- 24 Hour Access
- Bus Line
- Corner Lot
- Courtyard
- Dedicated Turn Lane
- Signalized Intersection
- Security System
- Signage & Pylon Sign
- Restaurant
- Drive Thru
- Roof Terrace
- Air Conditioning



View of Drive-Thru



View on Terra Bella w/ Courtyard

AVAILABLE SPACES

| SPACE | SIZE | TERM | RATE | TYPE |
|------------------------|----------|------------|--------------|------------|
| Ground, Ste Drive-Thru | 2,557 SF | Negotiable | Upon Request | Negotiable |
| 1st Floor | 4,400 SF | Negotiable | Upon Request | Negotiable |
| 2nd Floor | 6,320 SF | Negotiable | Upon Request | Negotiable |

SELECT TENANTS AT PLAZA TERRA BELLA

| TENANT | DESCRIPTION | US LOCATIONS | REACH |
|-----------------------|---------------------------------|--------------|-------|
| Vallarta Supermarkets | Accommodation and Food Services | - | - |

Property Type:
Retail

Property Subtype:
Storefront Retail/Office

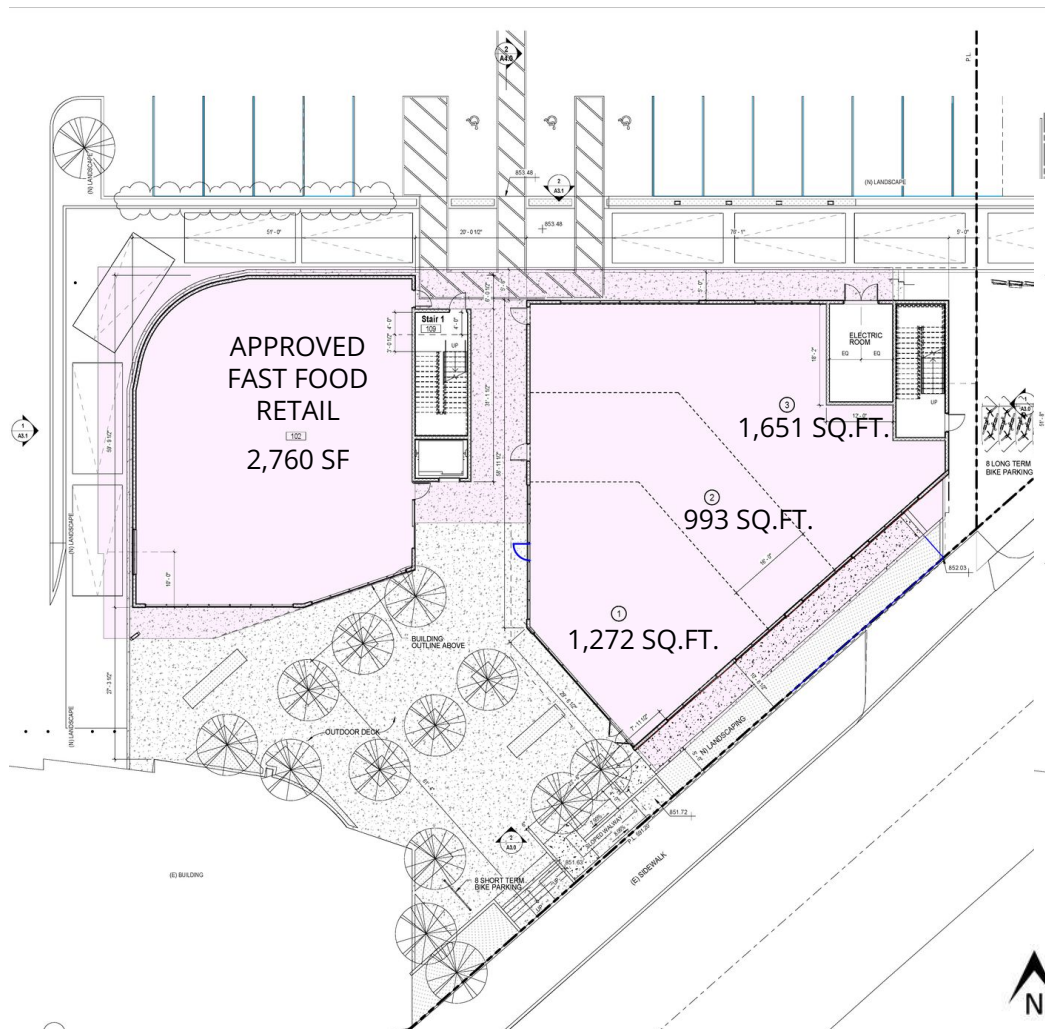
Gross Leasable Area:
15,460 SF

Parking Ratio:
4/1,000 SF

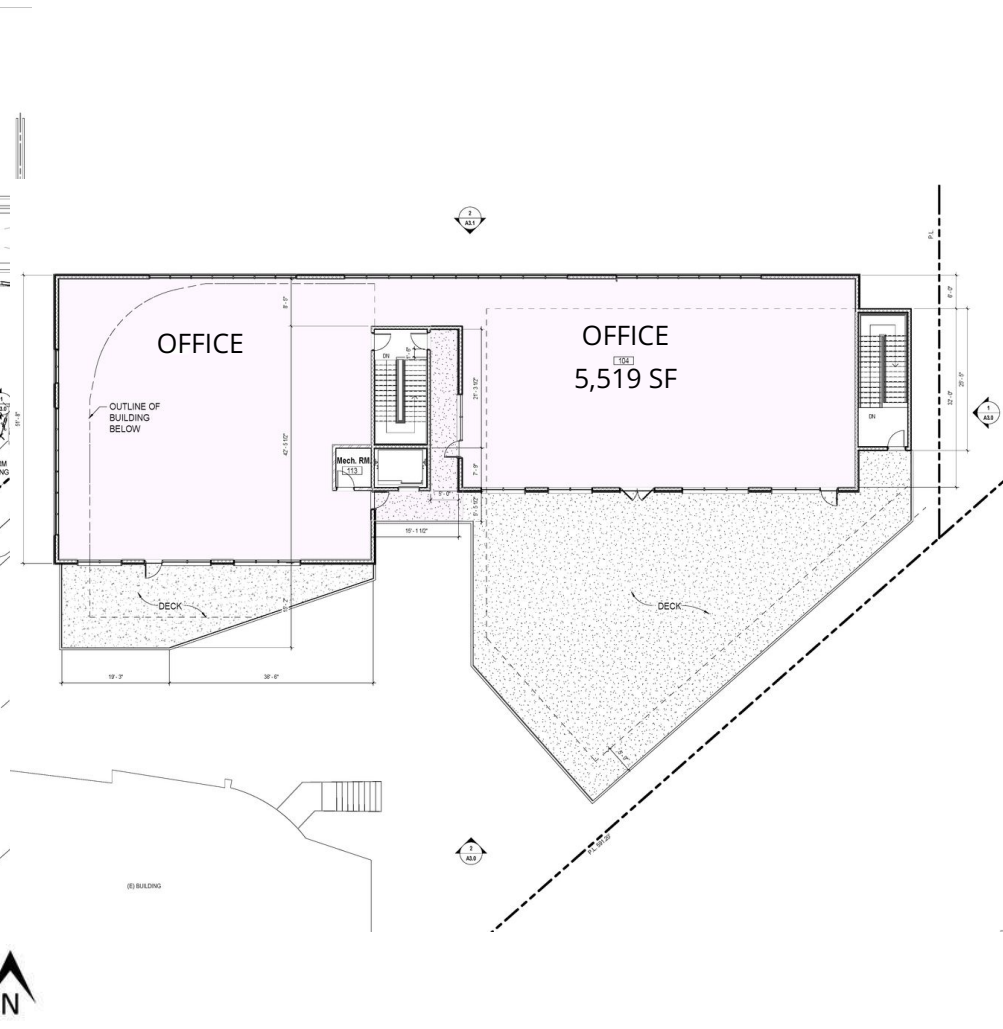
Completion:
Estimated Fall 2022

Construction Status:
New Construction





GROUND FLOOR PLAN



SECOND FLOOR PLAN



West Elevation



East Elevation

ELEVATION KEYNOTES

- ① SMOOTH TROWEL PLASTER - COLOR WHITE
- ② SMOOTH TROWEL PLASTER - COLOR DARK GRAY
- ③ SMOOTH TROWEL PLASTER
- ④ HORIZONTAL WOOD PANELING
- ⑤ VERTICLE WOOD PANELING
- ⑥ METAL PANELING
- ⑦ CONCRETE MASONRY BLOCKS (STACK BOND)
- ⑧ METAL BALCONY RAILING
- ⑨ ALUMINUM DOORS & WINDOWS
- ⑩ PAINTED METAL CURTAIN WALL / GATE
- ⑪ PAINTED HOLLOW METAL DOOR, COLOR -
- ⑫ BRUSHED ALUMINUM ADDRESS NUMBER
- ⑬ METAL CANOPY HANGER
- ⑭ PAINTED STEEL POST
- ⑮ CEMENT BOARD

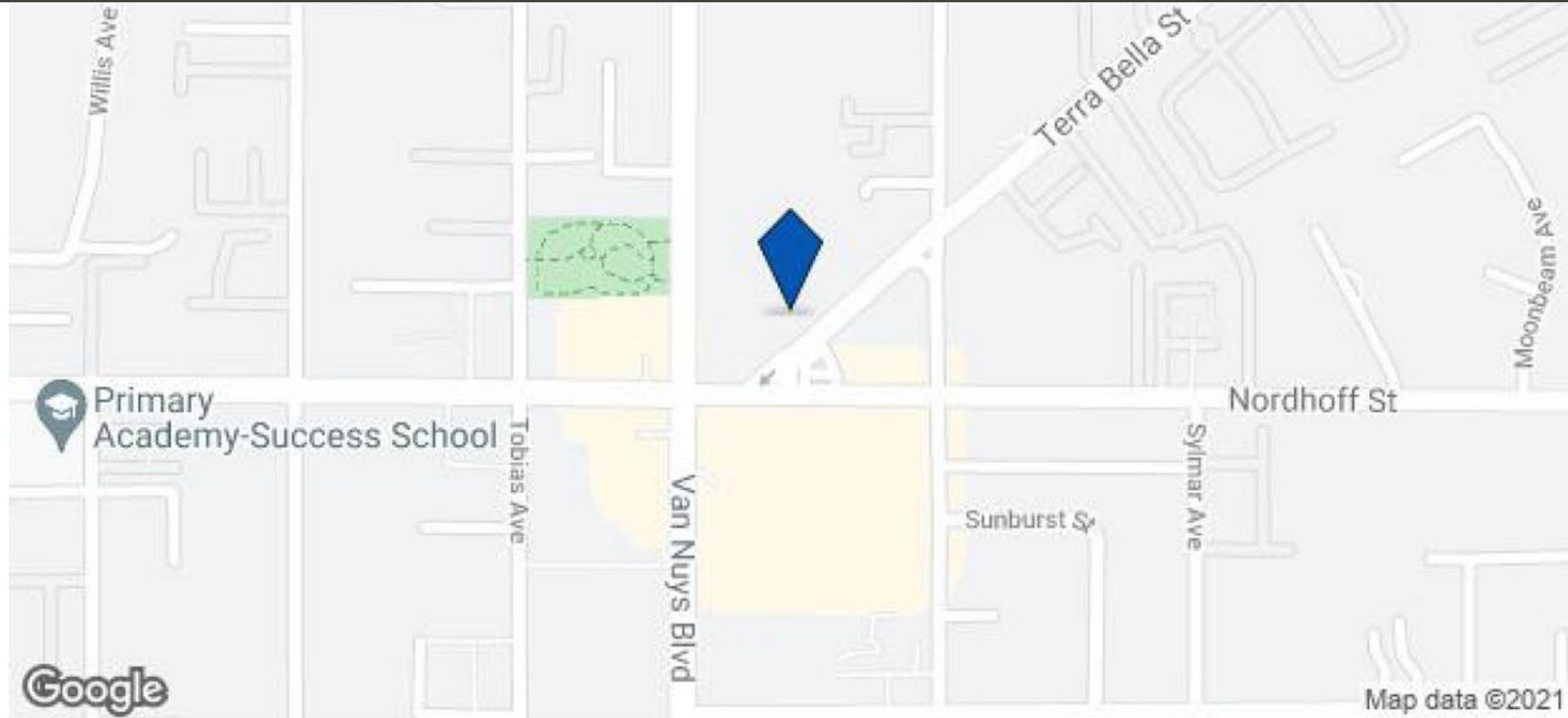


North Elevation



South Elevation





NEARBY MAJOR RETAILERS

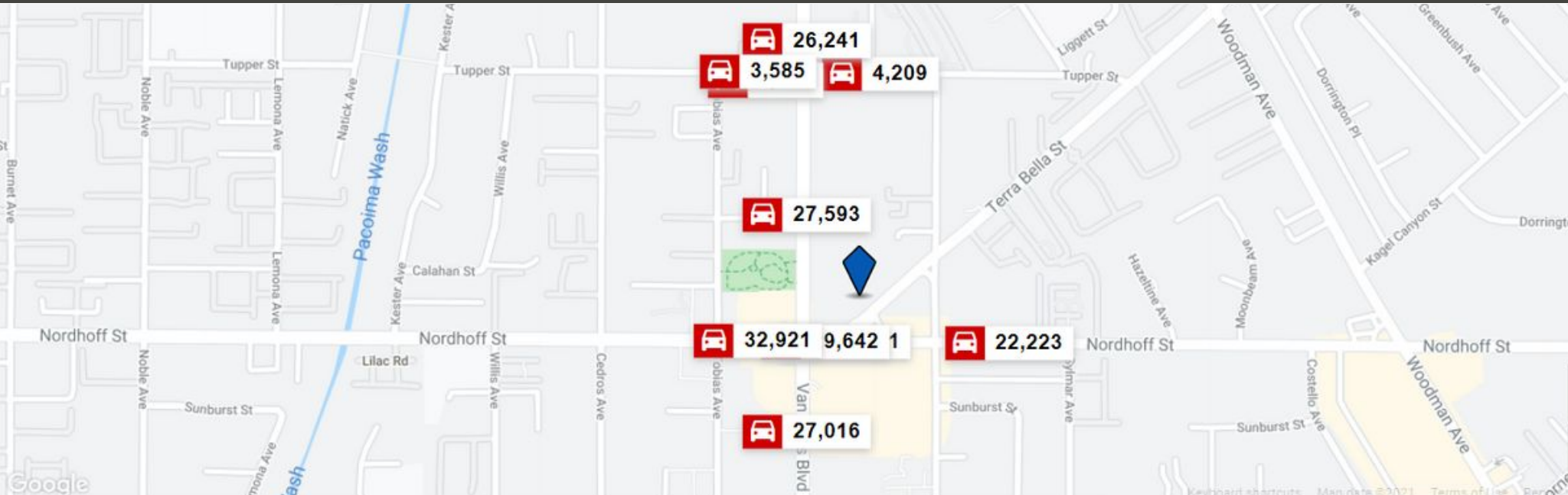
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TRANSPORTATION



Van Nuys Commuter Rail (Ventura County Line)
 4 min drive (1.8 mi)

Sylmar/San Fernando Commuter Rail (Antelope Valley Line)
 10 min drive (5.1 mi)



| COLLECTION STREET | CROSS STREET | TRAFFIC VOLUME | YEAR | DISTANCE |
|-------------------|-------------------|----------------|------|----------|
| Nordhoff St | Terra Bella St, W | 23,081 | 2018 | 0.04 mi |
| Nordhoff St | Van Nuys Blvd, W | 29,642 | 2020 | 0.05 mi |
| Van Nuys Blvd | Nordhoff St, S | 27,593 | 2020 | 0.09 mi |
| Nordhoff St | Tobias Ave, W | 32,921 | 2020 | 0.10 mi |
| Van Nuys Blvd | Osborne St, S | 27,016 | 2020 | 0.13 mi |
| Nordhoff St | Sylmar Ave, E | 22,223 | 2018 | 0.15 mi |
| Tupper St | Wakefield Ave, E | 4,209 | 2020 | 0.21 mi |
| Tupper St | Van Nuys Blvd, E | 1,298 | 2014 | 0.22 mi |
| Tupper St | Tobias Ave, W | 3,585 | 2020 | 0.23 mi |
| Van Nuys Blvd | Tupper St, S | 26,241 | 2020 | 0.25 mi |

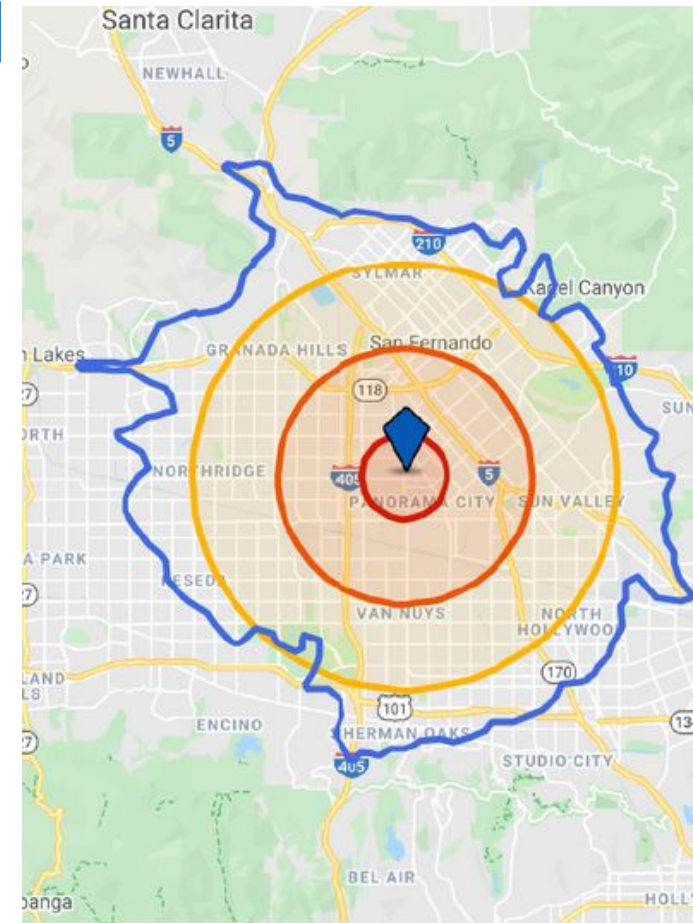
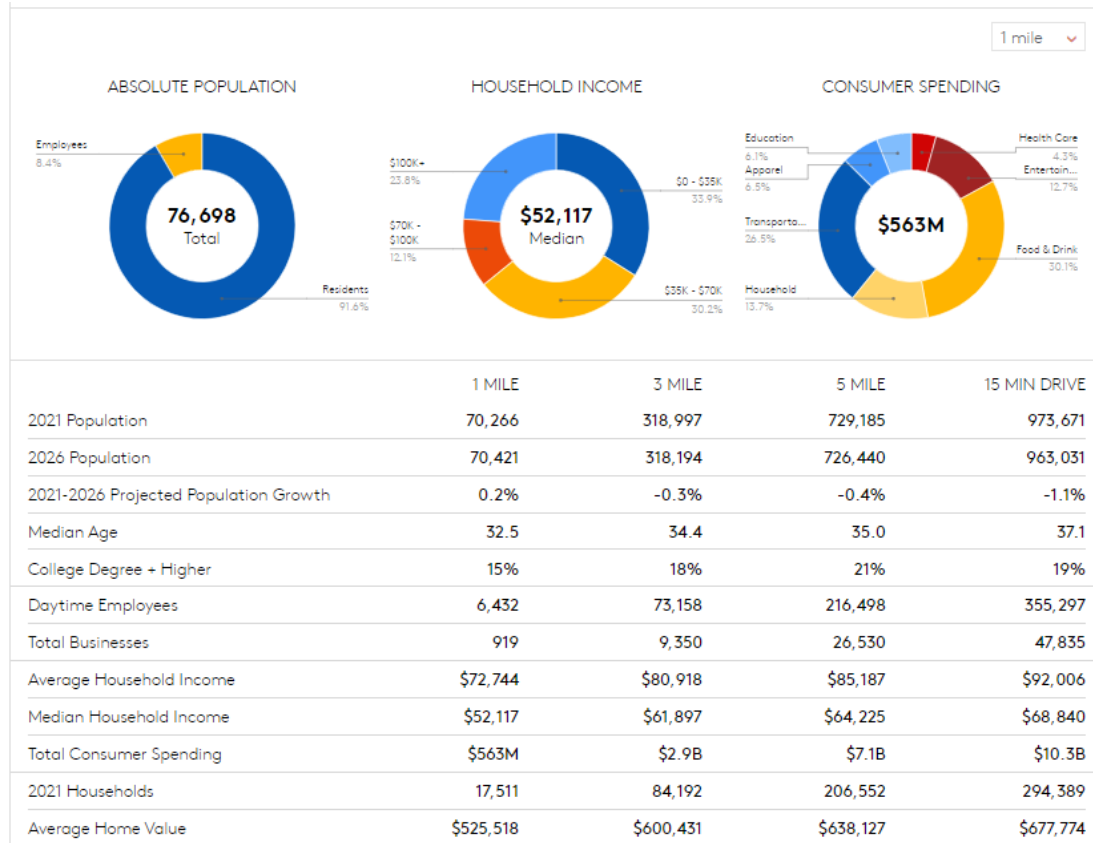
Walk Score®

Very Walkable (80)

Bike Score®

Very Bikeable (71)

1 Mi. 3 Mi. 5 Mi. 15 Min Drive



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