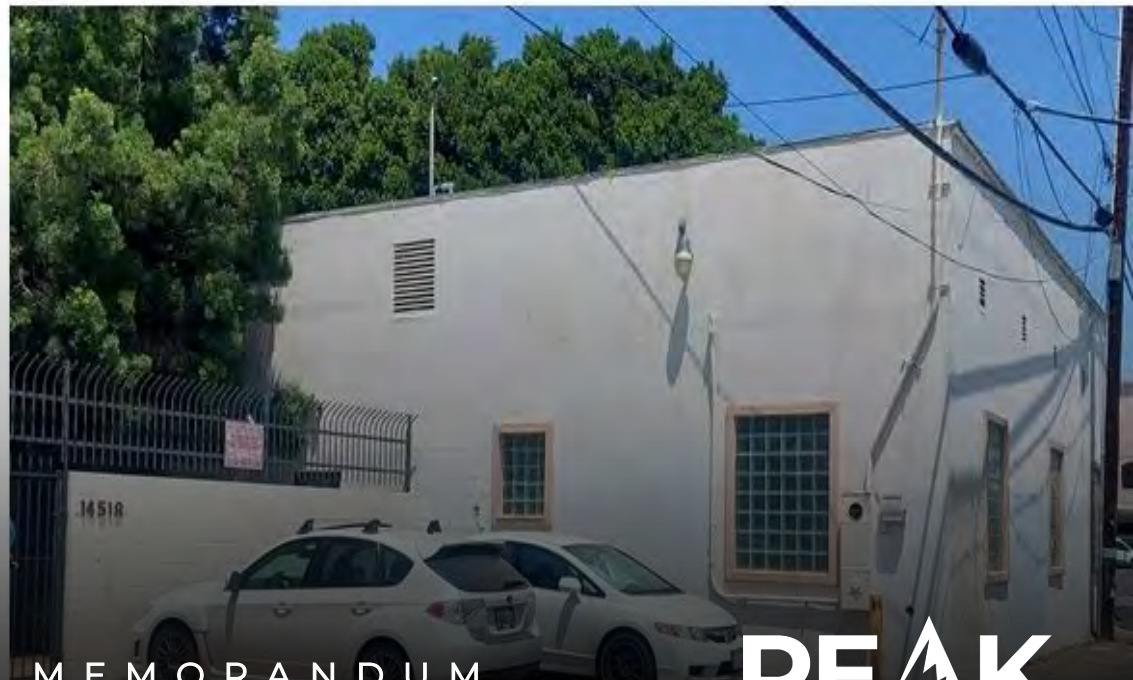
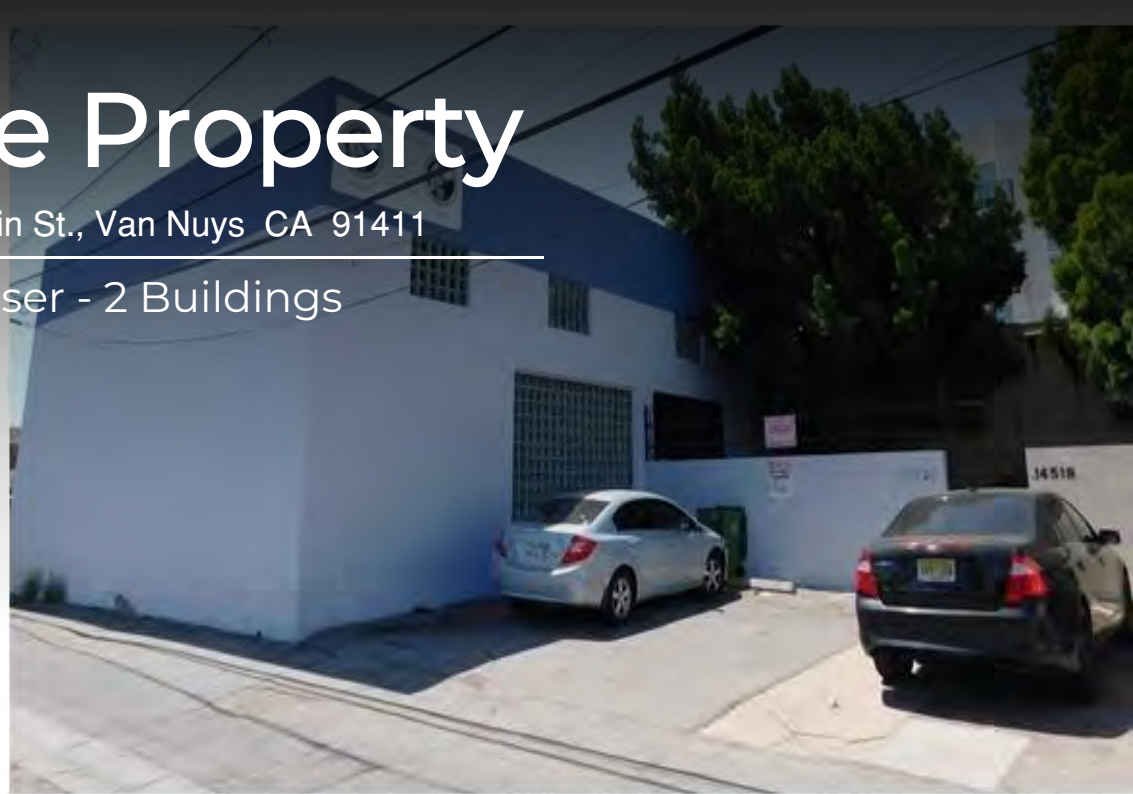


Creative Property

14518-14520 Erwin St., Van Nuys CA 91411

Owner User - 2 Buildings



OFFERING MEMORANDUM

PEAK
COMMERCIAL

Creative Property

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We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



01

Executive Summary

Investment Summary

Location Summary

CREATIVE PROPERTY

OFFERING SUMMARY

ADDRESS	14581-14520 Erwin St. Van Nuys CA 91411
COUNTY	Los Angeles
MARKET	Eastern SFV
SUBMARKET	San Fernando Valley
OFFERING PRICE	\$1,850,000
BUILDING SF	4,500 SF
PRICE PSF	\$411.11
LAND SF	6,970 SF
LAND ACRES	0.16
YEAR BUILT	1923
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	LAC2
APN	2241-01-007

DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

2021 Population	48,173	296,829	708,756
2021 Median HH Income	\$52,650	\$63,821	\$69,232
2021 Average HH Income	\$72,679	\$95,138	\$102,149

PROPERTY FEATURES

BUILDING SF	4,500
LAND SF	6,970
LAND ACRES	0.16
YEAR BUILT	1923
# OF PARCELS	1
ZONING TYPE	LAC2
BUILDING CLASS	C
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	4+ Street



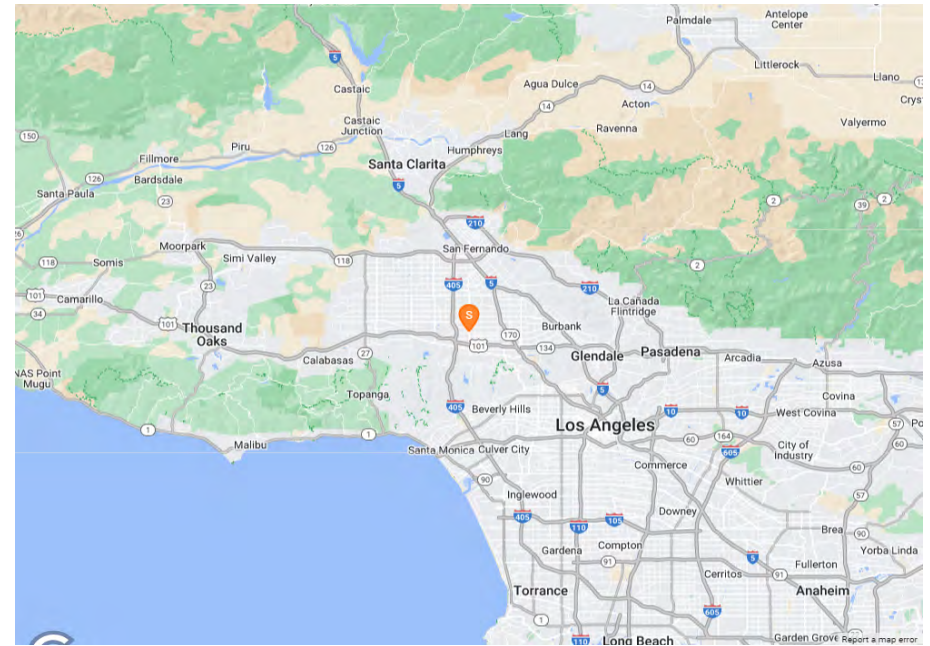
Description

- Great opportunity to own and operate approximately 3,700 SF mixed use property with an additional approx. 800 sf of mezzanine office space. Comprised of reinforced concrete and a secured windowed front including ample 18-foot ceilings with high power outputs. Alley access along the East side of the property, located about 200ft west of Van Nuys Blvd.
- 14522 W Erwin consists of two structures on site, both structures are currently vacant. 14520 W Erwin Street has two entry doors directly off Erwin Street with a gated courtyard and employee parking. Interior consists of multiple offices, conference rooms, and a bathroom. Exterior and interior in need of updating to attract potential tenants.
- 14518 Erwin Street located to the rear of 14520 Erwin Street separated by a courtyard. Structure is currently vacant, prior tenants utilized the structure as a Sanctuary. Vaulted lower level ceilings with concrete flooring, rooms along the side of the lower level structure. Upper level mezzanine with two rooms.

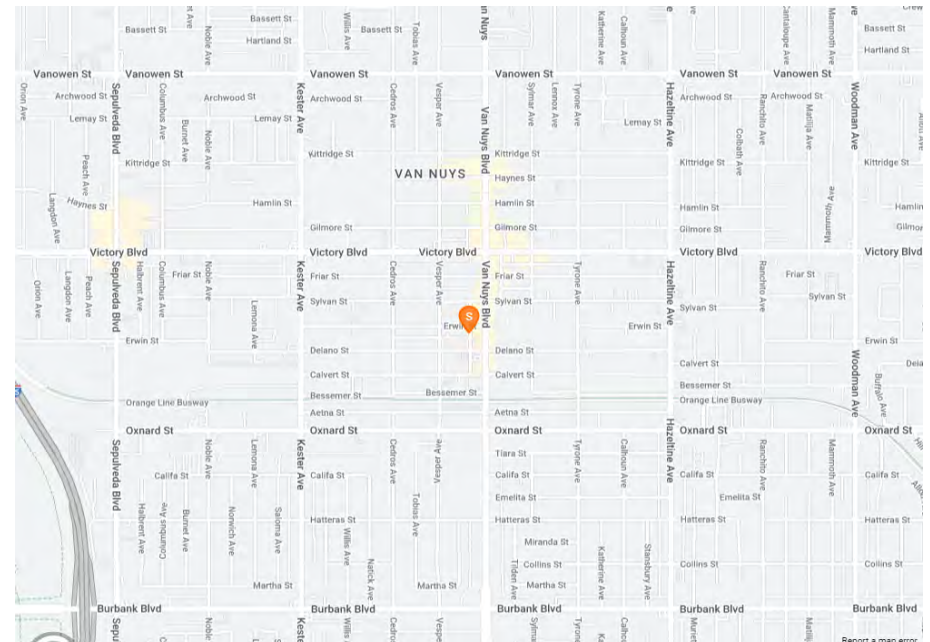
Van Nuys

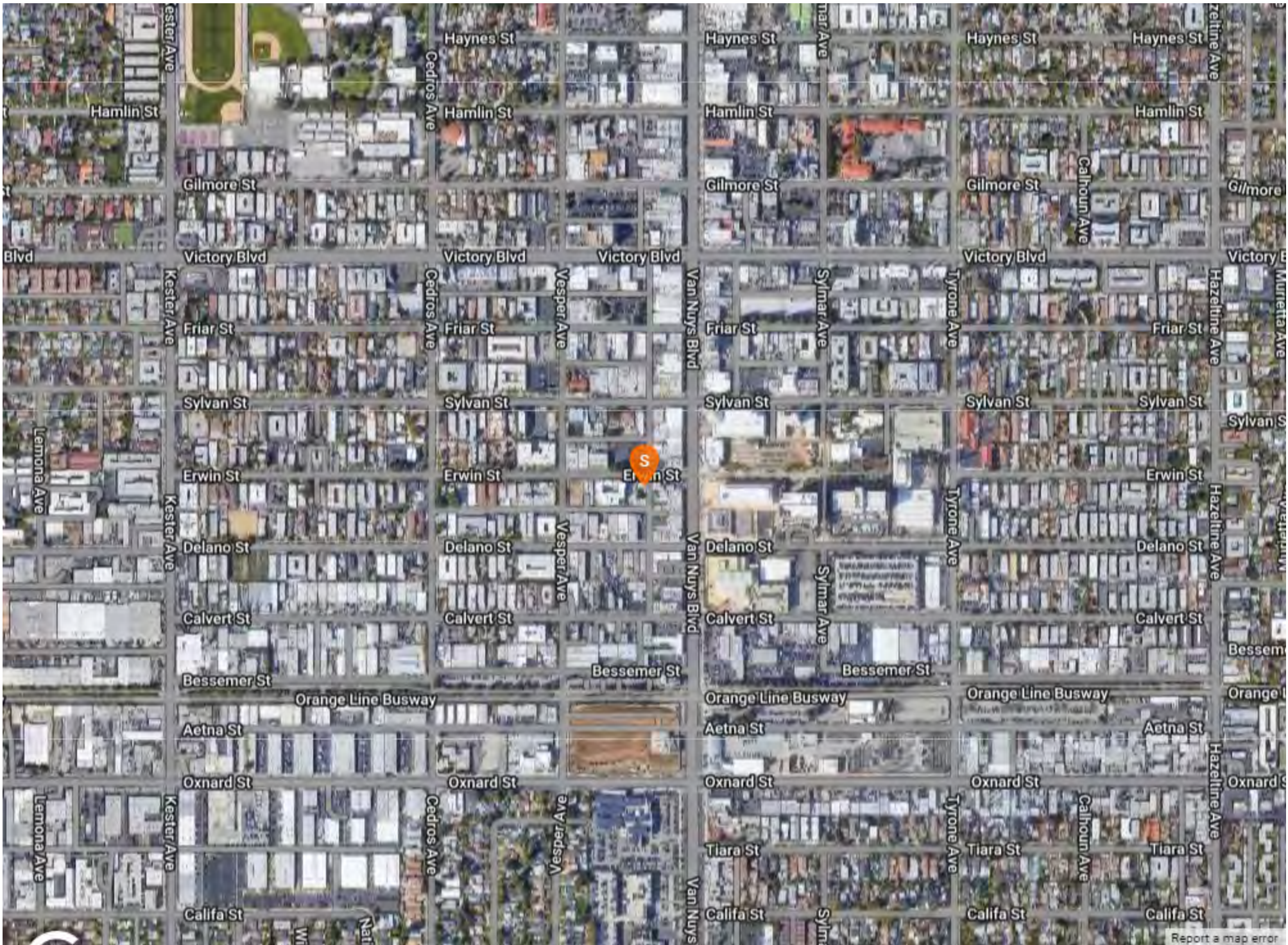
- Van Nuys is a neighborhood in the central San Fernando Valley region of the City of Los Angeles in California. It is home to the Van Nuys Airport, the Valley Municipal Building, and is the only neighborhood in the San Fernando Valley with a population exceeding 100,000 residents.
- Subject is located on an interior site within the tract fronting a feeder street to the commercial business along the boulevard and adjacent apartment complexes, condominiums and residential sites along Erwin Street. The subject and the comparables are located within a short distance to the Van Nuys Airport providing easy access to the subject site.

Regional Map



Locator Map

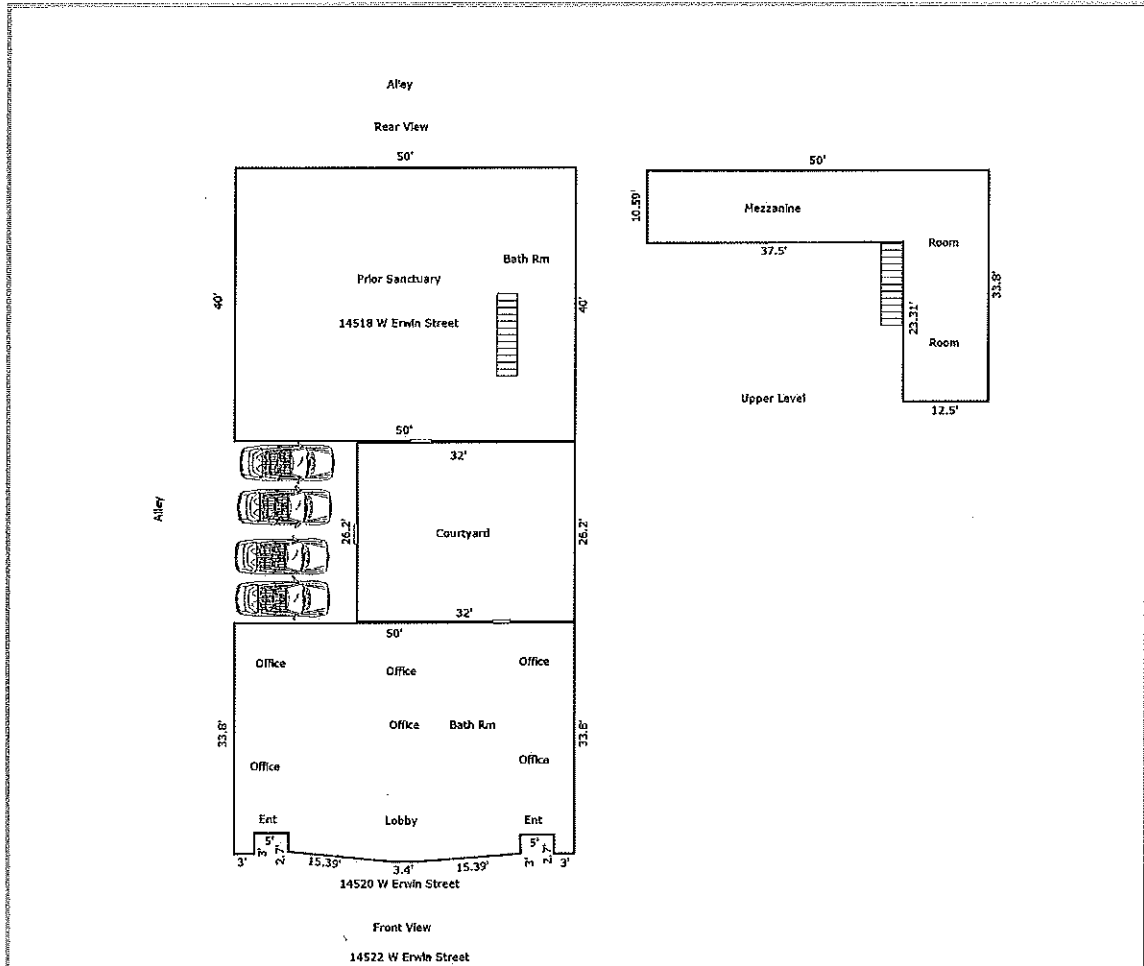




14522 (14518, 14520) Aerial Map



Building Sketch



NOTE: ILLUSTRATION PURPOSES ONLY - DIMENSIONS APPROXIMATE
 Square Footage Gross Living Area noted is in accordance with (ANSI)
 national standard & measured to the nearest half-foot. Sketch illustrates
 room counts & their location, fixed property location & building dimensions.

TOTAL Sketch by a la mode, Inc.

Area Calculations Summary

		Calculation Details	
Living Area			
Rear Upper Level	817.75 Sq ft	33.8×12.5	= 422.5
		$0.5 \times 37.5 \times 0.1$	= 1.88
		10.49×37.5	= 393.38
Rear Lower Unit	2000 Sq ft	50×40	= 2000
Front Unit 14520	1682.11 Sq ft	$0.5 \times 11.83 \times 1.16$	= 6.85
		$0.5 \times 1.16 \times 15.35$	= 8.89
		3.4×1.16	= 3.94
		$0.5 \times 3.49 \times 0.34$	= 0.6
		30.58×0.34	= 10.44
		3×3	= 9
		3×2.7	= 8.1
		$0.5 \times 0.07 \times 2.4$	= 0.08
		34×2.4	= 81.6
		42×0.3	= 12.6
		50×30.8	= 1540
Total Living Area (Rounded):	4500 Sq ft		
Non-living Area			
Courtyard	838.4 Sq ft	32×26.2	= 838.4







Demographics

Demographics

Demographic Charts

03



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	47,220	282,370	665,211
2010 Population	47,082	288,142	687,899
2021 Population	48,173	296,829	708,756
2026 Population	48,689	299,128	715,523
2021 African American	2,286	13,352	28,450
2021 American Indian	393	1,710	4,259
2021 Asian	2,921	27,353	67,909
2021 Hispanic	29,932	142,972	362,958
2021 Other Race	14,214	66,744	171,957
2021 White	25,961	171,674	398,218
2021 Multiracial	2,340	15,633	37,038
2021-2026: Population: Growth Rate	1.05 %	0.75 %	0.95 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,761	10,369	23,005
\$15,000-\$24,999	1,971	9,424	19,645
\$25,000-\$34,999	1,671	9,104	18,826
\$35,000-\$49,999	2,160	12,511	26,058
\$50,000-\$74,999	2,949	18,023	39,304
\$75,000-\$99,999	1,897	12,739	29,410
\$100,000-\$149,999	2,046	15,809	38,657
\$150,000-\$199,999	797	7,402	18,442
\$200,000 or greater	773	10,529	26,613
Median HH Income	\$52,650	\$63,821	\$69,232
Average HH Income	\$72,679	\$95,138	\$102,149

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	15,986	105,785	237,428
2010 Total Households	15,673	103,444	234,265
2021 Total Households	16,025	105,909	239,960
2026 Total Households	16,164	106,327	241,468
2021 Average Household Size	2.97	2.78	2.93
2000 Owner Occupied Housing	4,028	35,468	97,304
2000 Renter Occupied Housing	11,467	66,696	132,325
2021 Owner Occupied Housing	3,934	34,716	96,765
2021 Renter Occupied Housing	12,091	71,193	143,194
2021 Vacant Housing	1,311	7,307	16,380
2021 Total Housing	17,336	113,216	256,340
2026 Owner Occupied Housing	4,002	35,115	97,690
2026 Renter Occupied Housing	12,162	71,212	143,778
2026 Vacant Housing	1,359	7,692	17,275
2026 Total Housing	17,523	114,019	258,743
2021-2026: Households: Growth Rate	0.85 %	0.40 %	0.65 %



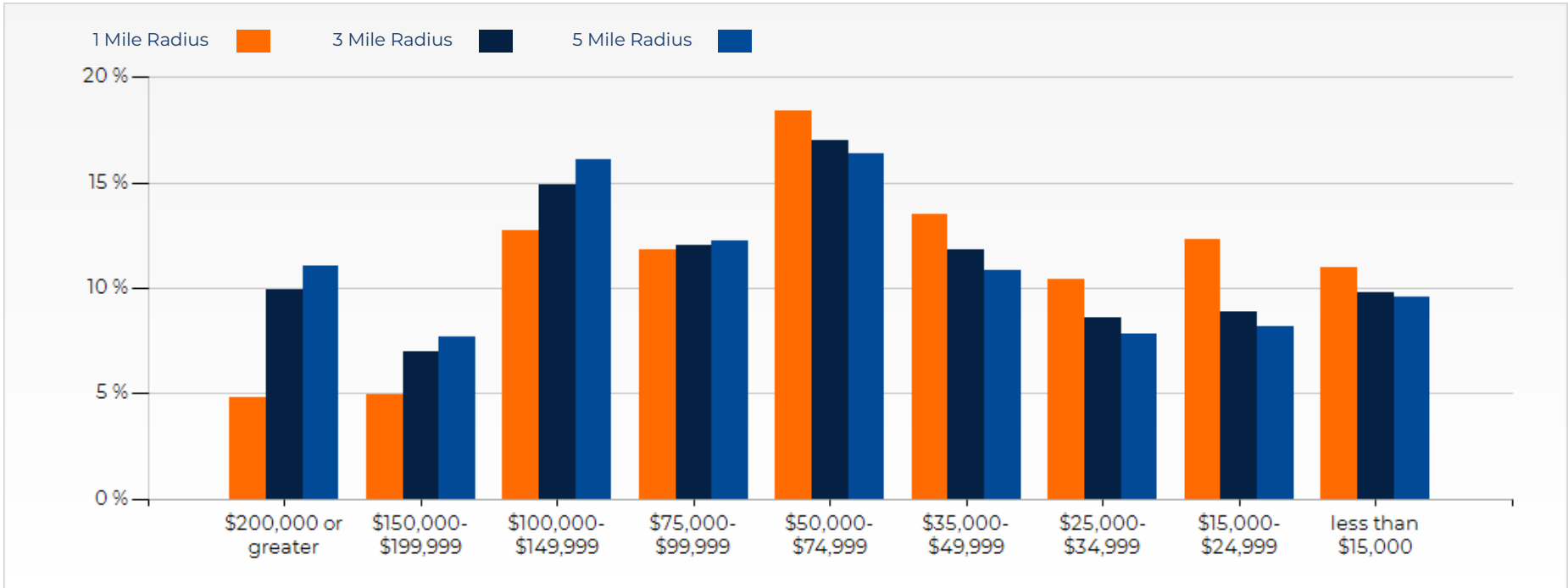
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	3,898	24,491	57,324
2021 Population Age 35-39	3,797	23,660	55,209
2021 Population Age 40-44	3,465	20,863	48,776
2021 Population Age 45-49	3,143	19,144	45,762
2021 Population Age 50-54	3,015	18,393	44,350
2021 Population Age 55-59	2,679	17,231	41,670
2021 Population Age 60-64	2,382	15,680	37,664
2021 Population Age 65-69	1,787	12,672	31,004
2021 Population Age 70-74	1,250	9,988	24,792
2021 Population Age 75-79	774	6,382	15,988
2021 Population Age 80-84	464	4,196	10,582
2021 Population Age 85+	565	5,050	11,676
2021 Population Age 18+	36,892	231,788	551,781
2021 Median Age	34	36	36

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$52,322	\$60,931	\$63,690
Average Household Income 25-34	\$68,388	\$84,257	\$85,207
Median Household Income 35-44	\$54,773	\$72,871	\$78,509
Average Household Income 35-44	\$78,248	\$104,553	\$109,922
Median Household Income 45-54	\$63,031	\$83,583	\$89,562
Average Household Income 45-54	\$86,137	\$118,225	\$126,184
Median Household Income 55-64	\$54,915	\$71,313	\$78,911
Average Household Income 55-64	\$74,108	\$104,718	\$116,385
Median Household Income 65-74	\$47,822	\$57,012	\$61,481
Average Household Income 65-74	\$63,734	\$82,378	\$93,676
Average Household Income 75+	\$53,708	\$60,652	\$67,478

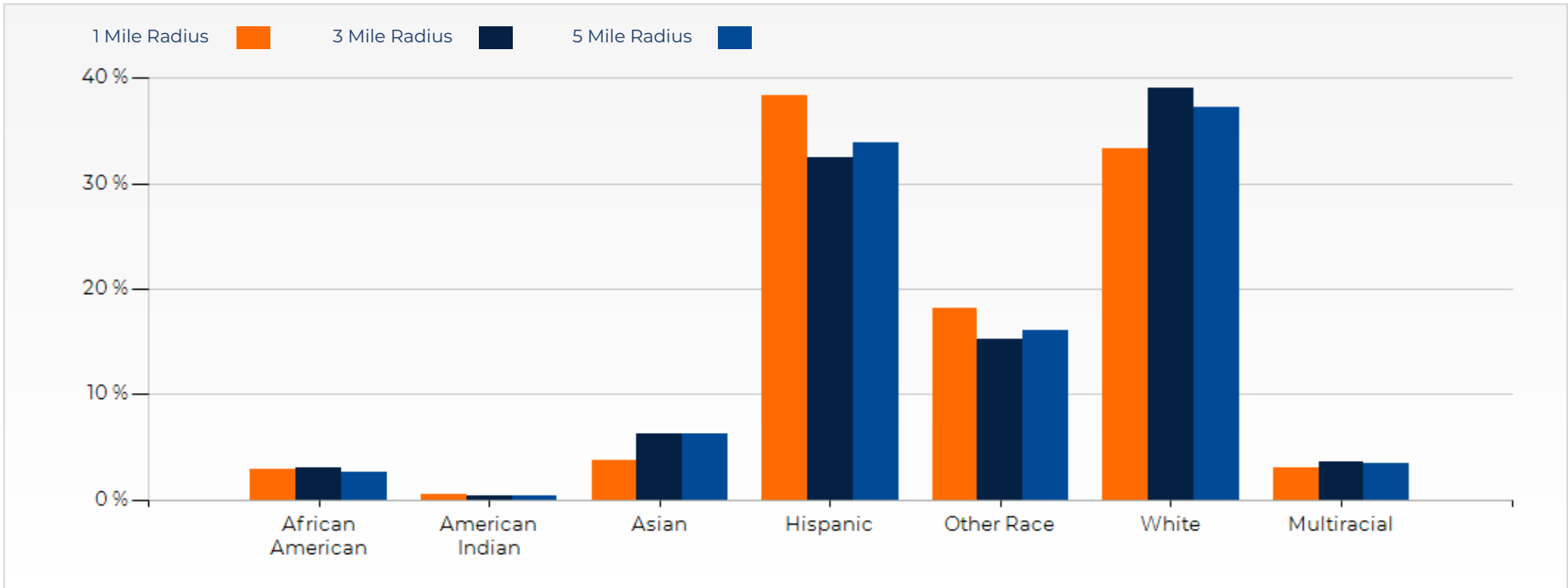
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	4,407	25,598	58,236
2026 Population Age 35-39	3,683	23,308	55,566
2026 Population Age 40-44	3,528	21,771	52,279
2026 Population Age 45-49	3,243	19,332	46,367
2026 Population Age 50-54	2,849	17,819	43,046
2026 Population Age 55-59	2,767	17,093	41,774
2026 Population Age 60-64	2,400	15,583	37,750
2026 Population Age 65-69	1,982	13,518	32,976
2026 Population Age 70-74	1,467	11,018	27,115
2026 Population Age 75-79	1,018	8,293	20,675
2026 Population Age 80-84	626	4,937	12,463
2026 Population Age 85+	605	5,260	12,368
2026 Population Age 18+	37,878	236,820	564,236
2026 Median Age	35	37	37

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$60,256	\$73,986	\$76,160
Average Household Income 25-34	\$80,531	\$99,931	\$100,064
Median Household Income 35-44	\$66,881	\$84,664	\$91,756
Average Household Income 35-44	\$93,015	\$121,136	\$127,568
Median Household Income 45-54	\$75,278	\$100,633	\$104,369
Average Household Income 45-54	\$101,426	\$137,956	\$145,555
Median Household Income 55-64	\$64,716	\$83,437	\$92,322
Average Household Income 55-64	\$87,663	\$122,467	\$134,909
Median Household Income 65-74	\$54,193	\$64,103	\$70,640
Average Household Income 65-74	\$75,241	\$96,298	\$109,439
Average Household Income 75+	\$65,366	\$73,020	\$81,353

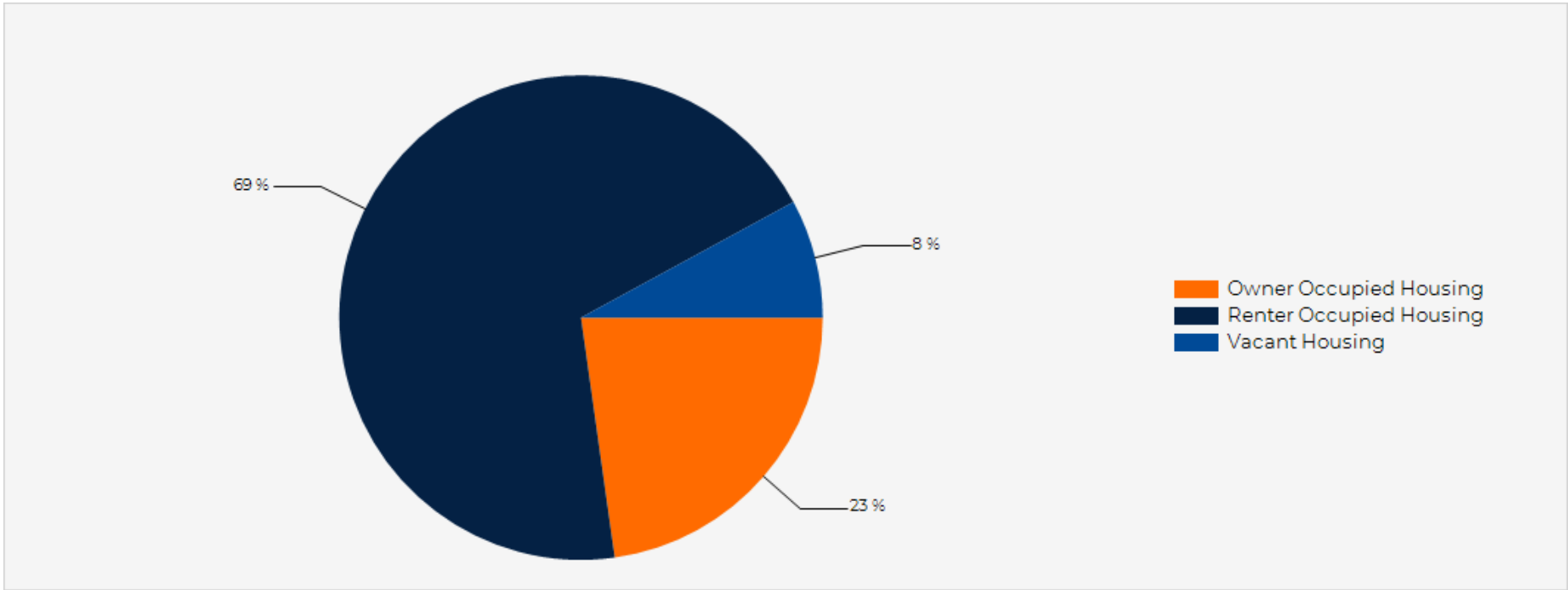
2021 Household Income



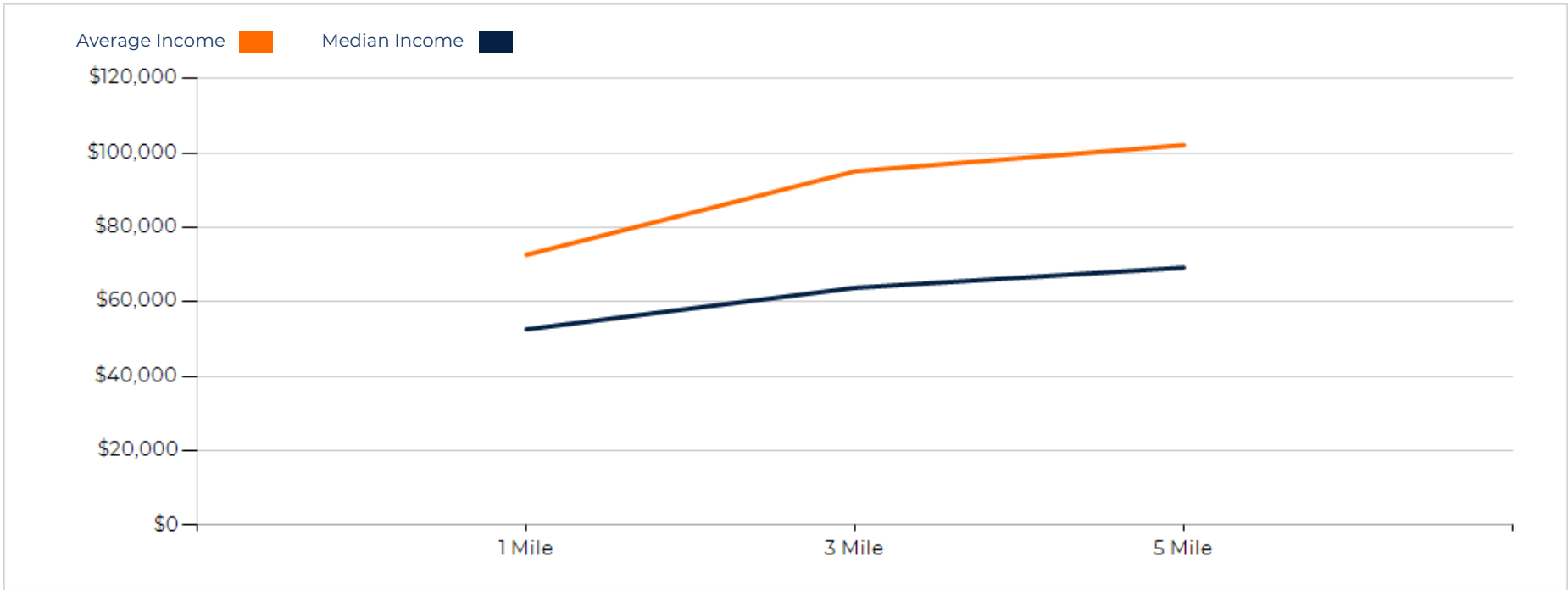
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



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