

# 14518-14526 ERWIN ST.

Van Nuys, CA 91411



**PEAK**  
COMMERCIAL

**21** CENTURY 21  
Peak



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ERWIN ST.**

## PROPERTY INFORMATION

**PURCHASE PRICE**  
*\$3,999,999.00*

**PROPERTY ADDRESS**  
*14520 Erwin St.*  
*Van Nuys, CA 91411*

**YEAR BUILT**  
*1923*

**PROPERTY SIZE**  
*9,500 Sq. Ft.*

**LAND SIZE**  
*13,508.00 Sq. Ft.*

### Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..

# PROPERTY OVERVIEW

Attention all investors and real estate enthusiasts! An incredible opportunity has just hit the market a 3 building portfolio located in the heart of Van Nuys. This is a rare chance to own not just one, but three buildings in a prime location with endless potential.

The portfolio consists of three buildings, each with its own unique charm and features. The first building is a commercial space, perfect for a retail store or office space. The second building is a warehouse property. And the third building is an office property.

## Versatile Zoning/ Redevelopment Potential:

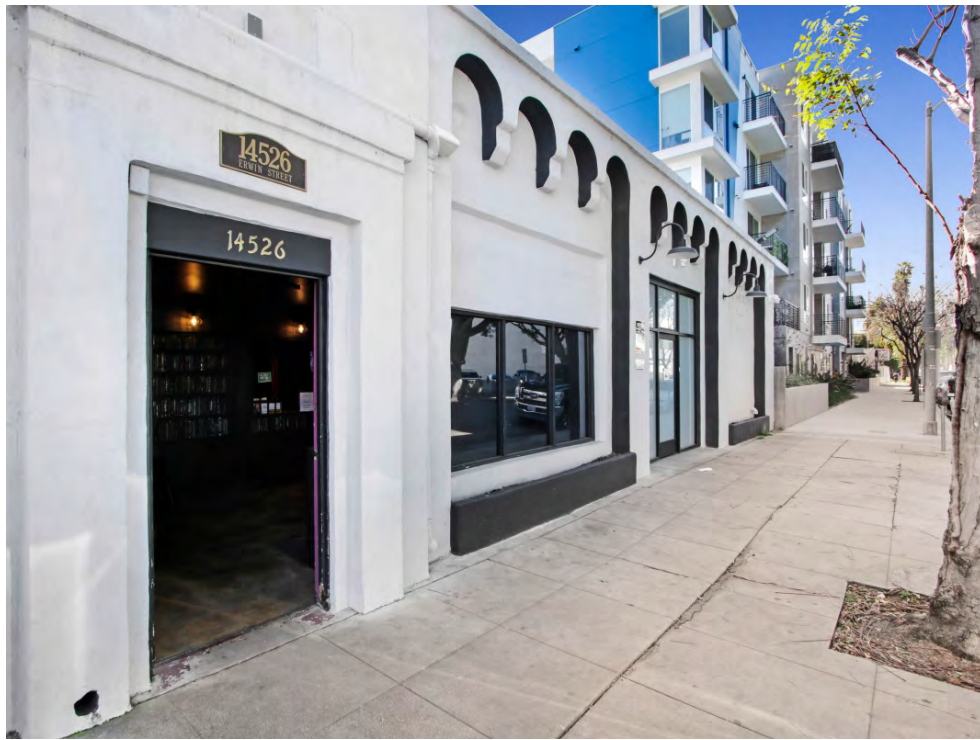
The property boasts versatile zoning (LAC2) that allows for a seamless transition from retail, office and industrial use to a potential 40 unit multi-residential development; providing an excellent opportunity for both Owner user and developers alike. The combination of location, zoning, and redevelopment possibilities makes this property a lucrative opportunity for savvy investors.

Don't miss out on this remarkable opportunity! Contact us today to schedule a personalized tour and discuss how this property can become the cornerstone of your successful real estate portfolio.



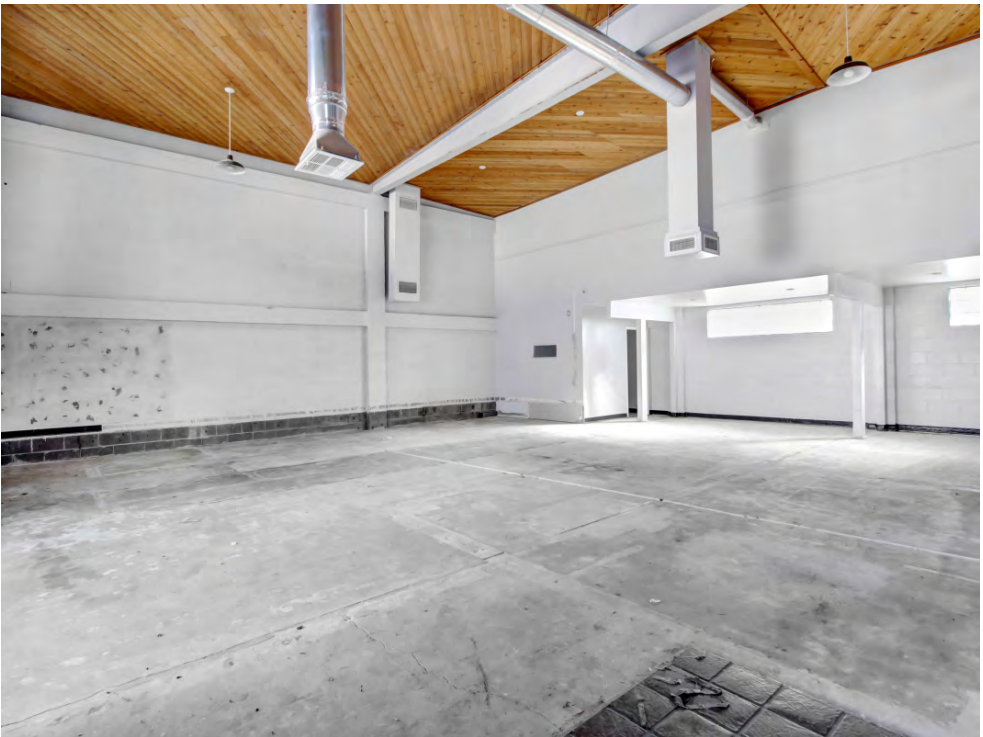


# PROPERTY PHOTOS





# PROPERTY PHOTOS





# PROPERTY PHOTOS



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# SALE COMPS



## 14723 AETNA ST.

BLDG SF	5,440
PRICE	\$ 3,100,000
PRICE/SF	\$ 569.85
CAP RATE	4.37 %
LAND SIZE	26,249.00 Sq. Ft.
CLOSE DATE	2023-06-21
BUILT	1945



## 6362 VAN NUYS BLVD.

BLDG SF	2,100
PRICE	\$ 875,000
PRICE/SF	\$ 416.67
LAND SIZE	5,319.00 Sq. Ft.
CLOSE DATE	2022-07-22
BUILT	1936



## 6650 VAN NUYS BLVD.

BLDG SF	6,253
PRICE	\$ 4,000,000
PRICE/SF	\$ 639.69
LAND SIZE	10,001.00 Sq. Ft.
CLOSE DATE	2023-06-05
BUILT	1946



## 6700 VAN NUYS BLVD.

BLDG SF	1,800
PRICE	\$ 1,660,000
PRICE/SF	\$ 922.22
LAND SIZE	10,019.00 Sq. Ft.
CLOSE DATE	2023-04-11
BUILT	1932



## 14316-14318 VICTORY BLVD.

BLDG SF	3,613
PRICE	\$ 1,575,000
PRICE/SF	\$ 435.93
LAND SIZE	6,504.00 Sq. Ft.
CLOSE DATE	2022-07-27
BUILT	1924

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SALE COMPS

	PROPERTY	BLDG SIZE	SUITE	PRICE	CAP RATE	LAND SIZE	BUILT	OCCUPANCY	CLOSE DATE	DIST.(ML)
A		14723 Aetna St.	5,440 SF	\$ 3,100,000	4.37 %	26,249.00 Sq. Ft.	1945		2023-06-21	0
B		6362 Van Nuys Blvd.	2,100 SF	\$ 875,000		5,319.00 Sq. Ft.	1936		2022-07-22	0
C		6650 Van Nuys Blvd.	6,253 SF	\$ 4,000,000		10,001.00 Sq. Ft.	1946		2023-06-05	1
D		6700 Van Nuys Blvd.	1,800 SF	\$ 1,660,000		10,019.00 Sq. Ft.	1932		2023-04-11	1
E		14316-14318 Victory Blvd.	3,613 SF	\$ 1,575,000		6,504.00 Sq. Ft.	1924		2022-07-27	0

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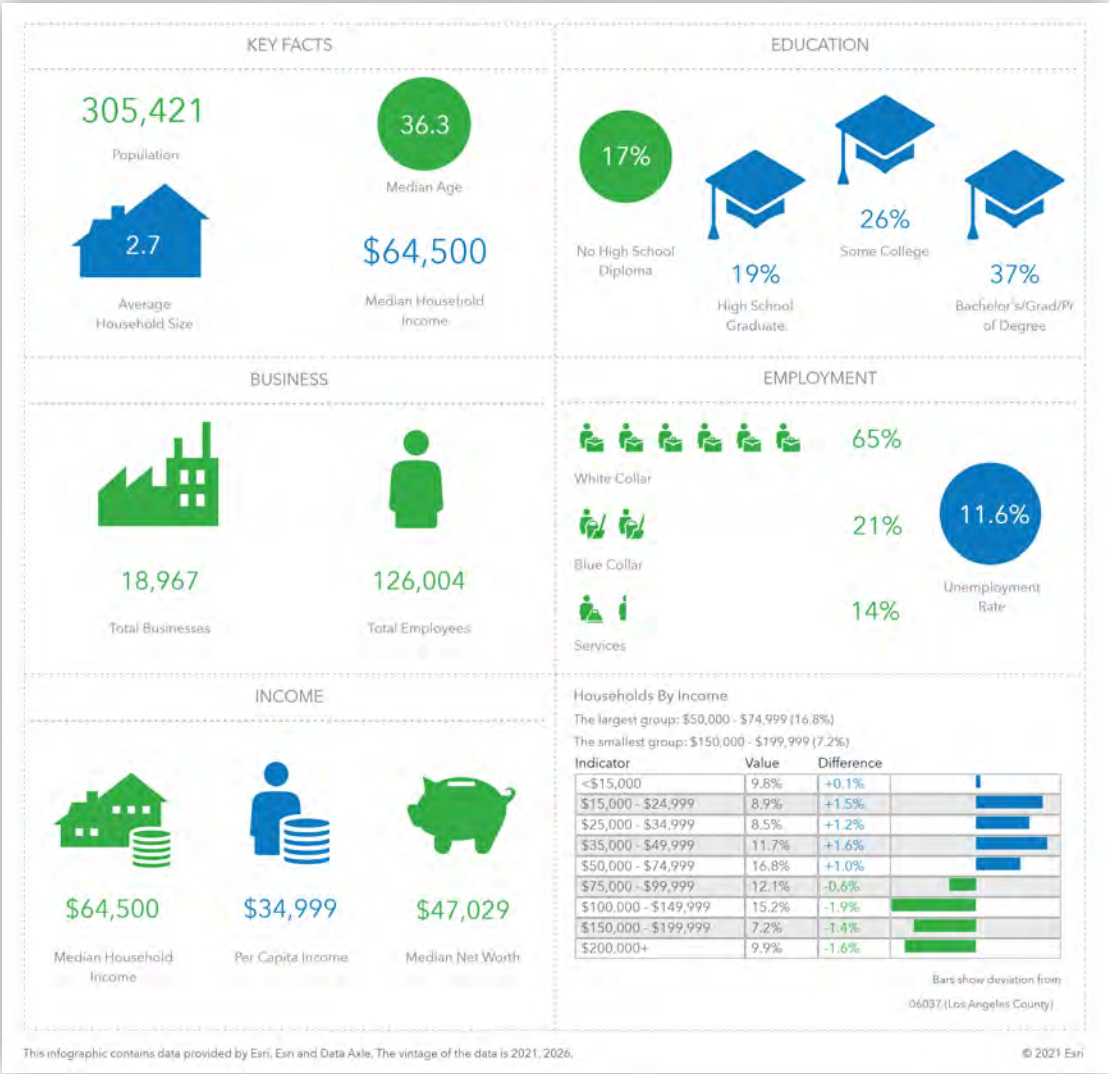
SALE COMPS



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INFOGRAPHIC: KEY FACTS (DRIVE TIME: 10 MINUTES)





## COMMUNITY PROFILE

305,421 0.3% 2.7 82.0 36.3 \$64,500 \$47,029 \$752,753 21% 67% 12%

Population Total Pop Growth Average HH Size Diversity Index Median Age Median HH Income Median Net Worth Median Home Value Under 18 Ages 18 to 65 Aged 66+



13.7%  
Service Workers

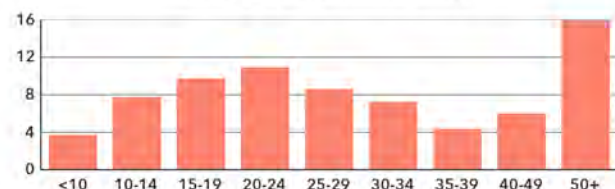


20.8%  
Blue Collar Workers

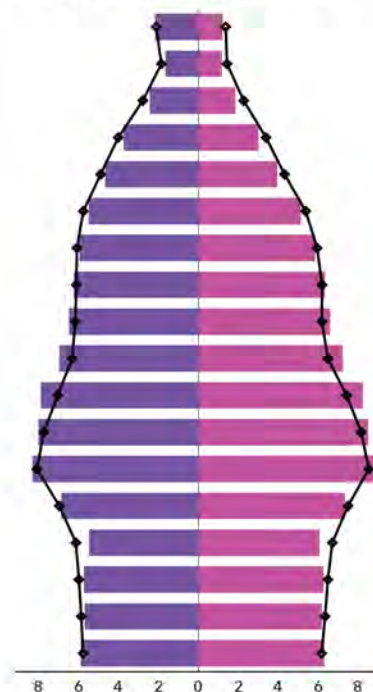


65.4%  
White Collar Worker

Mortgage as Percent of Salary



Age Profile: 5 Year Increments



Home Ownership



Housing: Year Built



Educational Attainment



Commute Time: Minutes

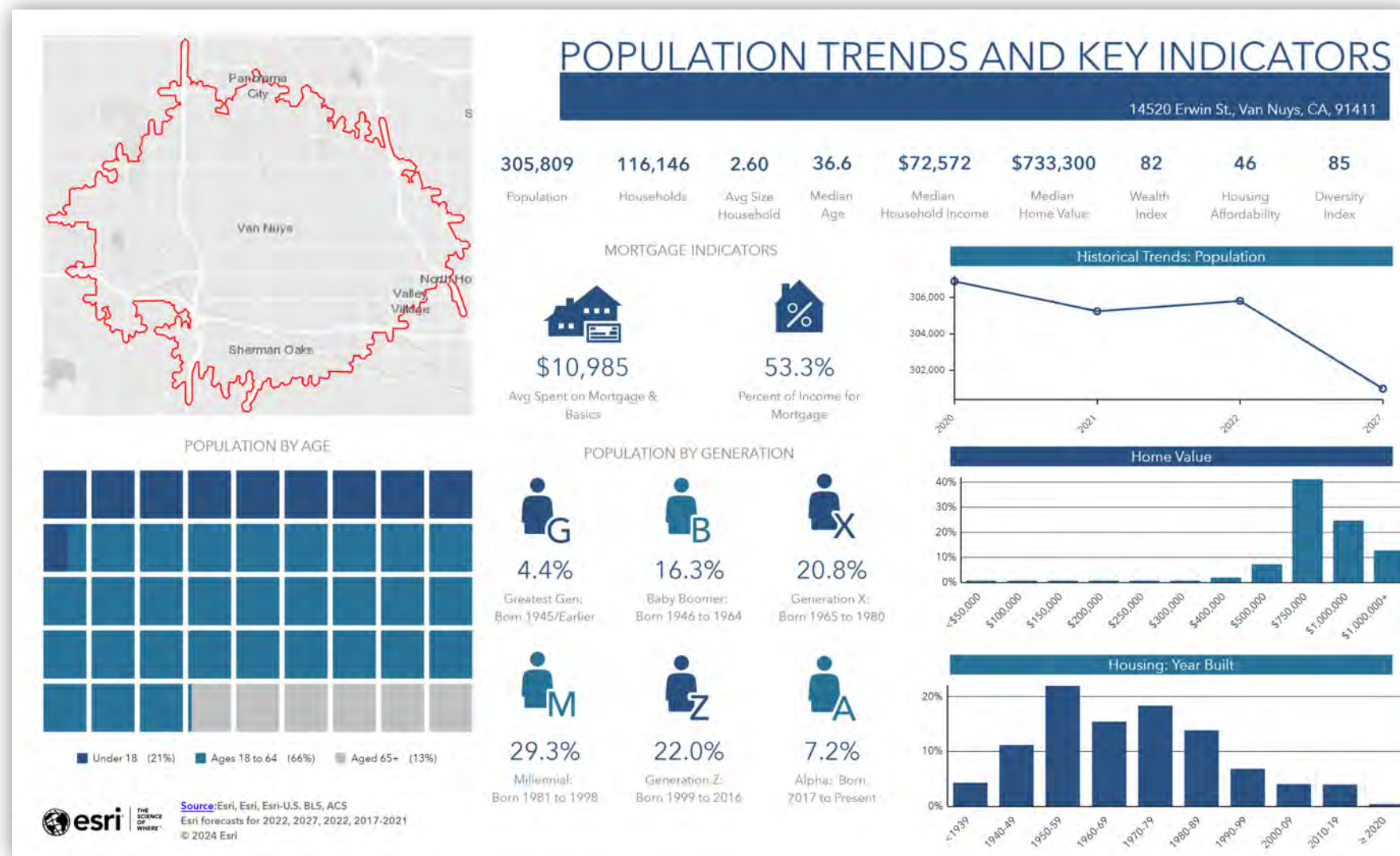


Dots show comparison to 06037 (Los Angeles County)

Source: U.S. Census Bureau, Census 2010 Summary File 1, Encl. Estimates for 2021 and 2020

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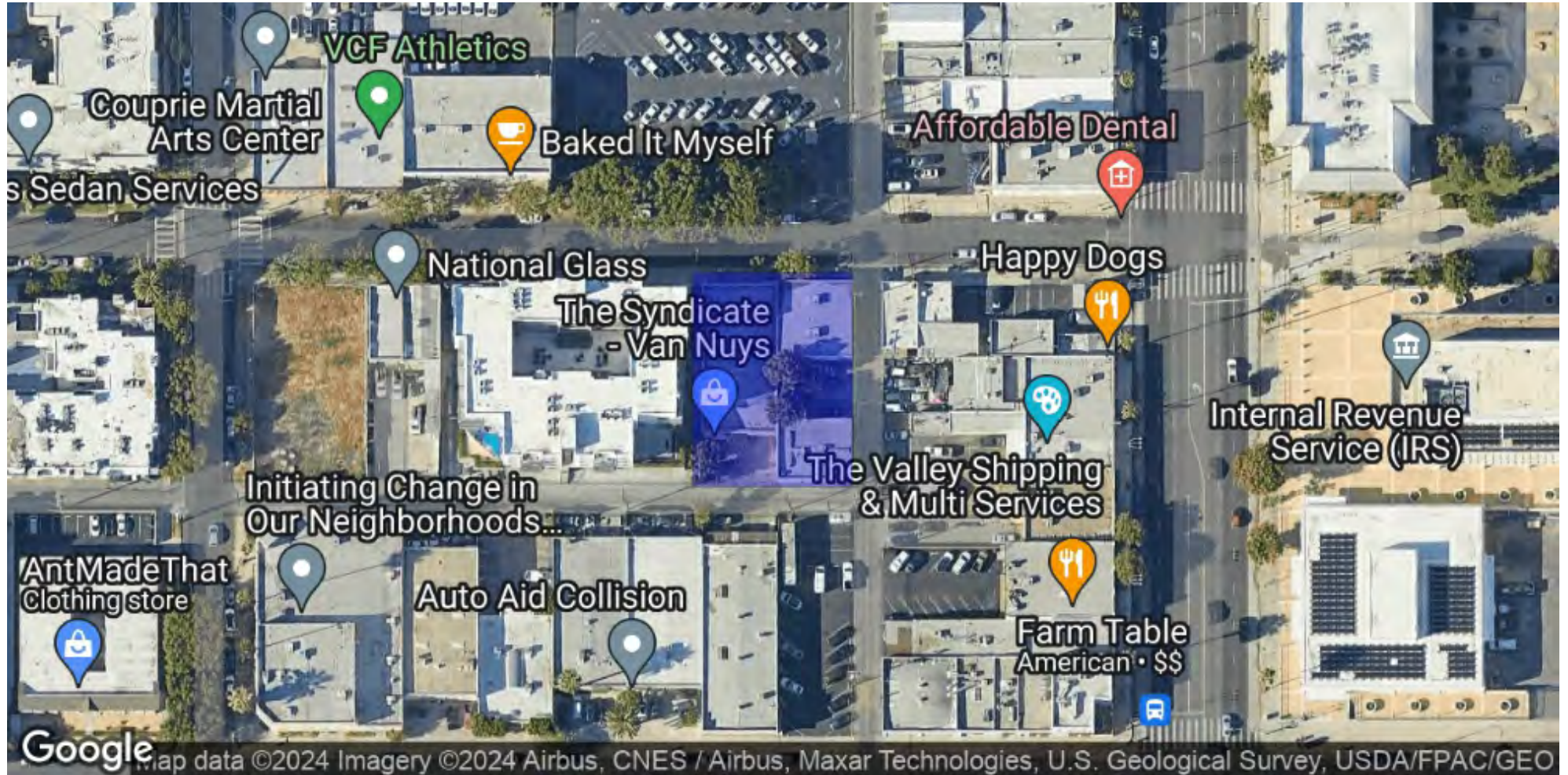
# INFOGRAPHIC: POPULATION TRENDS (DRIVE TIME: 10 MINUTES)



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# AERIAL ANNOTATION MAP



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