

14520 ERWIN ST.

Van Nuys, CA 91411



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14520 ERWIN ST.



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ERWIN ST.**

PROPERTY INFORMATION

PURCHASE PRICE

\$1,850,000

PROPERTY ADDRESS

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

YEAR BUILT

1923

PROPERTY SIZE

5,000 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

Great opportunity for owner user to operate approximately 5,000 SF of mixed use property with office/ retail space and or warehouse space . This retail space has vaulted ceilings, and polished concrete floors. Situated approximately 200ft west of Van Nuys Blvd. The property boasts versatile zoning (LAC2) Potentially for a multi-residential development 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. Property can also be purchased together with 14526 Erwin St for \$2,149,999.

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



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 |

14520 ERWIN ST. Van Nuys, CA, 91411

SALE COMPS

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

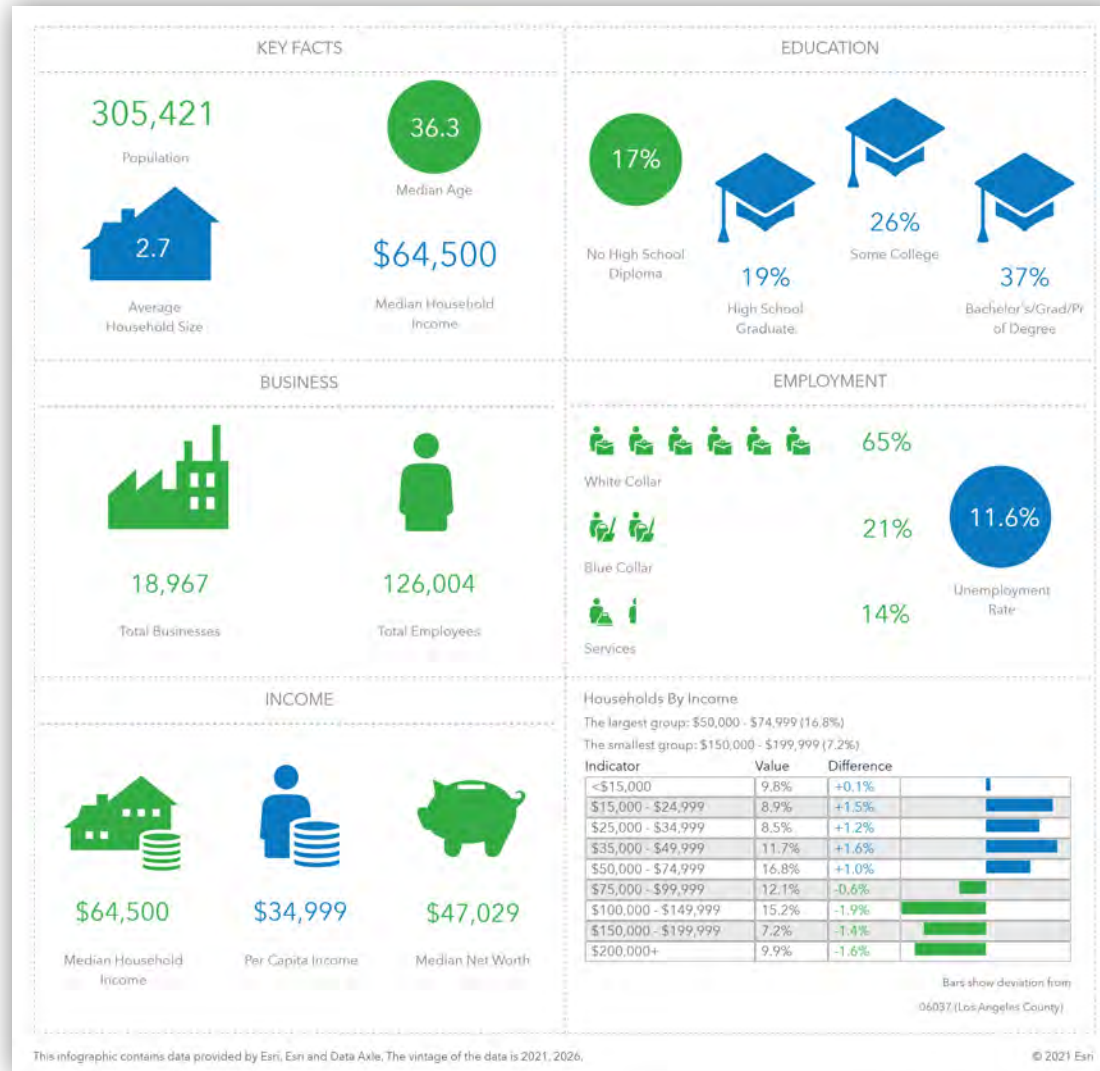
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SALE COMPS



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INFOGRAPHIC: KEY FACTS (DRIVE TIME: 10 MINUTES)

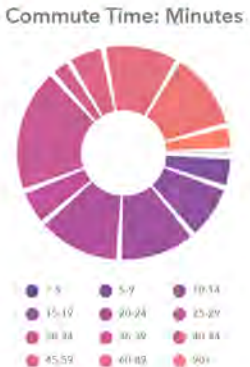
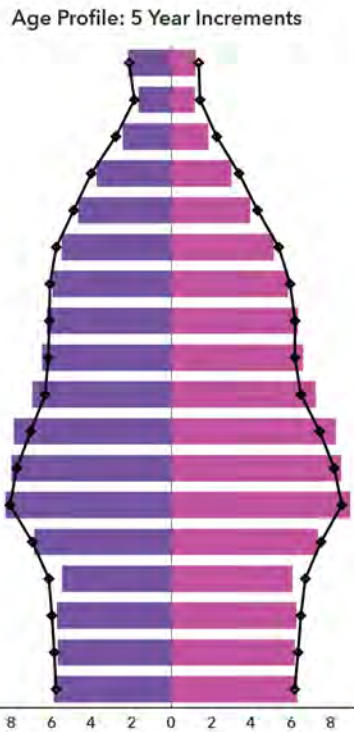
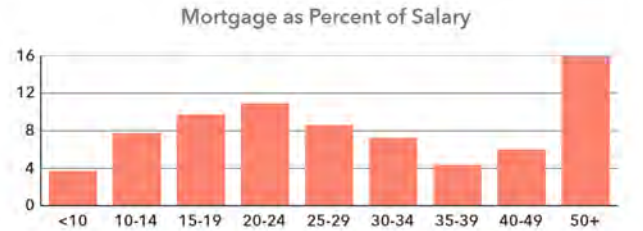


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COMMUNITY PROFILE

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+

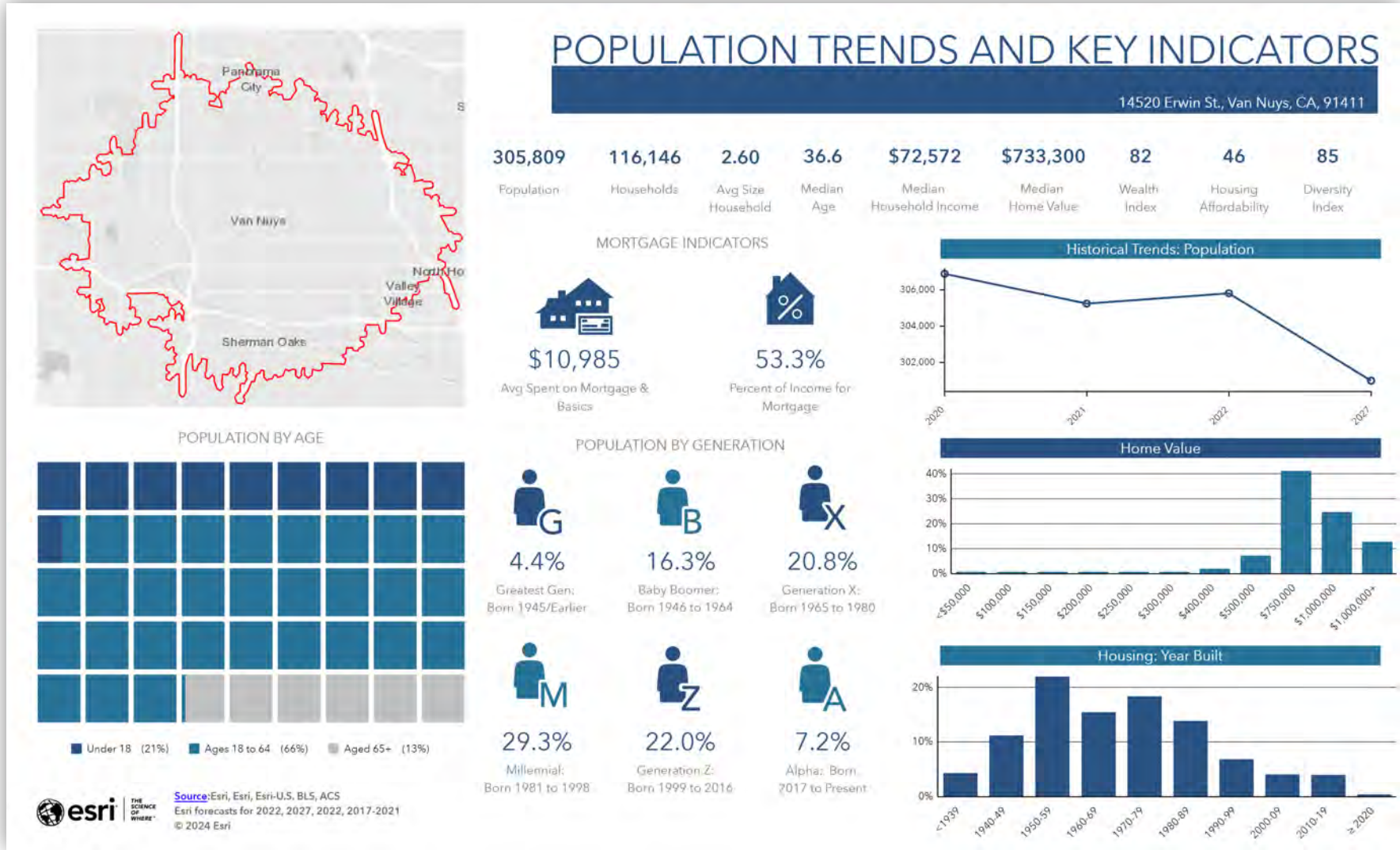
 **13.7%** Service Workers
 **20.8%** Blue Collar Workers
 **65.4%** White Collar Worker



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

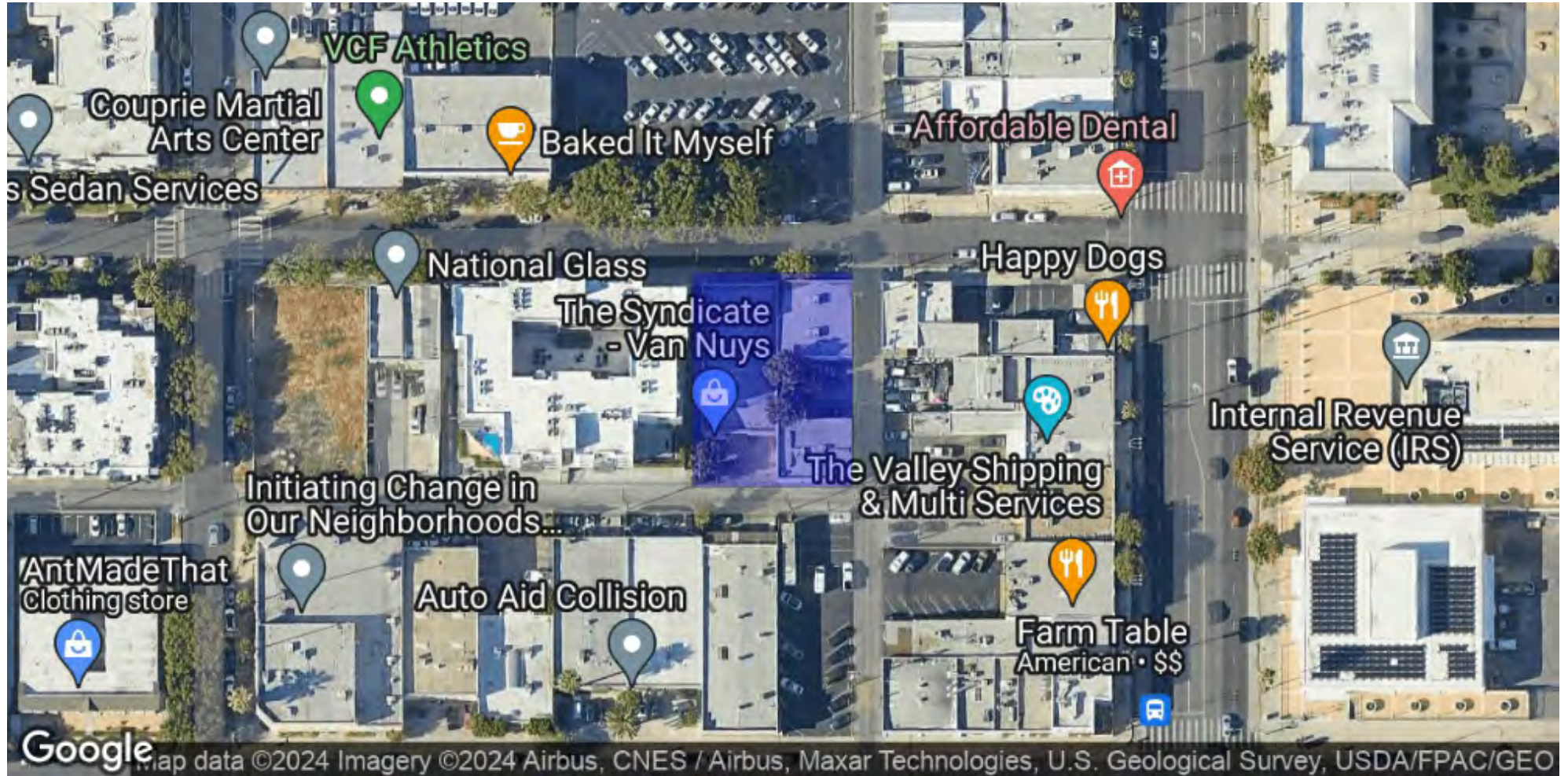
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INFOGRAPHIC: POPULATION TRENDS (DRIVE TIME: 10 MINUTES)



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AERIAL ANNOTATION MAP



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CONTACT



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