

# 14526 ERWIN ST.

Van Nuys, CA 91411



**PEAK**  
COMMERCIAL

**21** CENTURY 21  
Peak



**3**

**Property Info & Disclaimer**

**4**

**Property Description**

**5**

**Property Photos**

**8**

**Sale Comps**

**11**

**Demographic Analysis**

**14**

**Aerial & Location Report**

**14518-14526 ERWIN ST.**



**TABLE OF CONTENTS**

**14526  
ERWIN ST.**

## **PROPERTY INFORMATION**

**PURCHASE PRICE**

***\$2,149,999***

**PROPERTY ADDRESS**

***14526 Erwin St.  
Van Nuys, CA 91411***

**YEAR BUILT**

***1929***

**PROPERTY SIZE**

***5,000 SF***

**LAND SIZE**

***6,754 SF***

### **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

Welcome to an exceptional owner user real estate opportunity at 14526 W Erwin Street off Van Nuys Blvd. This mixed-use property 4500 SF offers a versatile space for various commercial ventures.. Constructed with durable reinforced concrete, the property boasts a secure and inviting windowed front, providing both visibility and natural light. Impressively high ceilings reaching 18 feet offer ample vertical space, complemented by high power outputs to accommodate diverse operational needs. Convenient alley access along the East side of the property enhances logistical ease, while the prime location approximately 200 feet west of Van Nuys Blvd ensures excellent visibility and accessibility. The property comprises two structures on site, both currently vacant and ready for reimagining. 14526 W Erwin Street features two entry doors directly off Erwin Street, offering easy access for clientele. A gated courtyard and dedicated employee parking add to the appeal of this structure, which includes multiple offices, conference rooms, and a bathroom. While the interior presents a solid foundation, updates are needed to attract potential tenants and maximize its potential. Adjacent to 14526 Erwin Street, 14518-14520 Erwin Street offers additional space separated by a courtyard. Previously utilized as a Sanctuary, this structure features vaulted lower level ceilings and sturdy concrete flooring. Rooms along the side of the lower level structure provide flexibility for various uses, while an upper level mezzanine offers two additional rooms for expanded functionality. This property presents an exciting canvas for investors or business owners seeking a strategic location with significant potential. With both exterior and interior spaces awaiting transformation, seize the opportunity to shape this property into a vibrant hub for commerce or community in this dynamic neighborhood. Can also be purchased with 14520 Erwin for \$1,850,000.

## 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

## 14526 ERWIN ST. Van Nuys, CA, 91411

# SALE COMPS

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

**14526 ERWIN ST.**  
Van Nuys, CA, 91411



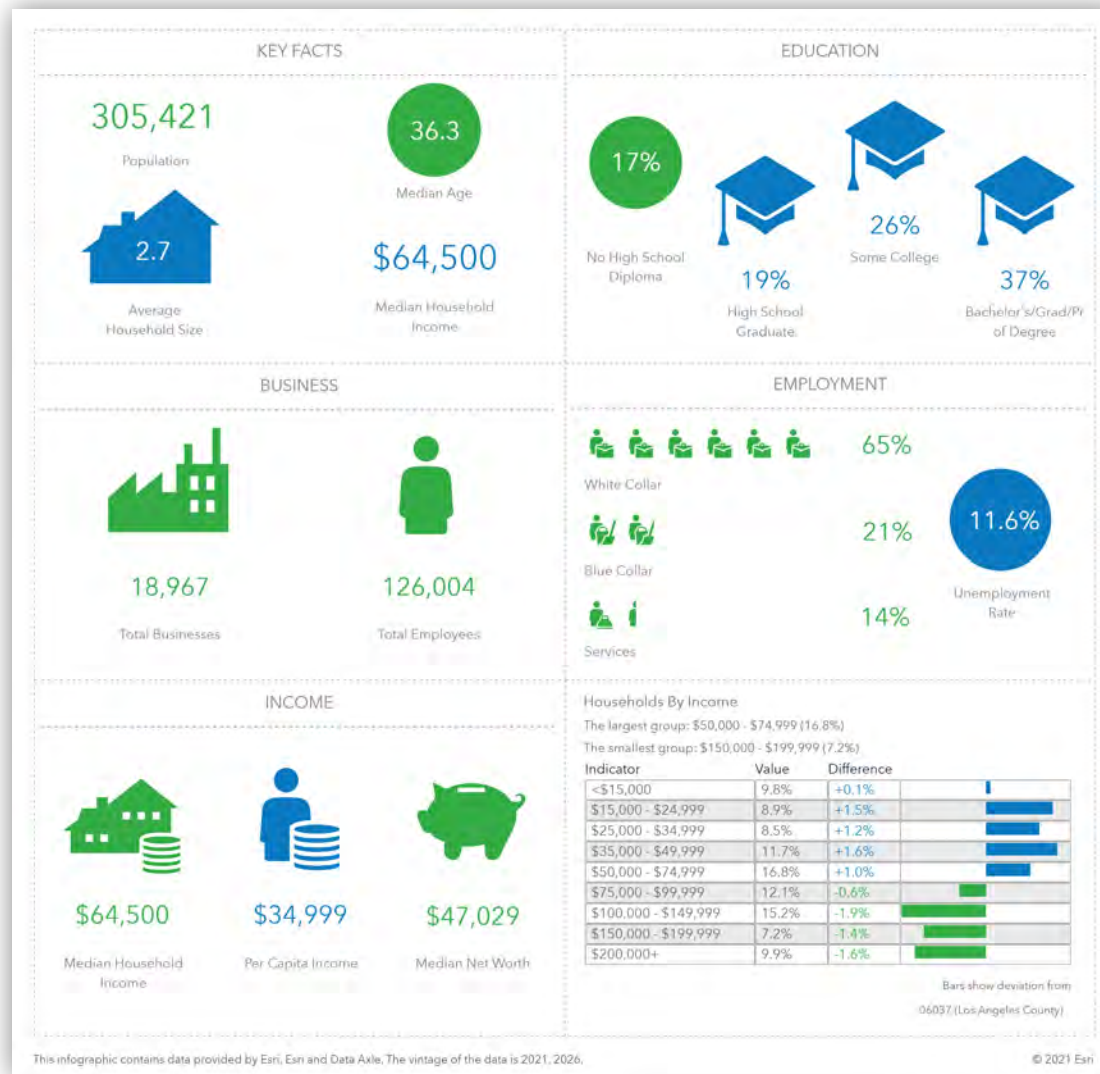
# SALE COMPS



**14526 ERWIN ST.**  
Van Nuys, CA, 91411



# INFOGRAPHIC: KEY FACTS (DRIVE TIME: 10 MINUTES)



**14526 ERWIN ST.**  
 Van Nuys, CA, 91411

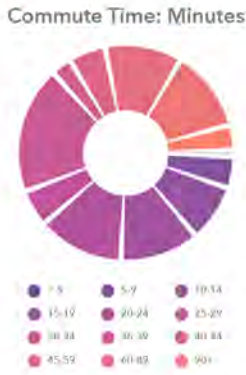
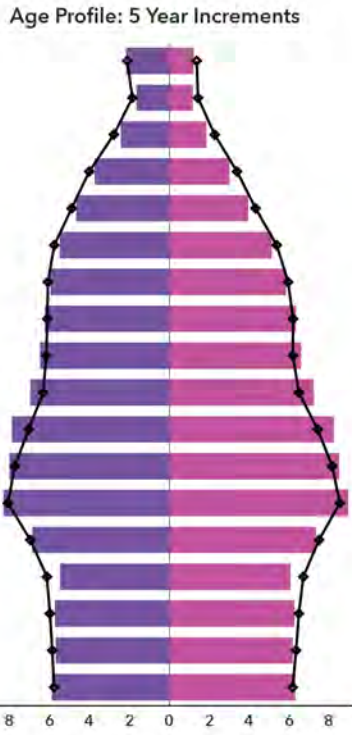
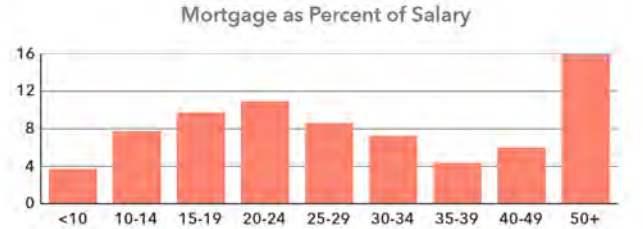


# INFOGRAPHIC: COMMUNITY PROFILE (DRIVE TIME: 10 MINUTES)

## 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

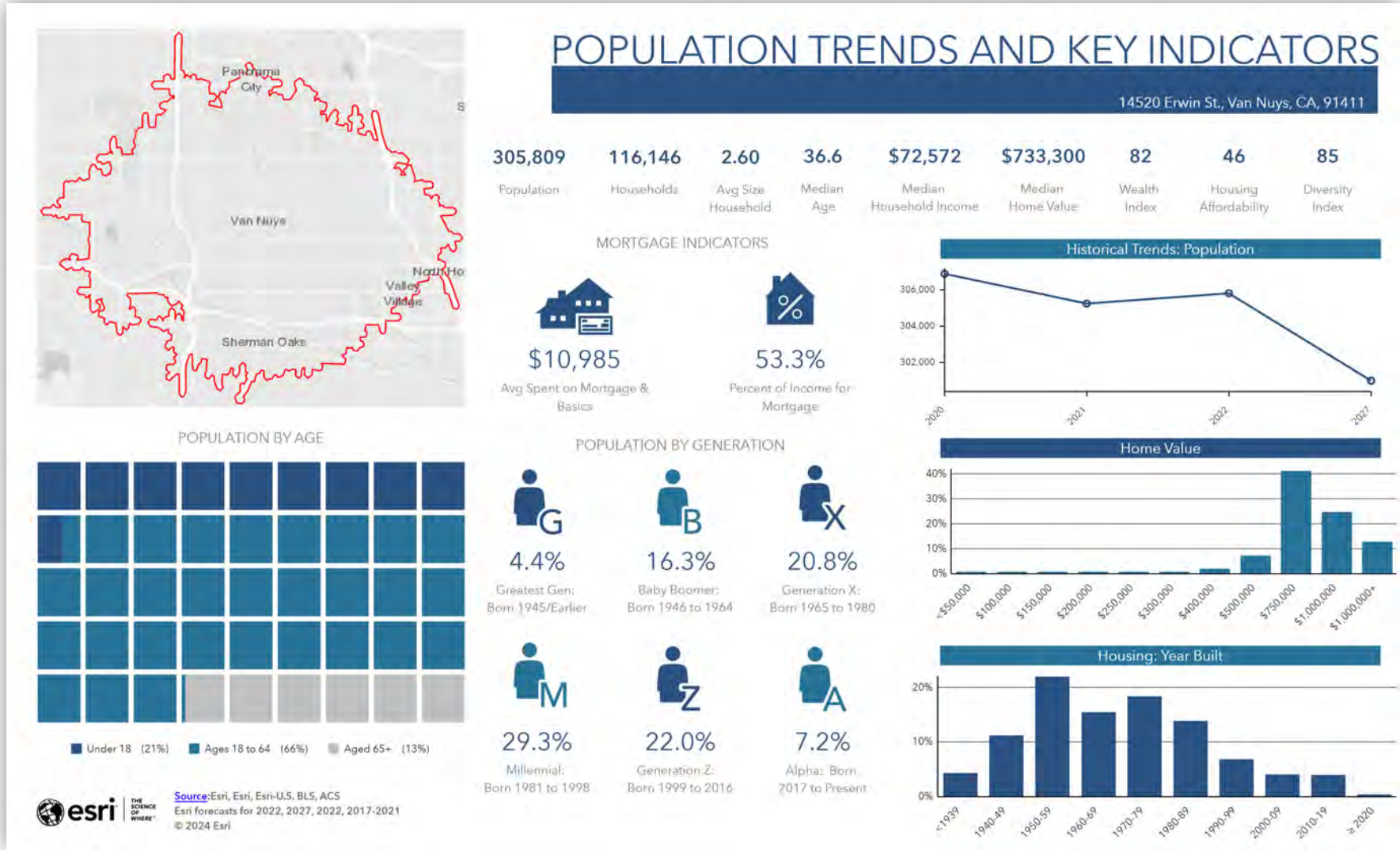


Source: U.S. Census Bureau, Census 2010 Summary File 1, Esri, Trinitas for 2021 and 2020.

**14526 ERWIN ST.**  
Van Nuys, CA, 91411

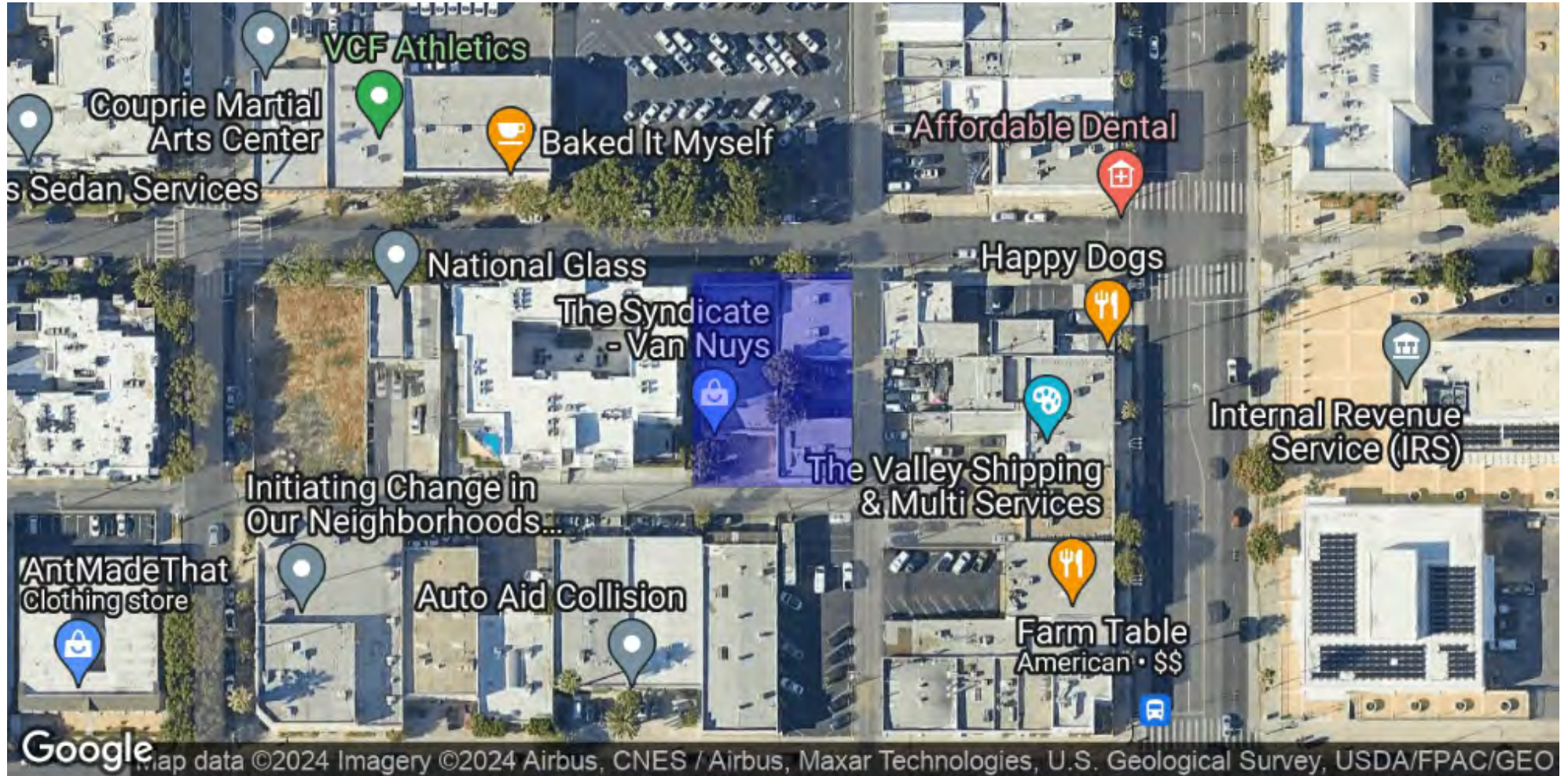


# INFOGRAPHIC: POPULATION TRENDS (DRIVE TIME: 10 MINUTES)



**14526 ERWIN ST.**  
Van Nuys, CA, 91411

# AERIAL ANNOTATION MAP



**14526 ERWIN ST.**  
Van Nuys, CA, 91411



CONTACT



14526 Erwin St. Van Nuys, CA 91411

**William White**

209.401.7668  
willwhite@peakcommercial.com  
DRE#01970431



**Jeff Simon**

818-266-9982  
JeffSimon@C21Peak.com  
DRE#01198168

