

VAN NUYS INDUSTRIAL FOR SALE | \$1,800,000

14768 CALVERT STREET
VAN NUYS, CA 91411
4,950 SF Industrial Building



EXCLUSIVELY LISTED BY:

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY HIGHLIGHTS

14768 CALVERT STREET, VAN NUYS, CA 91411

Sale Price:	\$1,800,000.00 (\$363.00/Ft.)
Size:	4,950 SF Free Standing Building
Zoning:	M2-1
Lot Size:	6,444 SF
Power:	400 Amps, 3 Phase, 4 Wire Power
Building Features:	Automatic Gated, High Security Yard
APN:	2241-024-002
Location:	Well Situated near the 405 & 101 Freeways
Year Built:	1962



PROPERTY DESCRIPTION

This 4,950 SF industrial building sits on a 6,444 SF lot, with M2 zoning, presenting a prime entry-level ownership opportunity, in a highly desirable and densely populated submarket.

The property includes a private, gated, and secure yard, 14-foot clear ceiling height, and one ground-level loading door—features that accommodate a wide range of uses such as automotive, warehousing, manufacturing, and light assembly.

With 400 amps of 3-phase power, it is well-equipped to support operations with significant electrical demands.

Conveniently located near the 405 and 101 freeways, and just minutes from Van Nuys Airport, the property offers excellent accessibility and distribution advantages. The surrounding submarket is characterized by very low vacancy rates and consistent year-over-year rent growth, making this an attractive opportunity for both owner-users and investors.



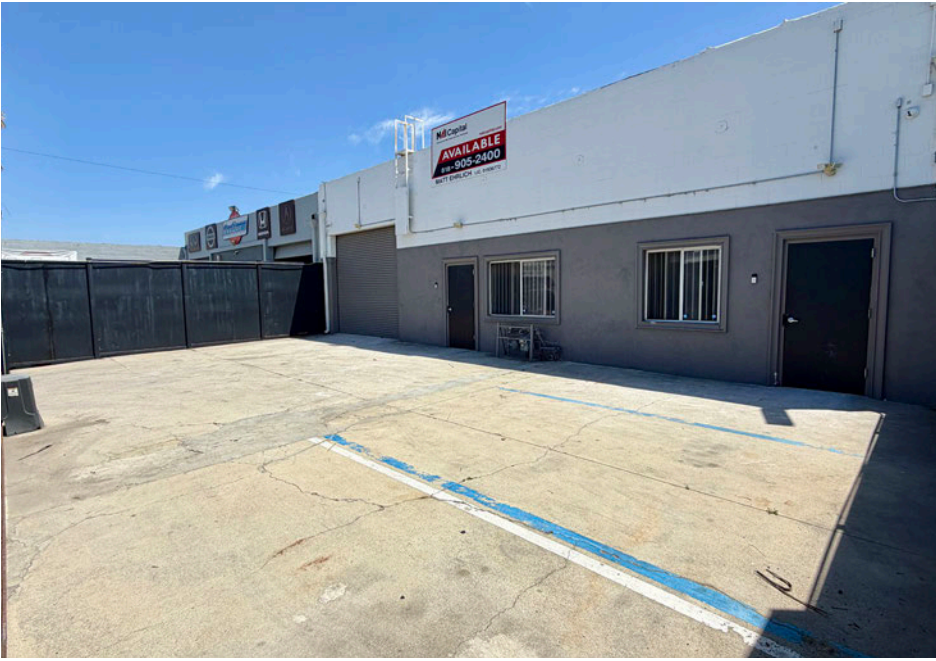
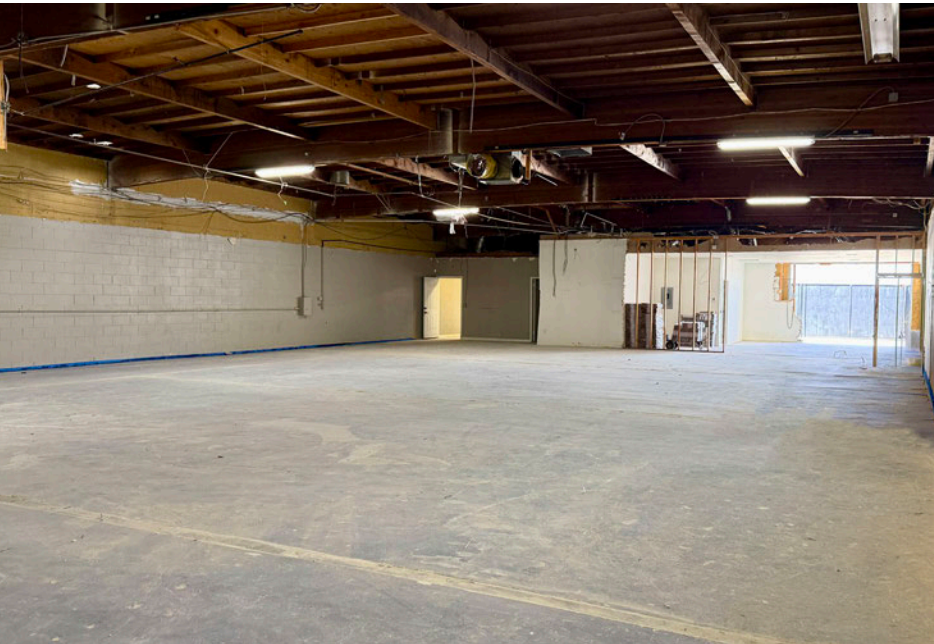
PROPERTY PHOTO



PROPERTY PHOTOS



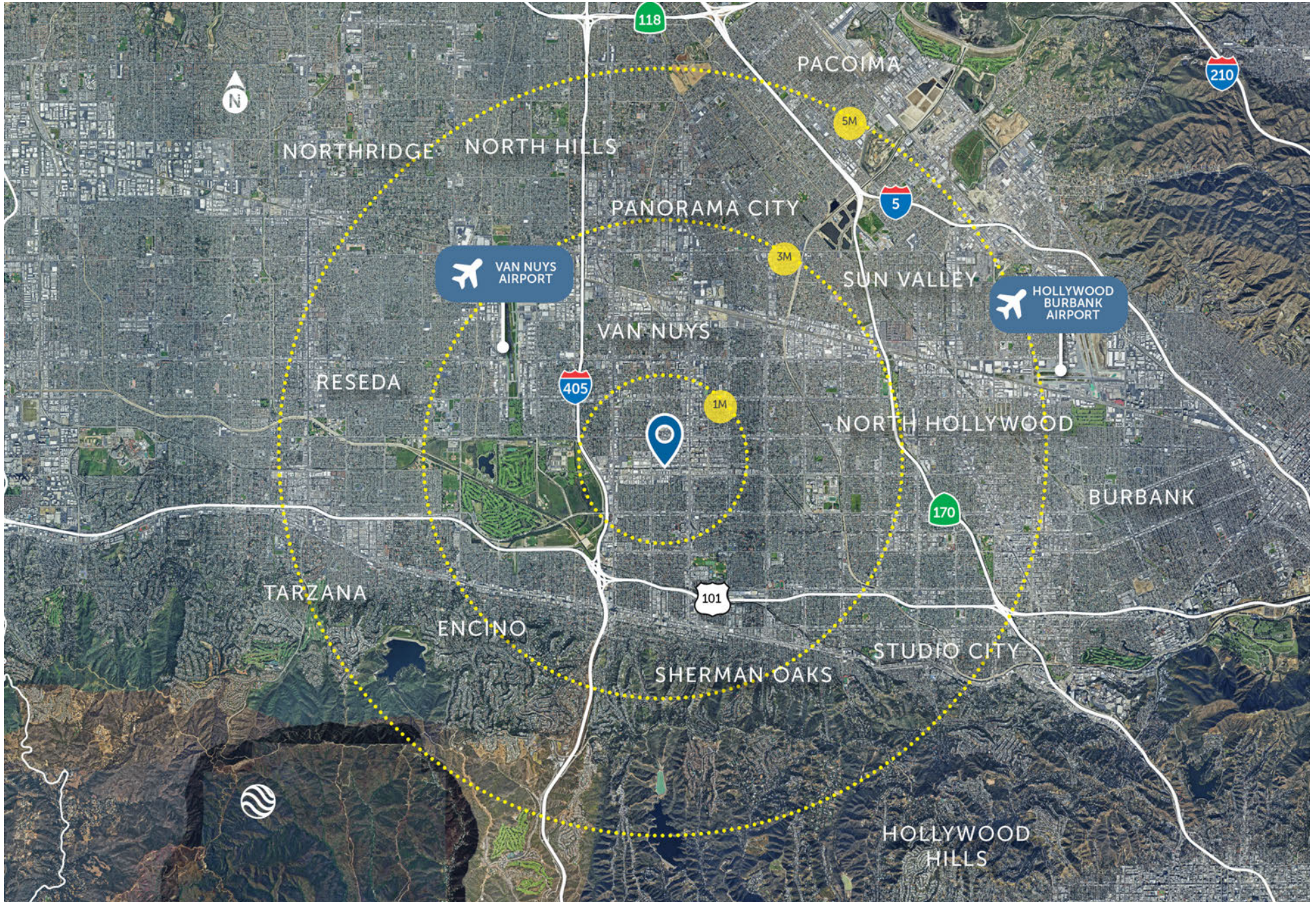
PROPERTY PHOTOS



AERIAL MAP



LOCATION MAP



AREA OVERVIEW

VAN NUYS, CA

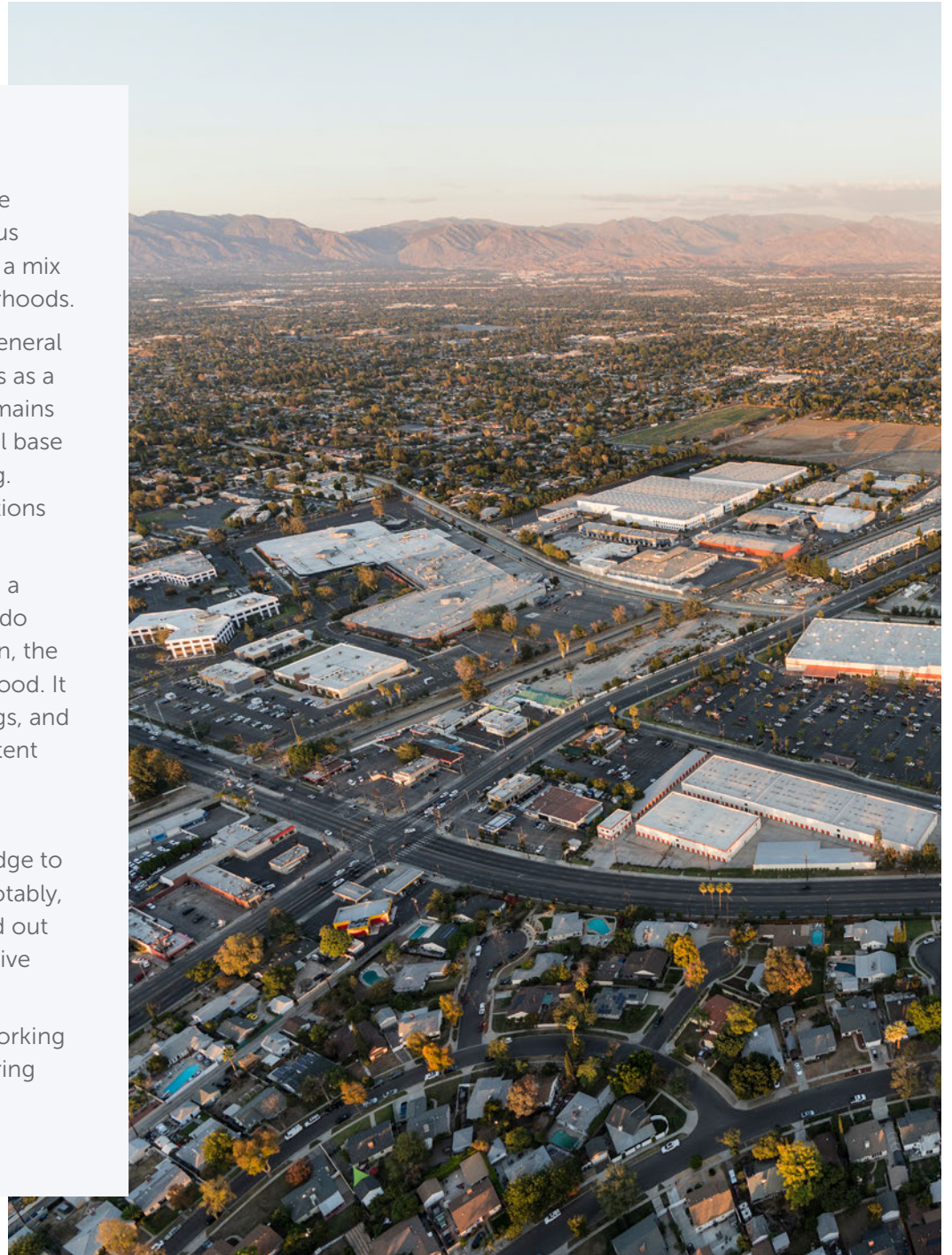
Van Nuys is a centrally located neighborhood spanning 17.2 square miles in the heart of the San Fernando Valley. As the most populous community in the Valley, Van Nuys is a dense urban hub featuring a mix of industrial parks, government buildings, and residential neighborhoods.

Anchored by the 730-acre Van Nuys Airport, the world's busiest general aviation airport, and the Valley Municipal Building, Van Nuys serves as a key center for both transportation and regional government. It remains a predominantly working-class community with a strong industrial base rooted in aerospace, automotive services, and light manufacturing. Major employers in logistics, distribution, and public sector operations support a steady daytime workforce throughout the area.

Commercial Van Nuys is concentrated along Van Nuys Boulevard, a major corridor stretching nearly ten miles through the San Fernando Valley. Once famous in the 1960s and '70s as a cruising destination, the boulevard now serves as the primary retail spine of the neighborhood. It features a wide range of national and local retailers, office buildings, and auto dealerships, particularly in southern Van Nuys, driving consistent consumer traffic.

The area is surrounded by key San Fernando Valley communities including Sherman Oaks to the south, Panorama City and Northridge to the north, Valley Glen to the east, and Lake Balboa to the west. Notably, Lake Balboa and Valley Glen were among the communities carved out from Van Nuys in recent decades, though the core remains an active commercial center with strong market fundamentals.

Van Nuys is supported by a large residential base, a significant working population, and strategic transportation links, making it an enduring destination for residents, businesses, and commercial real estate investment alike.



LOAN SCENARIO



USE OF PROCEEDS

Land & Building			\$1,800,000
	Square Footage Building	4,950	
	Cost Per Square Foot	\$363.64	
Building Improvements			\$0
Equipment			\$0
Soft Costs (estimated):			
Appraisal Cost		\$0	
Environmental Report		\$0	
Title Cost		\$0	
Total Soft Costs		\$0	
Total Project Cost			\$1,800,000

ESTIMATED MONTHLY PAYMENTS

Bank 1st TD	\$5,937
SBA 2nd TD	\$4,868
Combined Monthly Payment	\$10,805

BANK LOAN AMOUNT AND TERMS

Bank Loan Amount	\$900,000
Interest Rate (Fixed)	6.25% ¹
Years	25
Bank Fees	1.00%
	\$9,000

¹ Bank's interest rate and fee are negotiable between borrower and bank. The information contained herein is for discussion purposes only and is not binding.

FINANCE STRUCTURE

Source of funds

Bank 1st TD Loan	50.00%	\$900,000
Net Debenture Proceeds	40.00%	\$720,000
Borrower	10.00%	\$180,000

Total Project Cost	100.00%	\$1,800,000
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504 ESTIMATED FEES

Bank Interim Loan	\$720,000
CDC Processing Fee (1.5%)	\$10,800
SBA guaranty fee (0.5%)	\$3,600
Funding Fee (0.25%)	\$1,800
Legal Closing Fees	\$3,500
Underwriting Fee (0.40%)	\$2,972
Miscellaneous Costs	\$800
Subtotal	\$743,472
Balance to Borrower	\$528
Gross Debenture	\$744,000

Debenture rounded up to nearest \$1,000

Summary Debenture loan fees paid	\$23,472
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504 TERMS & ESTIMATED PAYMENTS

Term (Years)	25
Note Rate (Fixed)	4.861% ²
Regulatory Fees	0.934% ²
Effective Rate	5.942% ²
	Blended Rate 6.10%

Payment presented in the following schedule includes standard principal & interest amortization plus regulatory fees as described below

Years	Total Payment
1-5	\$4,868
6-10	\$4,801
11-15	\$4,715
16-20	\$4,606
20-25	\$4,467

² Explanation of Note Rate and Regulatory Fees

The Note Rate is not determined until funding of the Note. The Effective Rate shown here is based on current rates; your rate may be different. The Effective Rate is based in part on a calculation of the amount paid over the life of the loan. The calculation provided in this document is made with no representation or warranty that this is the amount to be paid under your loan. Please confirm all information and calculations.

To ensure the 504 program is self funded Regulatory Fees are collected monthly and paid to CDC, SBA, and a Central Servicing Agent. Fees are

Borrower:

Prepared for:

NAI Capital | Investment Services Group
Matt Ehrlich | Executive Vice President

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