



For Lease Office Space

Aviation Plaza

16461 Sherman Way, Van Nuys, CA 91406



Accelerating success.

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Colliers

6324 Canoga Avenue
Suite 100
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www.colliers.com

Highlights



Building Highlights

- Available Suites: 367 - 3,400 RSF
 - No Operating Expense pass throughs
 - Impressive well-maintained courtyard & outdoor common areas
 - Outdoor balconies
 - Free Visitor Parking
-

Location Highlights

- Walking distance to Van Nuys Airport
- Centrally located in the heart of the San Fernando Valley Impressive well-maintained courtyard & outdoor common areas
- Excellent access to hotel amenities and public transportation
- Conveniently located next to San Diego (405) Freeway and Highway 101

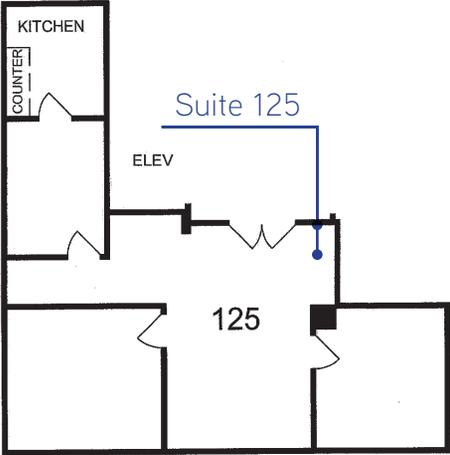
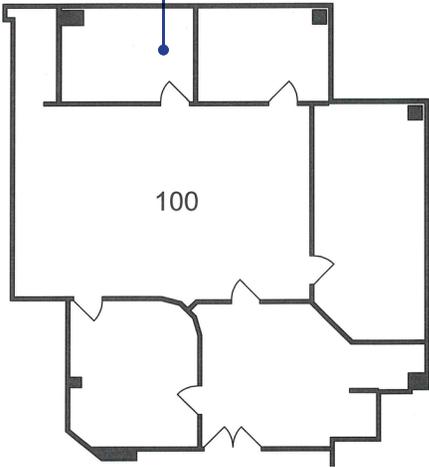
Availabilities

Suite	Size RSF	Rate	Available
170B	367	\$2.15 FSG	Immediately
248	720	\$2.15 FSG	Immediately
161	776	\$2.15 FSG	Immediately
125	989	\$2.15 FSG	Immediately
110B	1,195	\$2.15 FSG	Immediately
230	1,200	\$2.15 FSG	Immediately
145	1,600	\$2.15 FSG	Immediately
180	1,669	\$2.15 FSG	Immediately
210	2,462	\$2.15 FSG	Immediately
275	3,350	\$2.15 FSG	Immediately
250	3,400	\$2.15 FSG	Immediately
200	3,599	\$2.15 FSG	Immediately

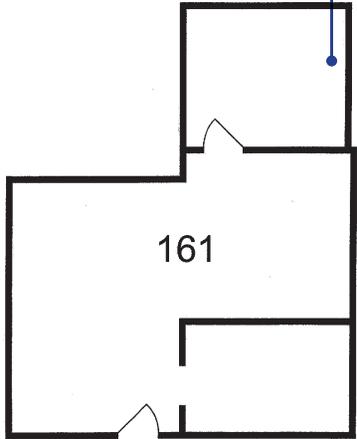


Floor Plans

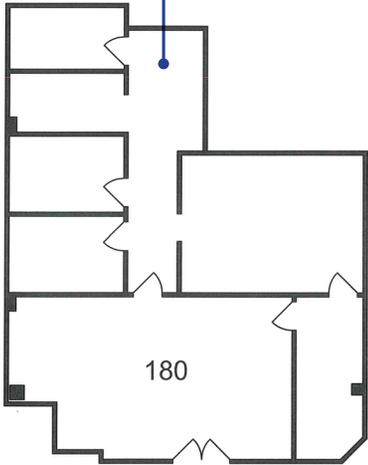
Suite 100



Suite 161



Suite 180

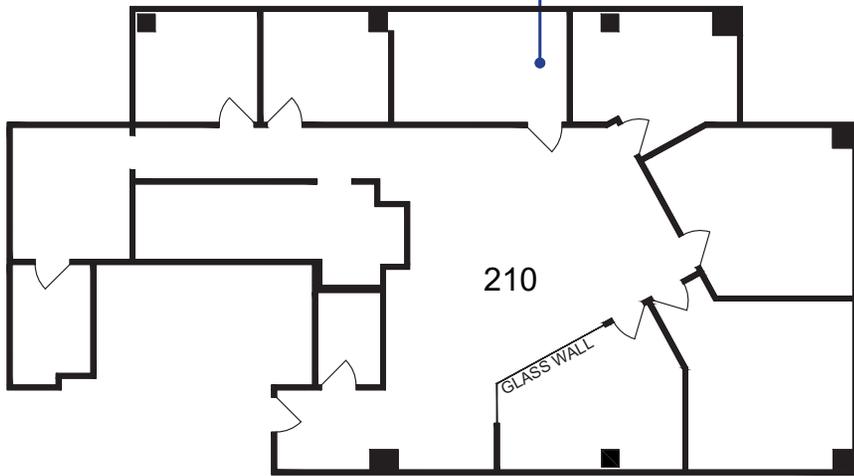


Suite 145

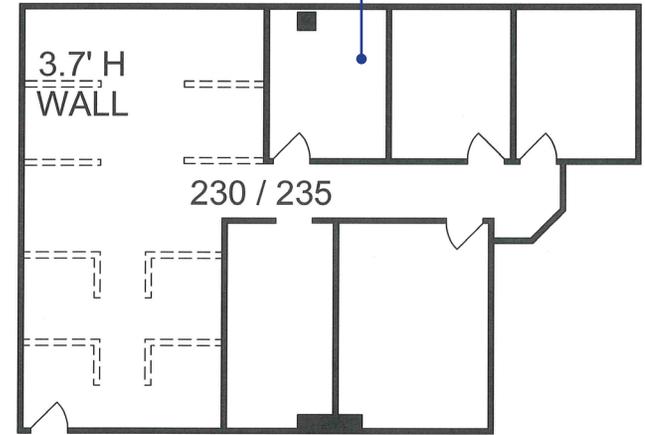


Floor Plans

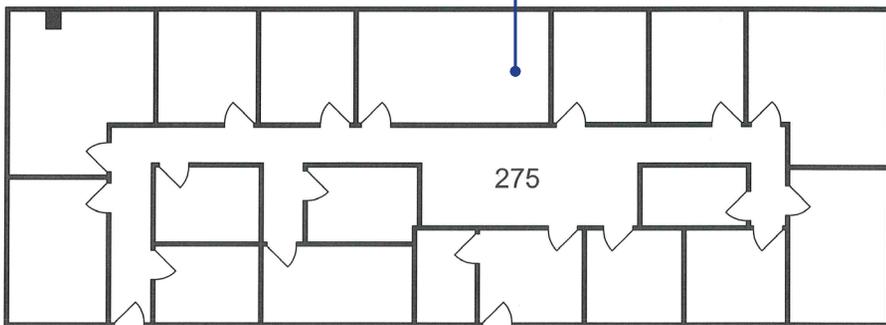
Suite 210



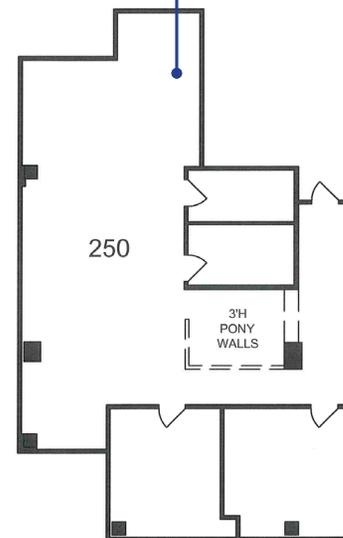
Suite 230/235



Suite 275



Suite 250





Saticoy St

Haskell Ave

Van Nuys Airport



Sherman Way



VALLEY PRESBYTERIAN HOSPITAL



Valjean Ave

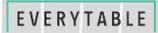
Woodley Ave

Vanowen St

Mulholland Middle School

Hayvenhurst Ave

Van Nuys Golf Course



Birmingham High School

Victory Blvd

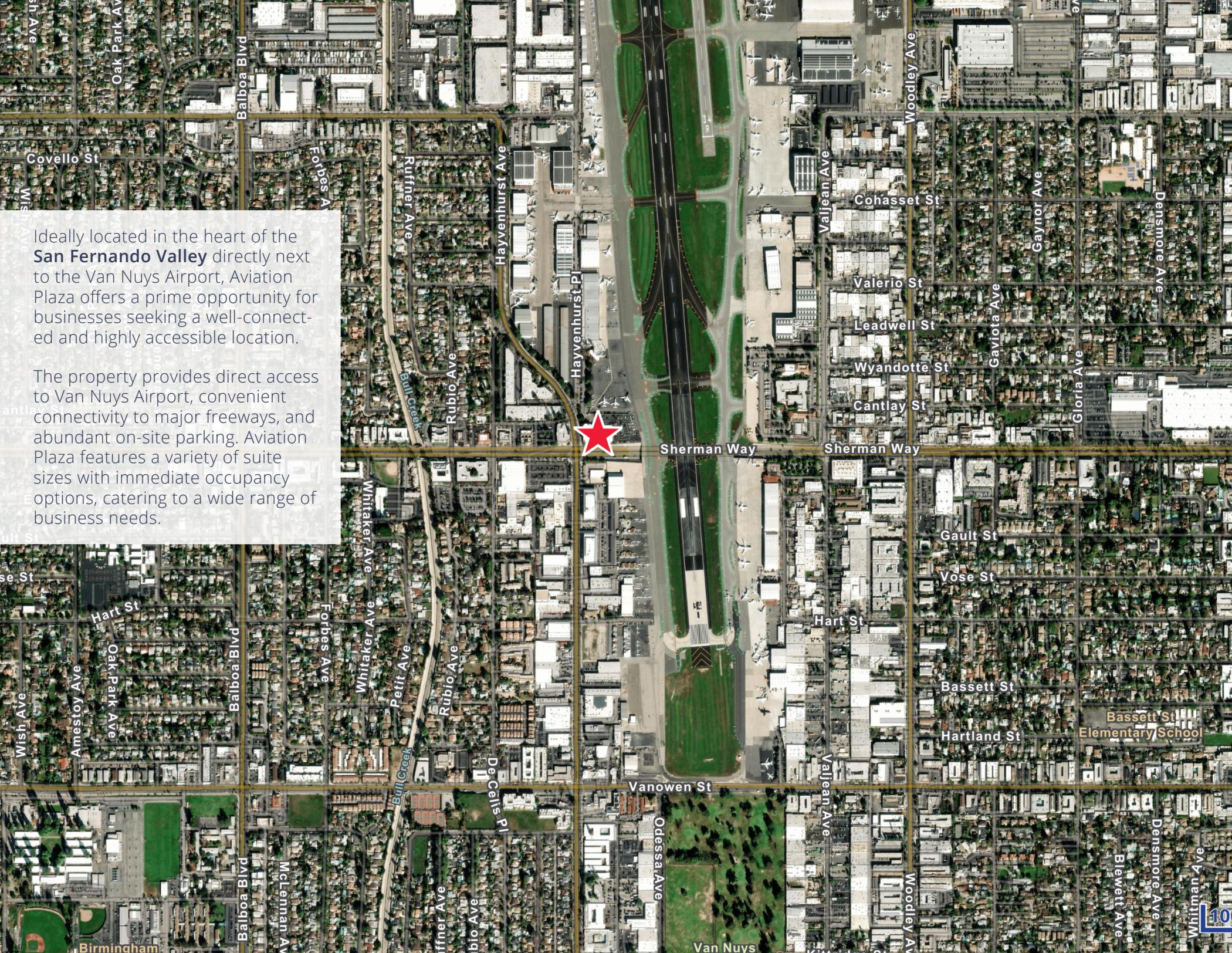


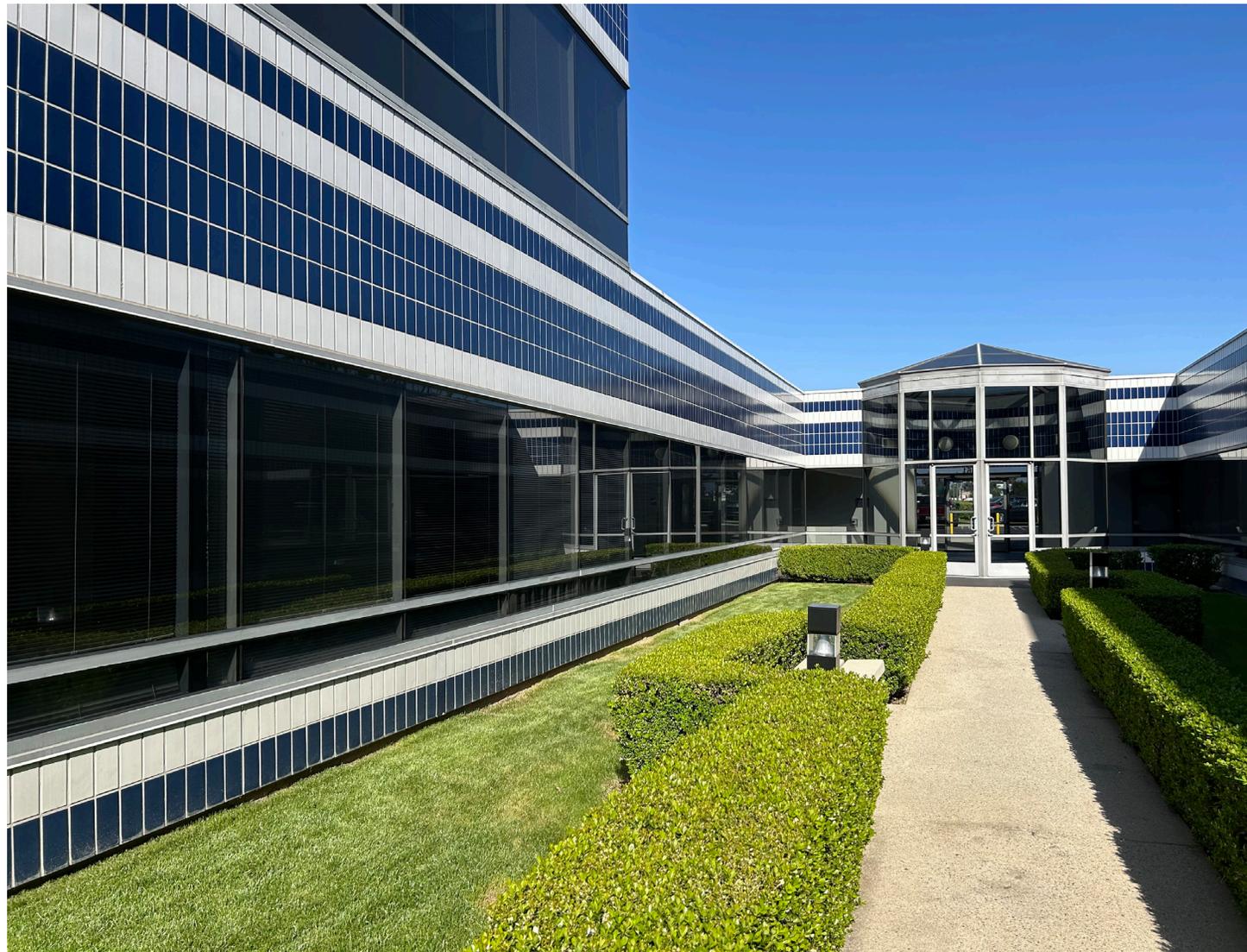
Sepulveda Blvd



Ideally located in the heart of the **San Fernando Valley** directly next to the Van Nuys Airport, Aviation Plaza offers a prime opportunity for businesses seeking a well-connected and highly accessible location.

The property provides direct access to Van Nuys Airport, convenient connectivity to major freeways, and abundant on-site parking. Aviation Plaza features a variety of suite sizes with immediate occupancy options, catering to a wide range of business needs.







Market Overview

16461 Sherman Way, Van Nuys, California, 91406

1 mile radius

Household & population characteristics



\$70,528

Median household income



\$771,955

Median home value



38.3%

Owner occupied housing units



37.6

Median age



49.3%

Female population



43.3%

% Married (age 15 or older)

Annual lifestyle spending



\$2,654

Travel



\$23

Tickets to Movies



\$69

Theatre/Operas/Concerts



\$52

Admission to Sports Events



\$9

Online Gaming Services

Households & population



26,429

Current total population



26,077

5 Year total population



9,121

Current total households



9,244

5 year total households

Education

20%

No high school diploma



25%

High school graduate



25%

Some college



30%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



1,612

Total businesses



13,676

Total employees

Annual household spending



\$2,110

Apparel & Services



\$256

Computers & Hardware



\$3,547

Eating Out



\$6,503

Groceries



\$5,722

Health Care

Employment



60%

White collar



23%

Blue collar



17%

Services

6.6%

Unemployment rate

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