

6031 KESTER AVE, VAN NUYS, CA 91411

FOR LEASE


IKON
PROPERTIES



PROPERTY SUMMARY

Calvert St

6031 KESTER AVE,
VAN NUYS, CA 91411

Property Type: Industrial

Year Built: 1946

Parcel Number: 2242-027-013

Building: 1,350-4500 SF

Lot: 15,639/.36 SF/AC

Zoning: LAM2

ORANGE LINE BUSWAY

Kester Ave

LOCAL COMMUNITY MAP



Calvert St

ORANGE LINE BUSWAY

Aetna St



SUBJECT

Calvert St

Kester Ave

PROPERTY HIGHLIGHTS

- ✓ The property contains Ground level loading with roll-up doors
- ✓ Orange line adjacent
- ✓ Major street signage
- ✓ Secure gated parking
- ✓ Strong demographics and traffics counts
- ✓ M2 Zoning



PROPERTY PHOTOS

6031 KESTER AVE • VAN NUYS, CA 91411



DEMOGRAPHICS

6031 KESTER AVE • VAN NUYS, CA 91411

POPULATION

	1 Mile	3 Mile	5 Mile
2028 Projection	35,467	264,694	655,781
2023 Estimate	36,111	269,008	668,432
2010 Census	35,668	263,283	664,297
Growth 2023 - 2028	-1.78%	-1.60%	-1.89%
Growth 2010 - 2023	1.24%	2.17%	0.62%

2023 POPULATION

	1 Mile		3 Mile		5 Mile	
White	29,403	81.42%	215,386	80.07%	532,395	79.65%
Black	2,153	5.96%	14,375	5.34%	32,233	4.82%
Am. Indian & Alaskan	588	1.63%	3,458	1.29%	8,837	1.32%
Asian	2,728	7.55%	25,722	9.56%	69,751	10.44%
Hawaiian & Pacific Island	80	0.22%	549	0.20%	1,512	0.23%
Other	1,159	3.21%	9,518	3.54%	23,704	3.55%
U.S. Armed Forces	0		53		138	

HOUSEHOLDS

	1 Mile		3 Mile		5 Mile	
2028 Projection	12,182		94,113		222,058	
2023 Estimate	12,449		96,091		227,127	
2010 Census	12,468		95,804		228,504	
Growth 2023 - 2028	-2.14%		-2.06%		-2.23%	
Growth 2010 - 2023	-0.15%		0.30%		-0.60%	
Owner Occupied	3,366	27.04%	33,954	35.34%	93,670	41.24%
Renter Occupied	9,084	72.97%	62,137	64.66%	133,457	58.76%

DEMOGRAPHICS DETAILED REPORT

6031 KESTER AVE • VAN NUYS, CA 91411

2023 POPULATION BY OCCUPATION

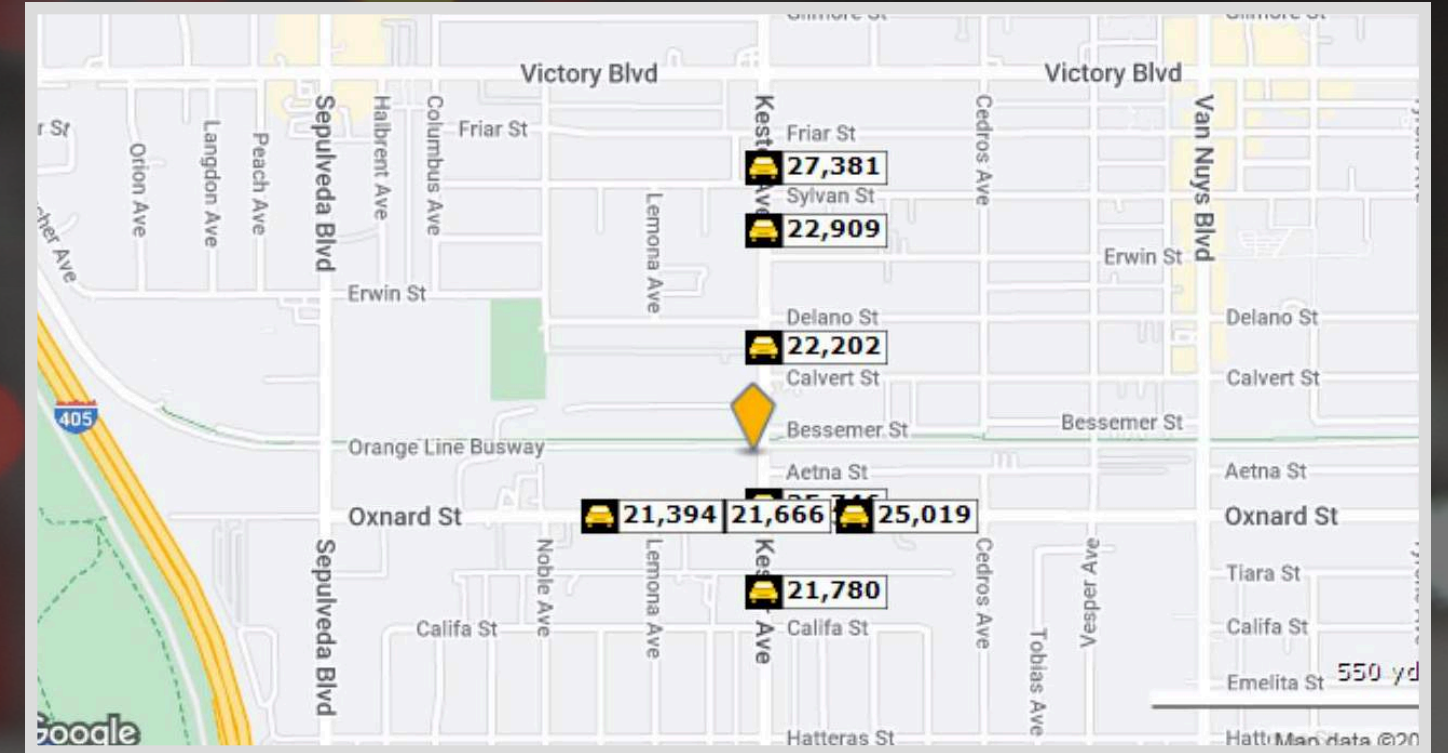
	1 Mile		3 Mile		5 Mile	
Real Estate & Finance	856	2.28%	9,047	3.32%	21,606	3.30%
Professional & Management	9,224	24.61%	75,967	27.91%	181,505	27.73%
Public Administration	496	1.32%	3,298	1.21%	7,426	1.13%
Education & Health	3,426	9.14%	27,734	10.19%	67,272	10.28%
Services	4,951	13.21%	31,901	11.72%	75,020	11.46%
Information	1,237	3.30%	9,964	3.66%	23,728	3.63%
Sales	4,283	11.43%	29,346	10.78%	71,140	10.87%
Transportation	1,921	5.13%	10,347	3.80%	22,298	3.41%
Retail	1,868	4.98%	14,296	5.25%	35,975	5.50%
Wholesale	578	1.54%	3,632	1.33%	8,406	1.28%
Manufacturing	1,028	2.74%	8,771	3.22%	24,583	3.76%
Production	1,978	5.28%	16,246	5.97%	41,359	6.32%
Construction	2,620	6.99%	13,833	5.08%	31,781	4.86%
Utilities	802	2.14%	5,802	2.13%	14,859	2.27%
Agriculture & Mining	44	0.12%	393	0.14%	1,126	0.17%
Farming, Fishing, Forestry	111	0.30%	335	0.12%	668	0.10%
Other Services	2,057	5.49%	11,320	4.16%	25,739	3.93%

2010 HOUSEHOLDS BY HH SIZE

	1 Mile		3 Mile		5 Mile	
1-Person Households	3,389	27.18%	26,549	27.71%	58,979	25.81%
2-Person Households	3,250	26.06%	26,605	27.77%	61,474	26.90%
3-Person Households	2,083	16.71%	15,618	16.30%	36,409	15.93%
4-Person Households	1,796	14.40%	13,489	14.08%	32,957	14.42%
5-Person Households	1,026	8.23%	7,216	7.53%	19,111	8.36%
6-Person Households	461	3.70%	3,291	3.44%	9,358	4.10%
7-or more Person Households	464	3.72%	3,036	3.17%	10,216	4.47%

TRAFFIC COUNT REPORT

6031 KESTER AVE • VAN NUYS, CA 91411



TRAFFIC COUNT

Street	Count Year	Traffic Volume	Distance from Subject
Kester Ave	2022	27,381	MPSI .33
Oxnard St	2022	21,666	MPSI .08
Kester Ave	2022	22,202	MPSI .13
Oxnard St	2022	24,693	MPSI .14
Oxnard St	2021	25,019	MPSI .14
Kester Ave	2022	21,780	MPSI .15
Oxnard St	2022	19,154	MPSI .18
Oxnard St	2018	21,394	MPSI .18
Kester Ave	2022	22,909	MPSI .26
Kester Ave	2022	25,746	MPSI .06

DEMOGRAPHIC MARKET COMPARISON REPORT

6031 KESTER AVE • VAN NUYS, CA 91411

Demographic Market Comparison Report

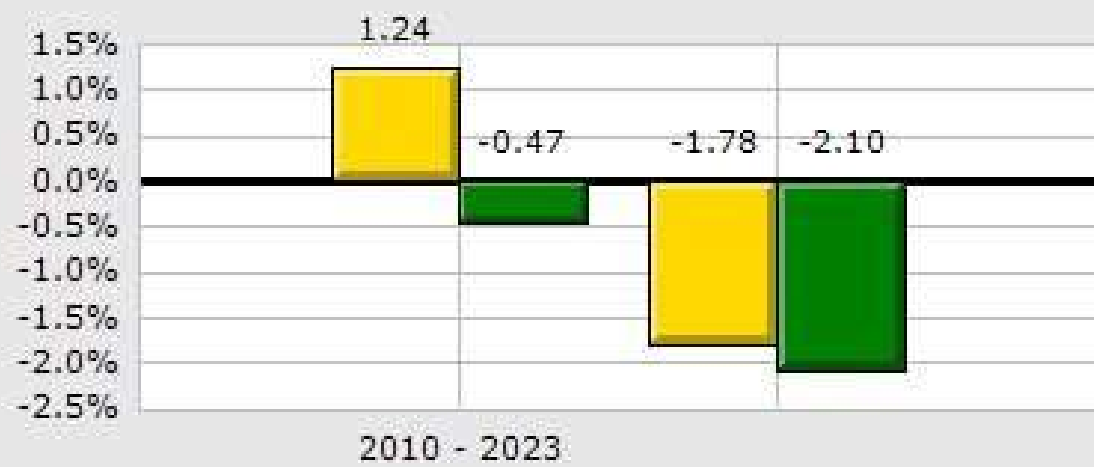
1 mile radius

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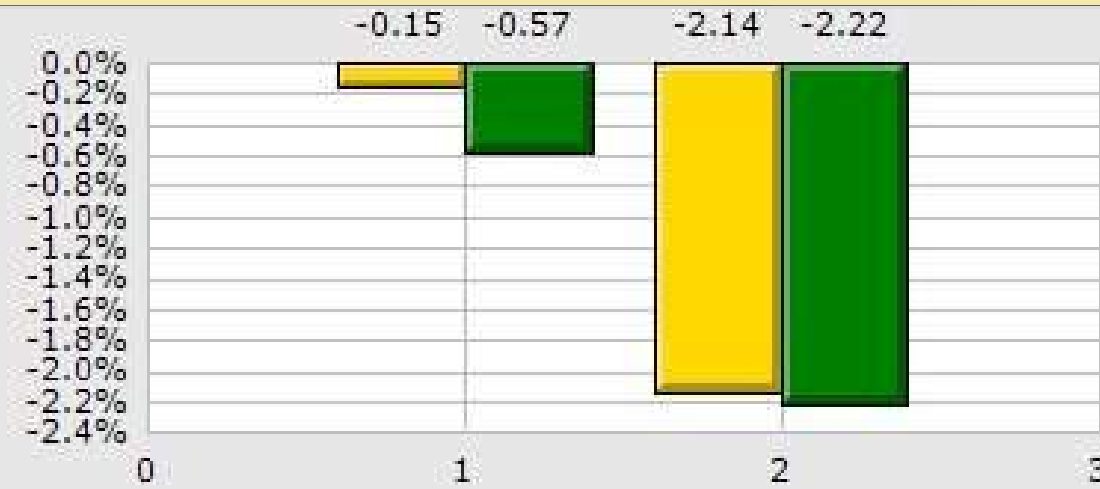
Type: **Industrial/Manufacturing**
 County: **Los Angeles**

■ 1 Mile
■ County

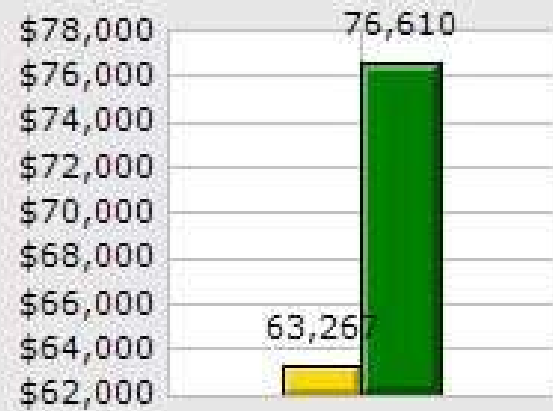
Population Growth



Household Growth



2023 Med Household Inc



2023 Households by Household Income



WELCOME TO VAN NUYS

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LAKE BALBOA PARK

ONE OF THE BIGGEST ATTRACTIONS IN VAN NUYS IS LAKE BALBOA PARK. YOU CAN ENJOY A PICNIC, GO FOR A JOG, RENT A PADDLEBOAT, OR SIMPLY RELAX BY THE LAKE. THE PARK ALSO HAS CHERRY BLOSSOM TREES THAT BLOOM BEAUTIFULLY IN THE SPRING.

LOCATED ADJACENT TO LAKE BALBOA, THIS AUTHENTIC 6.5-ACRE JAPANESE GARDEN IS A PEACEFUL RETREAT WHERE YOU CAN ADMIRE THE BEAUTIFULLY MAINTAINED GARDENS, TEA HOUSE, AND KOI PONDS.

VAN NUYS AIRPORT

FOR AVIATION ENTHUSIASTS, THE VAN NUYS AIRPORT OFFERS AN OBSERVATION AREA WHERE YOU CAN WATCH VARIOUS TYPES OF AIRCRAFT TAKING OFF AND LANDING. IT'S PARTICULARLY EXCITING DURING EVENTS OR AIR SHOWS.



THE JAPANESE GARDEN



SKY ZONE TRAMPOLINE PARK

THIS INDOOR TRAMPOLINE PARK IS GREAT FOR KIDS AND FAMILIES LOOKING TO BURN SOME ENERGY WITH ACTIVITIES LIKE FREESTYLE BOUNCING, DODGEBALL, AND FITNESS PROGRAMS.

WHETHER YOU'RE INTO OUTDOOR ACTIVITIES, CULTURAL EXPERIENCES, OR SIMPLY ENJOYING A RELAXING DAY OUT, VAN NUYS OFFERS A BIT OF SOMETHING FOR EVERYONE.

EXCLUSIVELY REPRESENTED BY



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