

14529 ARCHWOOD ST.
VAN NUYS, CA 91405



WILLIAMS CAPITAL ADVISORS
Real Estate Advisory



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EXECUTIVE SUMMARY

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DE INTERIOR 10A
SAN DIEGO 10A
SAN DIEGO 10A

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PROPERTY OVERVIEW

Now available for lease is a rare opportunity in the highly supply-constrained Eastern San Fernando Valley industrial submarket. This $\pm 6,432$ square foot light industrial building, constructed in 2004, offers a meaningful vintage advantage over much of the surrounding inventory, providing modern building systems and reduced capital expenditure requirements for tenants. The property is zoned LAC2 (Light Industrial), allowing for a wide range of permitted uses including light manufacturing, warehouse and distribution, creative office, and general commercial applications. While legally industrial, the building is currently built out as professional office space, making it an ideal solution for tenants seeking a turnkey office environment with industrial flexibility.

The property offers exceptional leasing flexibility, with suites available from approximately ± 300 square feet to $\pm 1,250$ square feet, or the ability to lease the entire $\pm 6,432$ square foot building. Its strategic location minutes from the 405 and 101 freeway interchange, with immediate access to Van Nuys Boulevard, positions it within one of the Valley's most tightly held industrial corridors, where vacancy for buildings under 100,000 square feet remains below 4%.

This combination of flexible sizing, modern construction, functional office build-out, and prime freeway access makes the asset well suited for entertainment production support, e-commerce operations, professional services, and advanced manufacturing users seeking scalable space in a high-demand submarket.

PROPERTY DETAILS

ADDRESS	14529 Archwood St, Van Nuys, CA 91405
APN	2236-009-020
PROPERTY TYPE	Light Industrial / Office / Flex
YEAR BUILT	2004
GROSS BUILDING AREA	6,432 SF
LOT SIZE	8,076 SF / 0.19 AC
ZONING	LAC2

INVESTMENT HIGHLIGHTS

- ❖ Units ranging from 300 SF to 1,250 SF available (or available for full building lease).
- ❖ Modern Construction: Built in 2004, offering a significant premium over surrounding 1950s-60s vintage inventory—superior building systems and lower maintenance.
- ❖ Flexible LAC2 Zoning: Permits light manufacturing, warehouse distribution, creative office, and general commercial applications.
- ❖ Minutes from the 405/101 freeway interchange and Van Nuys Airport (VNY).
- ❖ Excellent Demographics: Dense workforce population with access to major employment centers.



AVAILABLE SPACES

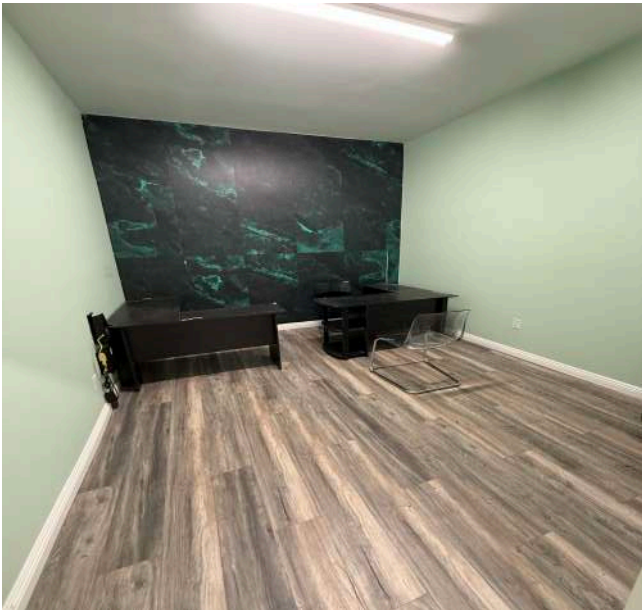
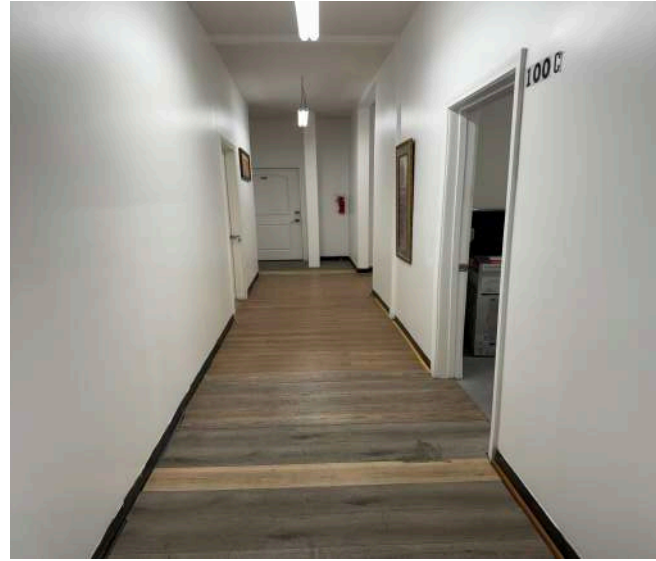
SF AVAILABLE: 5,450 SF

LEASE RATE: \$ 2.50/ SF

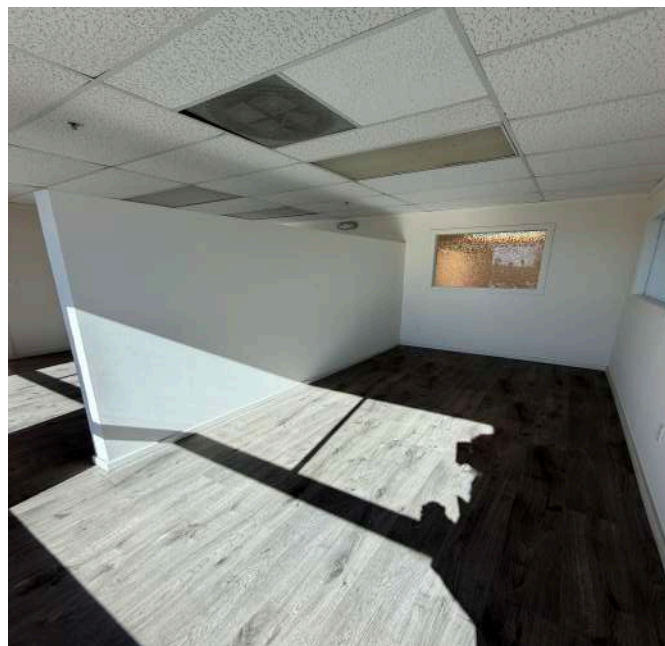
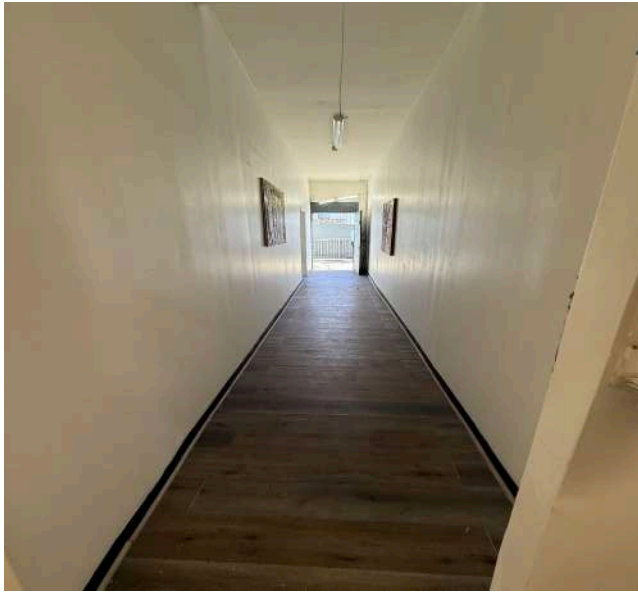
AVAILABILITY: NOW

Unit #	Use	SF
101	Office	300 SF
102	Office	1,250 SF
103	Office	300 SF
103B	Office	300 SF
104	Office	650 SF
105	Office	650 SF
106	Office	1,100 SF
200	Office	600 SF
201	Office	300 SF
Total		5,450 SF

PHOTOS



PHOTOS





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DEMOGRAPHICS



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DEMOGRAPHICS

POPULATION TRENDS

	1-Mile	3-Mile	5-Mile
2023	83,509	426,647	866,990
2022	84,757	431,246	868,625
2021	84,280	437,372	879,058
2020	86,336	446,612	898,348
2019	86,559	445,527	905,109

HOUSEHOLD INCOME

	1-Mile	3-Mile	5-Mile
Median	\$65,440	\$77,337	\$82,870
Under \$25K	5,648	25,906	47,484
\$25K - \$50K	5,729	25,159	47,830
\$50K - \$100K	8,855	41,572	81,625
\$100K - \$150K	4,346	25,161	51,264
Above \$150K	4,309	34,471	75,095

AGE DISTRIBUTION

	1-Mile	3-Mile	5-Mile
Median Age	35.5	37.1	37.9
Under 20	19,670	98,642	196,160
20 - 25	5,230	26,785	55,136
25 - 45	28,498	136,915	270,537
45 - 65	21,242	108,936	223,928
Over 65	7,463	46,833	101,899

EMPLOYMENT BY SECTOR

	1-Mile	3-Mile	5-Mile
Total Employees	67,715	347,299	710,440
Mgmt/Business/Sci	14,387	93,881	188,121
Education/Health	8,504	47,374	98,510
Arts/Entmt/Food	6,250	26,789	52,164
Professional Svcs	5,485	33,020	64,591
Construction	5,267	20,741	38,157
Retail Trade	4,987	23,603	45,498
Manufacturing	2,859	14,960	33,485
Other Services	2,962	13,731	27,499
Transport/Whse	2,554	11,988	24,387
Information	2,328	17,869	33,303
Finance/Insurance	1,849	13,829	27,669
Public Admin	1,313	5,519	12,744
Wholesale Trade	781	3,775	7,928
Agriculture	159	649	2,083

HOUSING & OCCUPANCY

	1-Mile	3-Mile	5-Mile
Occ. Ratio	17:1	18:1	17:1
Occupied	27,297	144,250	286,020
Vacant	1,590	8,019	17,278
Rent/Own Ratio	20:7	5:3	4:3
Renters	21,685	95,232	173,438
Homeowners	7,202	57,037	129,860

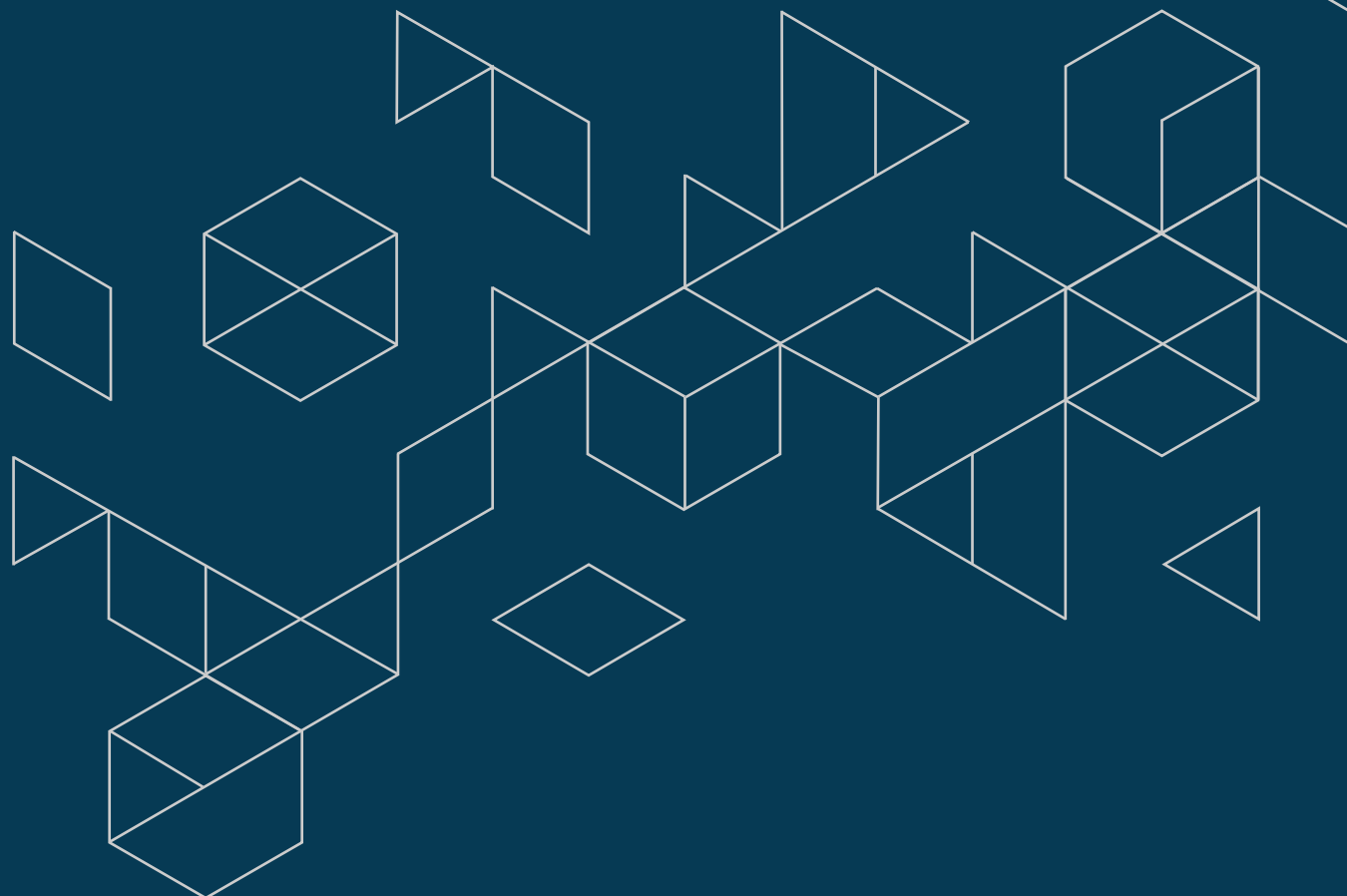
MARKET OVERVIEW

Van Nuys 91405 is a highly active industrial and commercial submarket within the Eastern San Fernando Valley, characterized by sub-4% vacancy rates for industrial facilities under 100,000 SF and sustained demand from e-commerce fulfillment, light manufacturing, and entertainment production support users. The submarket's building stock skews heavily toward 1950s-1960s vintage construction, creating a significant premium for newer facilities—properties built after 2000 command 10-15% price premiums over comparable older inventory.

Recent sales activity reflects strong investor appetite, with office/flex product trading between \$280-\$439 PSF and industrial assets achieving \$350-\$420 PSF depending on age and condition. Lease rates for industrial space range \$1.75-\$2.25 PSF/Mo NNN, while office/flex product commands \$2.30-\$3.75 PSF/Mo on modified gross terms.

The submarket benefits from excellent freeway access via the 405/101 interchange, proximity to Burbank's media production hub, and Van Nuys Airport's general aviation services, driving consistent tenant demand across user types. Cap rates have stabilized in the 6.0-6.5% range following 2024's compression cycle, and transaction volume grew 9% year-over-year through 2024 with 10% growth projected for 2025, signaling continued liquidity and investor confidence in the Eastern SFV industrial corridor.





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