

# For Sale - Retail Property 6301-6305 Van Nuys Blvd. Van Nuys, CA 91401



FOR MORE INFORMATION  
PLEASE CONTACT:

**ASKING: \$3,700,000 (\$350/SF)**

## HIGHLIGHTS

### **ROB FULLARTON**

*Vice President*

*fullarton.rob@gmail.com*

818-326-1858

DRE #00789446

### **Gribin Properties**

22551 Ventura Blvd Suite 201

Woodland Hills, CA 91364

DRE #00450024

- Building 10,550 SF +/- / Land Size 7,780SF +/-
- 100% Leased—Short Term Leases
- Across street from Van Nuys Civic Center
- 6 retail units and 3,000 sqft of 2nd floor offices
- Includes 14507-14517 Sylvan Street
- Dental/retail/office tenants
- New East Valley Light Rail to run along Van Nuys Blvd.
- **NEW HIGH DENSITY DEVELOPMENT AREA (MIIP Program)**
- **FIRST TIME ON MARKET IN OVER 50 YEARS.**



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*Commercial Real Estate*

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**6301-6305 VAN NUYS BOULEVARD  
14507-14517 SYLVAN STREET, VAN NUYS, CA 91401**

**March 2025 Rent Roll  
6301-05 Van Nuys Blvd. and 14507-17 Sylvan Street 91401**

Tenant/ Address	Monthly Rent	Sq.Ft.	Expiration Date	Rent Adjustment	Security Deposit
6301-05 Van Nuys Blvd Vachik Danoukh DDS	\$7,322	3,665 sf \$1.94/sf	10-31-2026	11/25 \$7541	\$7,500
14509 Sylvan Street Balbuena Law	\$1,870	777 sf \$2.41	7-31-2027	8/25 \$1925 8/26 \$1985	\$2,000
14511 Sylvan Street Chef Shawarma Restaurant	\$2,000	777 sf \$2.57/sf	11-30-2029	12/25 \$2080 12/26 \$2163 12/27 \$2250 12/28 \$2340	\$2,400
14513 Sylvan Street Solares Express	\$1,400	777 sf \$1.80/sf	12-31-2025	1/26	\$840
14515 Sylvan Street Jacks Shoe Repair	\$1,400	777 sf \$1.74/sf	2-28-2026	3/25 \$1400	\$750
14517 Sylvan Street Tailor Shop	\$1,400	777 sf \$1.67/sf	2-28-2026	3/25 \$1400	\$1,300
14507 Sylvan #201/202 Bail Out Bail Bonds	\$800	600 sf \$1.33/sf	12-31-25		\$800
14507 Sylvan #203 VACANT	\$500 projected	300 sf			
14507 Sylvan #204/205 Permit Assistance	\$940	600± sf \$1.57/sf	1-31-26		\$1,000
14507 Sylvan St #206 VACANT	\$500 projected	300 sf			
14507 Sylvan #207 VACANT	\$500 projected	300 sf			
14507 Sylvan #208 VACANT	\$500 projected	300 sf			
14507 Sylvan # 209 Bail Out Bail Bonds	\$450	300 sf \$1.50/sf	12-31-25		\$450
14507 Sylvan #210 Bail Out Bail Bonds	\$450	300 sf \$1.50/sf	12-31-25		\$450

Actual Monthly Rent (11.4% vacancy)                      \$18,032  
Projected Monthly Rent    \$20,032

NOTES: \* Good upside on rents at 14513, 14515, 14517 Sylvan Street.  
\* 10,550 square feet of improvements.



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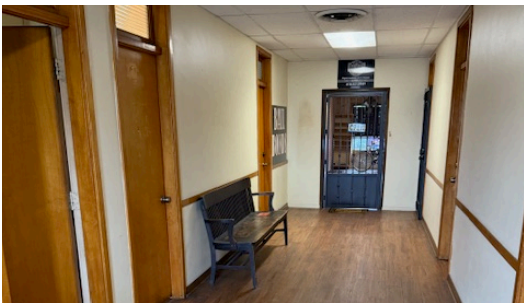
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## **ESTIMATED INCOME/EXPENSE STATEMENT**

Actual Annual Gross (11.4% vacancy)	\$216,384	
Projected Annual Gross Income		\$240,384*
Less: Operating Expenses (estimated)		
Property Taxes (estimated)	\$40,000	
Property Insurance (estimated)	\$ 4,000	
Janitorial	\$ 4,105	
Trash	\$ 7,975	
Electricity	\$ 2,696	
Water	\$ 3,239	
Sewer	\$ 1,583	
Painting	\$ 1,000	
Repairs/Misc (estimated)	\$ 4,000	
Operating Expenses (estimated)	<u>\$ 68,598</u>	\$ 68,598*
Net Operating Income	\$147,786	\$147,786*
Asking Price	\$3,700,000	
Capitalization Rate	4.00%	4.72%

\* Projected.

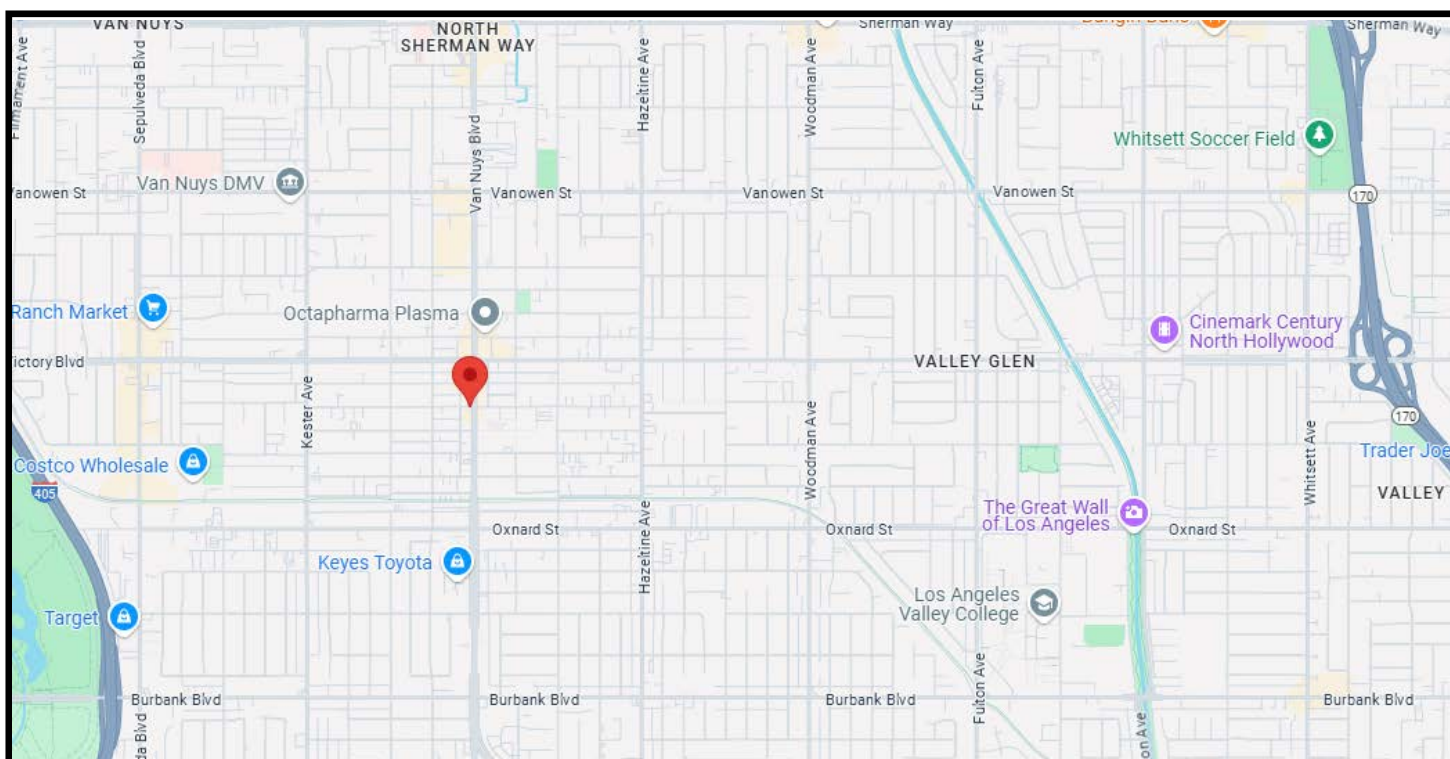
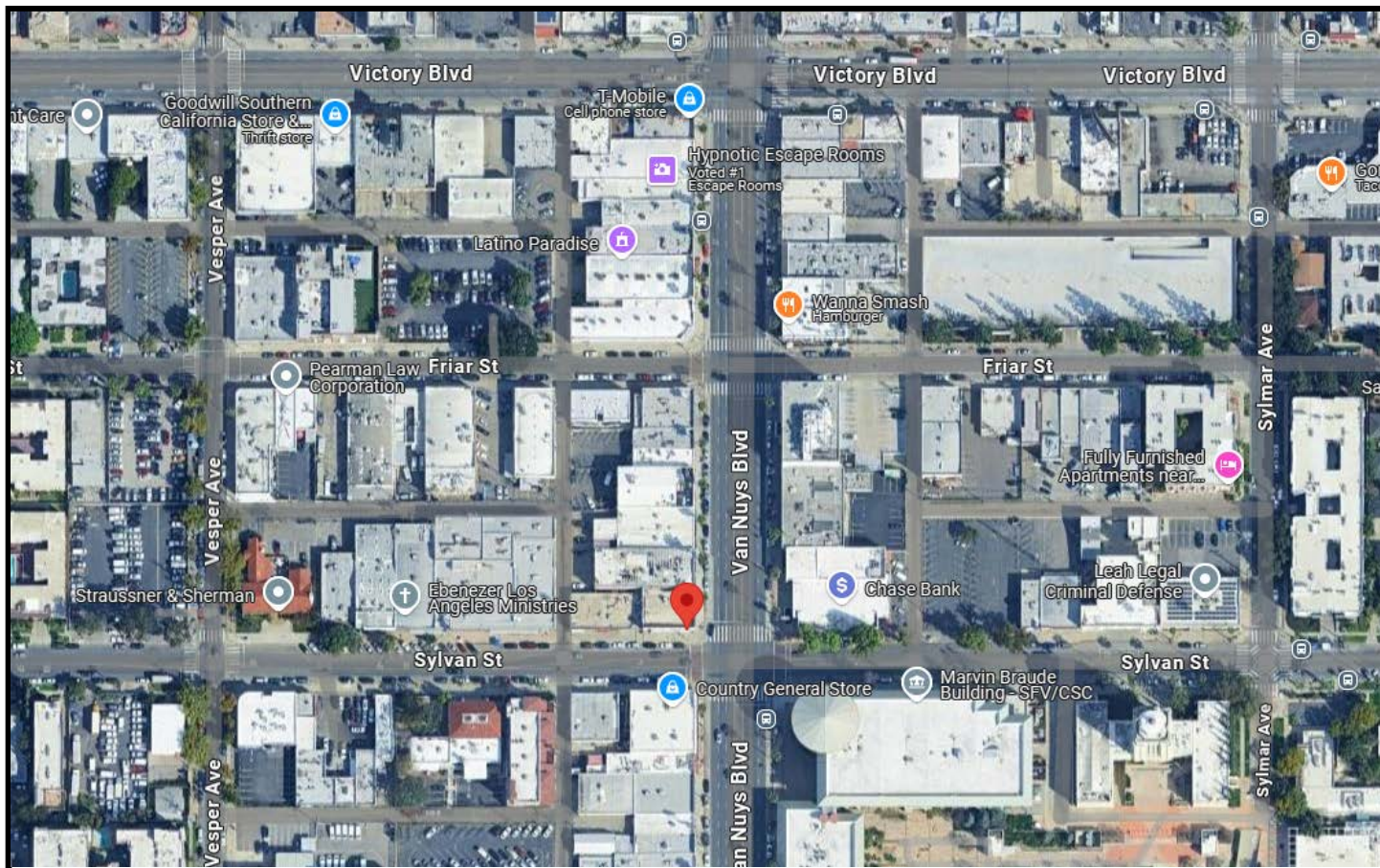


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