

6167 SYLMAR AVENUE

Prime Van Nuys Development Opportunity

22,529 SF

Van Nuys, CA 91401



ED1/TOC ELIGIBLE DEVELOPMENT SITE LOCATED WITHIN AN OPPORTUNITY ZONE

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An aerial photograph of a city, likely Los Angeles, showing a dense urban landscape with various buildings, streets, and greenery. In the background, a range of mountains is visible under a clear sky. The image is overlaid with a semi-transparent blue gradient, and a yellow vertical bar is on the right side.

Executive Summary

6167 SYLMAR AVENUE

Property Summary

PRICE	\$3,495,000
LOT SIZE	22,529 SF
ZONING	C2-2D-CDO
TOC	Tier 4 / ED 1 Eligible
APN	2240-005-008
BUILD POTENTIAL	Up to 204 units / 209,520 SF maximum buildable area (no height limits)
AVAILABILITY	Land available for short-term lease
LOCATION	1 block from Van Nuys City Hall & government buildings
TRANSIT ACCESS	Approved East San Fernando Valley Light Rail (Van Nuys Blvd to Pacoima)
DEMOGRAPHICS	40,000+ residents within 1 mile / 300,000+ within 3 miles

*Buyer to do their own Due Diligence



MARKET DRIVERS

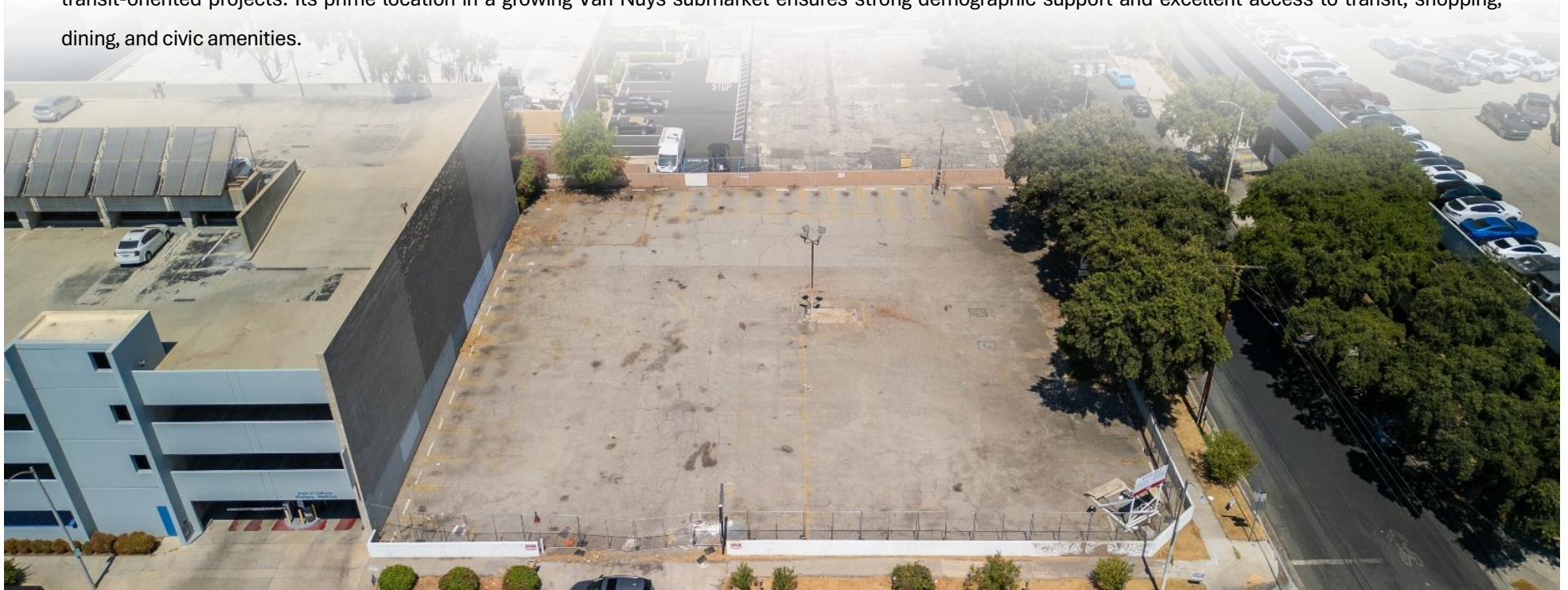


Investment Overview

6167 Sylmar Avenue (also known as 14401 Calvert Street) is a premier infill development site in the heart of Van Nuys. This ±22,529-square-foot corner lot is zoned C2-2D-CDO and qualifies for Tier 4 TOC and ED1 incentives, allowing up to 204 units and approximately 209,520 square feet of buildable area without height restrictions. The property is less than 0.2 miles from the G Line Metro Station, and the recently approved 6.7-mile East San Fernando Valley Light Rail along Van Nuys Boulevard which will directly connect the area from one side of the San Fernando Valley to the other, enhancing future transit accessibility.

Situated one block from Van Nuys City Hall and surrounded by government offices, the site benefits from strong infrastructure, high visibility, and reliable demand drivers. The neighborhood supports over 40,000 residents within a one-mile radius and nearly 300,000 within three miles. The corner location offers 150 feet of frontage on both Sylmar Avenue and Calvert Street, providing design flexibility and optimal exposure.

This property offers immediate income through short-term lease to local car dealerships and long-term development upside for multifamily, mixed-use, or transit-oriented projects. Its prime location in a growing Van Nuys submarket ensures strong demographic support and excellent access to transit, shopping, dining, and civic amenities.



PRIME CENTRAL LOCATION

6167 Sylmar Avenue



ORANGE LINE PROXIMITY



Van Nuys Blvd.

Orange Line Busway



SUBJECT



An aerial photograph of Sylmar, California, showing a dense urban area with various buildings, streets, and greenery. In the background, a range of mountains is visible under a clear sky. The image is overlaid with a semi-transparent blue gradient on the right side, where the title and address are placed.

Development Overview

6167 SYLMAR AVENUE

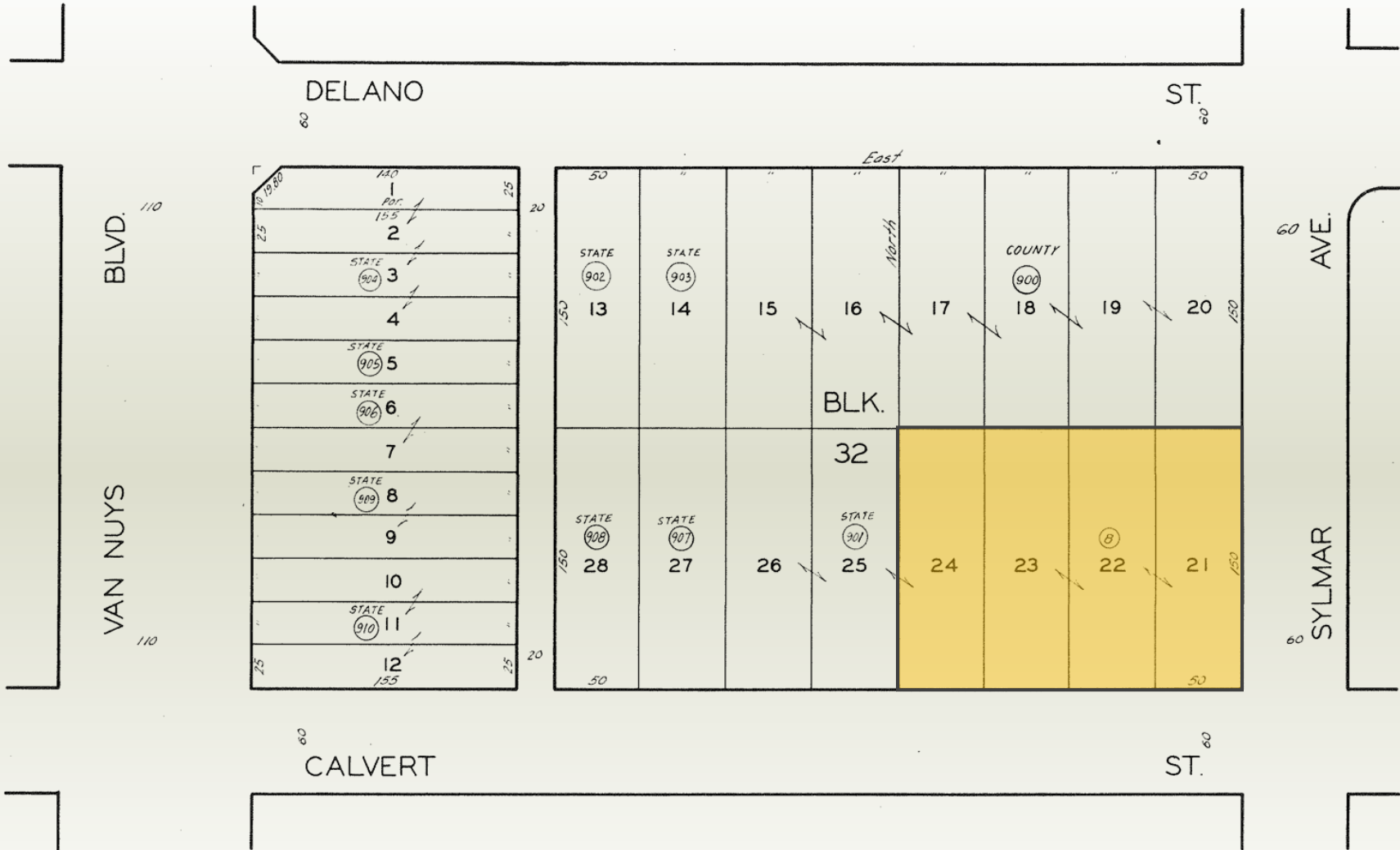
Development Potential (By-Right)

Maximum FAR	▪ 6:1
Maximum Height	▪ None
Minimum Setbacks	▪ Front: 0 ft. ▪ Side: 0 ft. commercial / 5 ft. residential ▪ Back: 0 ft. commercial / 15 ft. residential
Max Buildable Area – Footprint	▪ 22,529 SF
Max Buildable Area – Envelope	▪ 135,174 SF
Max Dwelling Units	▪ 112
Affordable Units Req.	▪ None
Parking Requirement	▪ 1 space per unit (<3 habitable rooms) ▪ 1.5 spaces per unit (3 rooms) ▪ 2 spaces per unit (>3 rooms) ▪ 1 space per guest room (first 30)
Required Open Space	▪ 100 SF per unit (<3 rooms) ▪ 125 SF per unit (3 rooms) ▪ 175 SF per unit (>3 rooms)

Development Potential (With TOC / Density Bonus)

Maximum FAR	▪ 9.3:1
Maximum Height	▪ None
Minimum Setbacks	▪ Front: 0 ft. ▪ Side: 0 ft. commercial / 5 ft. residential ▪ Back: 0 ft. commercial / 5 ft. residential
Max Buildable Area – Footprint	▪ 22,529 SF
Max Buildable Area – Envelope	▪ 209,520 SF
Max Dwelling Units	▪ 204
Affordable Units Req.	▪ 11% Extremely Low Income ▪ OR 15% Very Low Income ▪ OR 25% Lower Income
Parking Requirement	▪ No parking required
Required Open Space	▪ Up to 25% reduction allowed

PARCEL MAP



An aerial photograph of Sylmar, California, showing a dense urban area with various buildings, streets, and greenery. In the background, a range of mountains is visible under a clear sky. The image is overlaid with a semi-transparent blue gradient on the right side, where the text is located.

Location Overview

6167 SYLMAR AVENUE

Van Nuys

CALIFORNIA

Van Nuys is a neighborhood located in the central San Fernando Valley region of Los Angeles, California, United States. It is bordered by North Hills to the north, Panorama City to the northeast, Valley Glen to the east, Sherman Oaks to the south, Lake Balboa to the west, and Reseda to the northwest. Van Nuys is a densely populated neighborhood, with a mix of residential, commercial, and industrial areas. It is home to Van Nuys Airport, which is one of the busiest general aviation airports in the world. The neighborhood is also known for its Van Nuys Boulevard, which is a popular cruising destination for car enthusiasts.

DEMOGRAPHICS



\$72,148

Median Household Income



168,441

Population



\$780,000

Median Home Value

MAJOR DEVELOPMENTS



7115 VAN NUYS BLVD

Plans call for the construction of a five-story building featuring 214 studio, one-, and two-bedroom apartments above 15,800 square feet of ground-floor commercial space and parking for 238 vehicles.

214
UNITS

15,800
SF RETAIL

238
VEHICLES

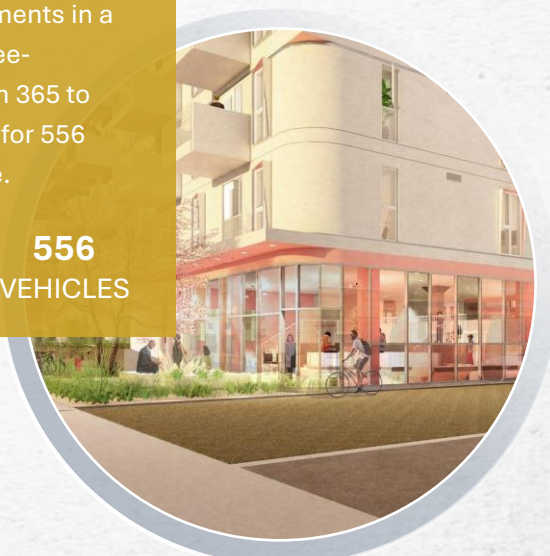
Plans call for a total of 405 apartments in a mix of studio, one-, two-, and three-bedroom floor plans, ranging from 365 to 1,185 square feet in size. Parking for 556 vehicles in a subterranean garage.

405
UNITS

41
AFFORDABLE

556
VEHICLES

6728 SEPULVEDA BLVD



M Opening in 2031

Feds provide \$893M grant for Van Nuys Boulevard light rail line

The East San Fernando Valley line will travel 6.7 miles within the median of Van Nuys Boulevard, spanning from Van Nuys to Pacoima. Its 11 stations will include connections to the G Line Busway, Metrolink's Ventura County Line, Amtrak's Pacific Surfliner.

Full construction is expected to commence before the end of 2024, and completion of the \$3.6-billion light rail line is expected in 2031. That schedule is years behind what was originally hoped for by Metro, which had once intended to begin serving passengers on Van Nuys Boulevard as early as 2028.



Amenities

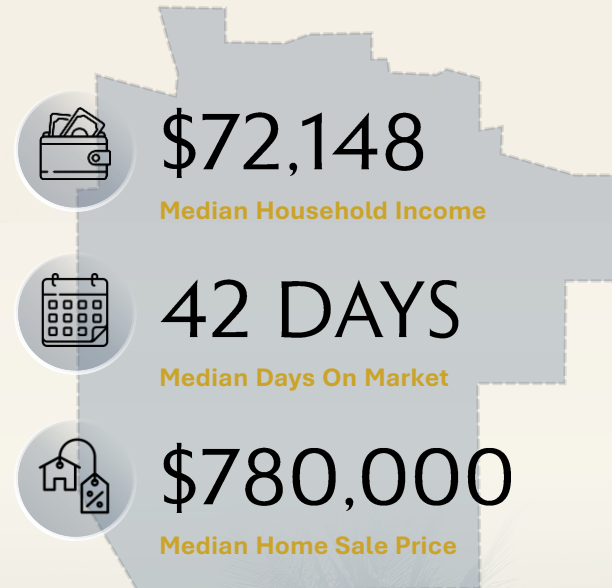


HIGH

BARRIER-TO-ENTRY -MARKET

Demand for single-family homes in the Van Nuys submarket is consistently high due to several factors. The city's desirable location, proximity to major employment hubs, and lifestyle amenities attract a high number of families and individuals seeking a suburban setting with access to urban amenities

In terms of supply, Van Nuys has a limited amount of new development land. This, coupled with strict zoning regulations, contribute to a relatively limited supply of single-family homes. As a result, the market for single-family homes in Van Nuys tends to be competitive, with properties often selling quickly at or above asking prices.



VAN NUYS: SINGLE FAMILY MARKET

FORTUNE 500

WITHIN A 7-MILE RADIUS



UNIVERSAL PICTURES

27,000

COMCAST

17,700

DREAMWORKS

16,768

WARNER BROS

7,000

Cutting through the middle of the neighborhood is the 405 freeway (San Diego Freeway), but the community is also near the 101 (Ventura Freeway), 170 (Hollywood Freeway), 118 (Simi Valley Freeway), and the I-5 (Golden State Freeway). Residents living in this neighborhood can also skip the busy commute to LAX, and instead, hop on a flight out of Van Nuys Airport.

LOCATION

Ideally located in the heart of the San Fernando Valley, North Hills is home to one of the most dense and diverse populations in the region.

AIRPORT

With the Van Nuys Airport just a few miles west of the property and the ease of access to the 101 and 405 Freeways, North Hills is one of the most traveled areas in greater LA

POPULATION

Van Nuys is a fast-growing city in Los Angeles with a projected population growth of over 4% by 2025. The area boasts a population more than 110,000 within a 1-mile radius

EMPLOYERS

Home to a large range of employers, Van Nuys borders other large cities such as, Sherman Oaks, North Hollywood, and Reseda it provides for a wide customer draw.

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