

14526 ERWIN ST.

Van Nuys, CA 91411

14526
ERWIN STREET

14526

PEAK
COMMERCIAL

21 CENTURY 21
Peak

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14518-14526 ERWIN ST.



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ERWIN ST.**

PROPERTY INFORMATION

PURCHASE PRICE

\$2,050,000

PROPERTY ADDRESS

***14526 Erwin St.
Van Nuys, CA 91411***

YEAR BUILT

1929

PROPERTY SIZE

5,000 SF

LAND SIZE

6,754 SF

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

PROPERTY OVERVIEW

This LAC2-zoned property offers exceptional flexibility for an owner-user, with permitted uses including retail, office, industrial, and residential-related operations. Refinished floors for a showroom finish. Former cannabis retail location. Currently 100% vacant. Includes 2 secure entrances and a gated back lot for 4 packing spaces or more. Located just steps from the Van Nuys Courthouse and Van Nuys Blvd, the site benefits from a highly visible and central position in the Van Nuys Civic Center area. Additional conveniences include a public parking lot directly across the street and dual alleyway access, enhancing both accessibility and operational efficiency.

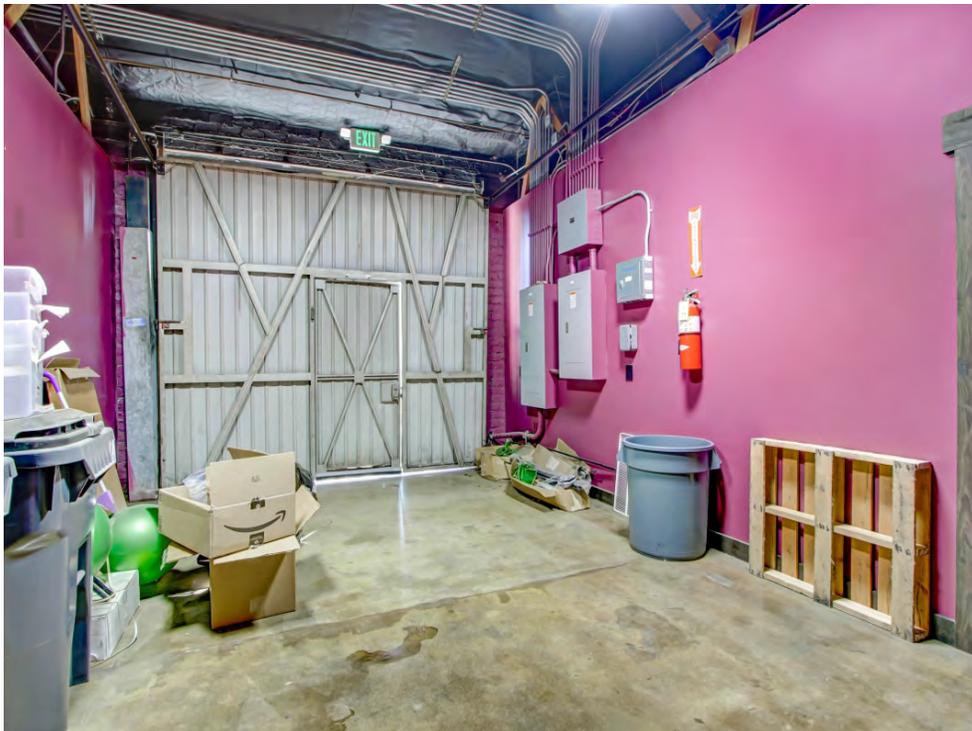
Don't miss out on this remarkable opportunity! Contact us today to schedule a personalized tour and discuss how this property can become the cornerstone of your successful real estate portfolio.



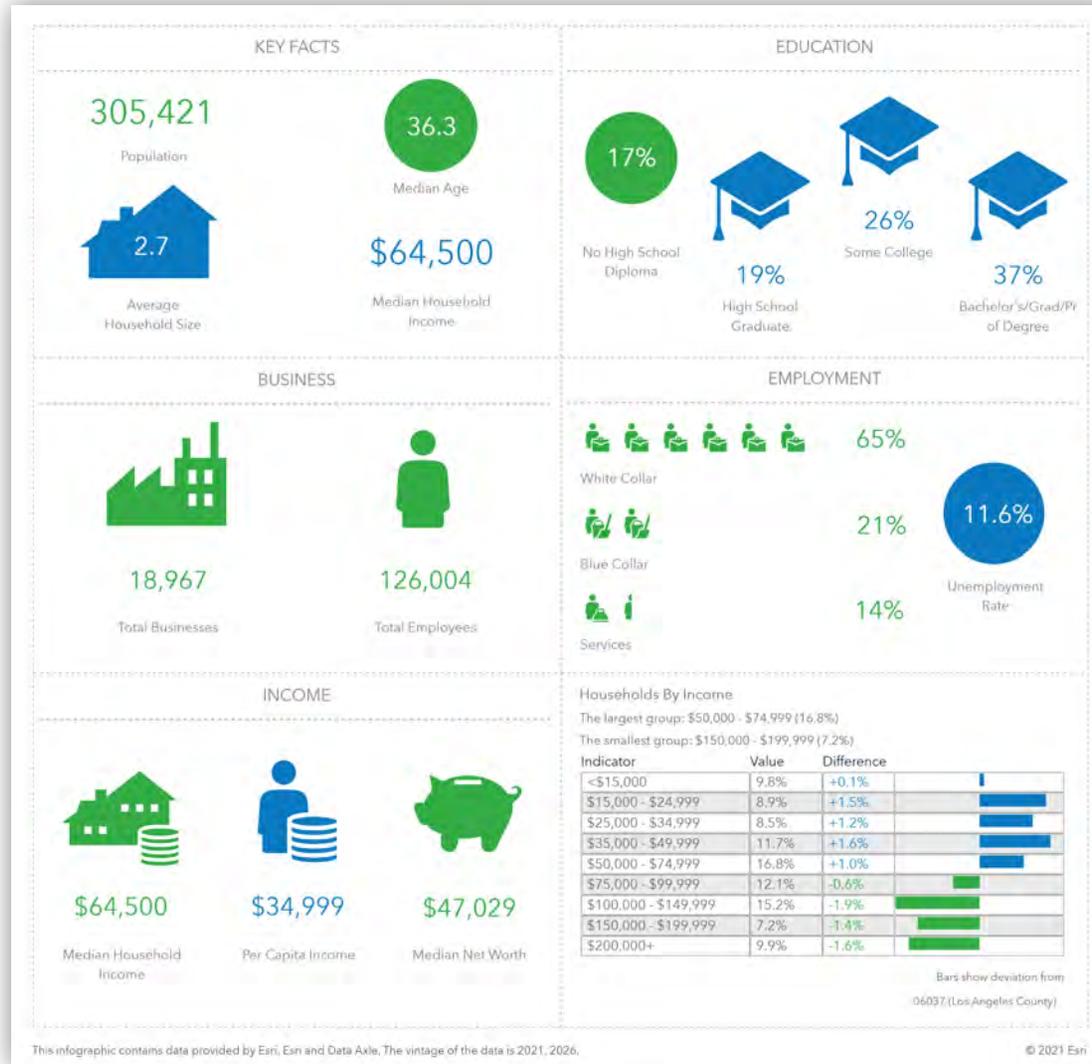
PROPERTY PHOTOS



PROPERTY PHOTOS



INFOGRAPHIC: KEY FACTS (DRIVE TIME: 10 MINUTES)

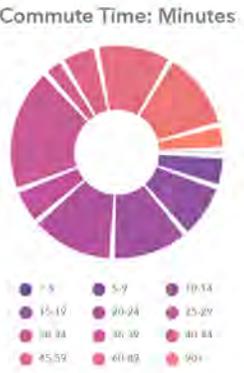
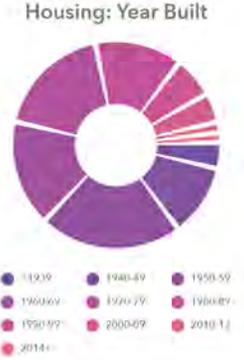
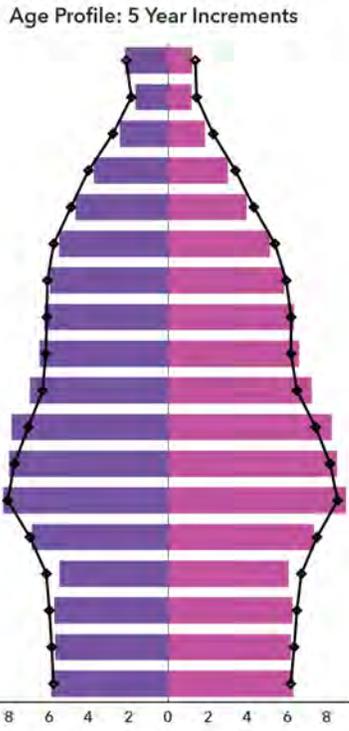
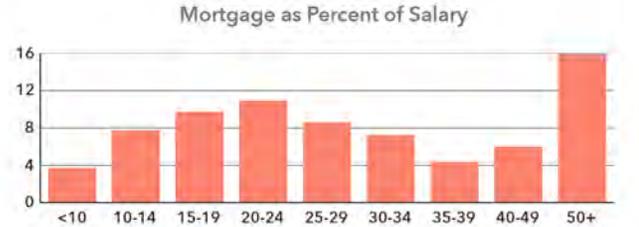


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COMMUNITY PROFILE

305,421 **0.3%** **2.7** **82.0** **36.3** **\$64,500** **\$47,029** **\$752,753** **21%** **67%** **12%**
 Population Total Pop Growth Average HH Size Diversity Index Median Age Median HH Income Median Net Worth Median Home Value Under 18 Ages 18 to 65 Aged 66+

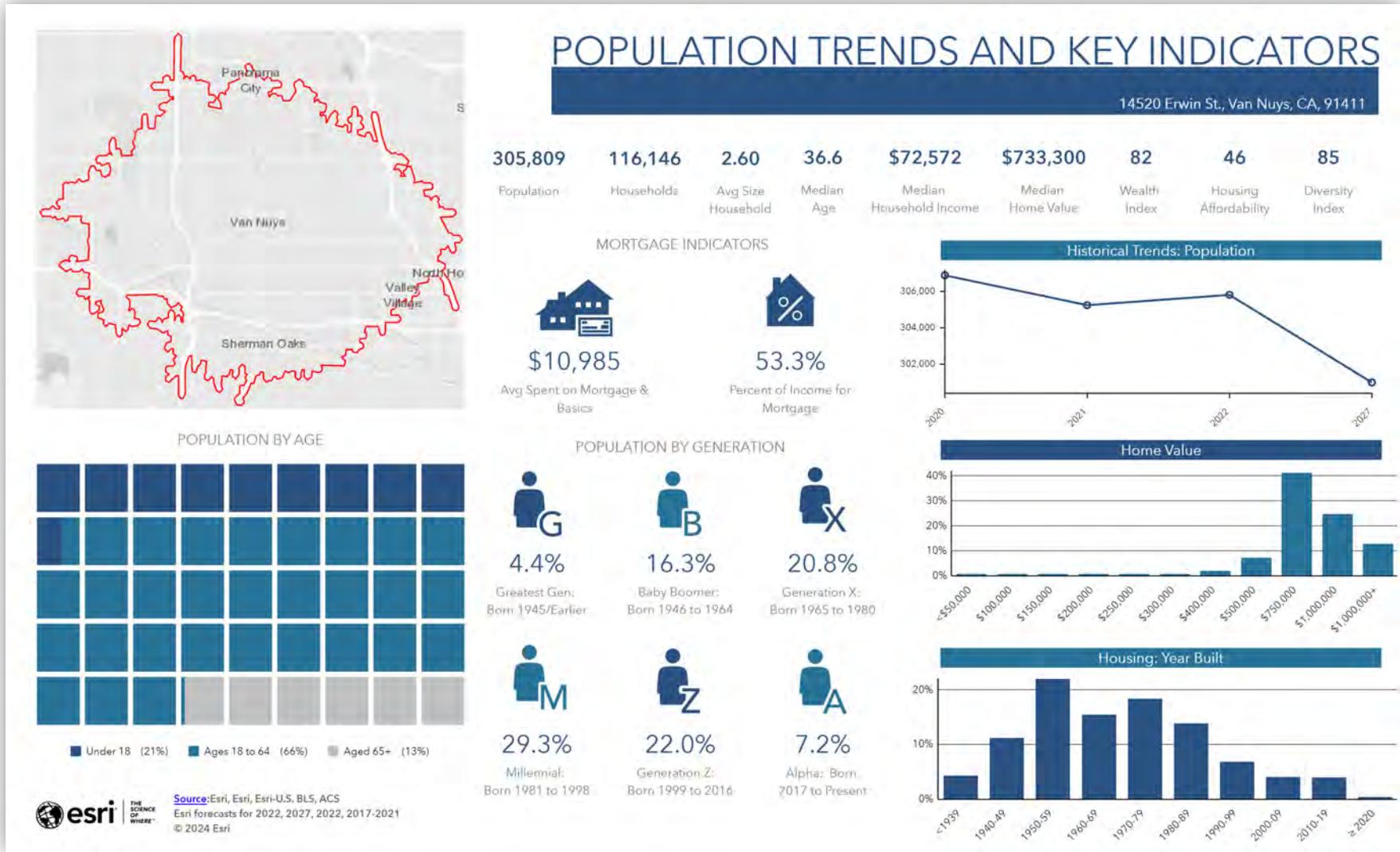
 **13.7%** Service Workers
 **20.8%** Blue Collar Workers
 **65.4%** White Collar Worker



Source: U.S. Census Bureau, Census 2010 Summary File 1, Esri Trinitas for 2021 and 2020.

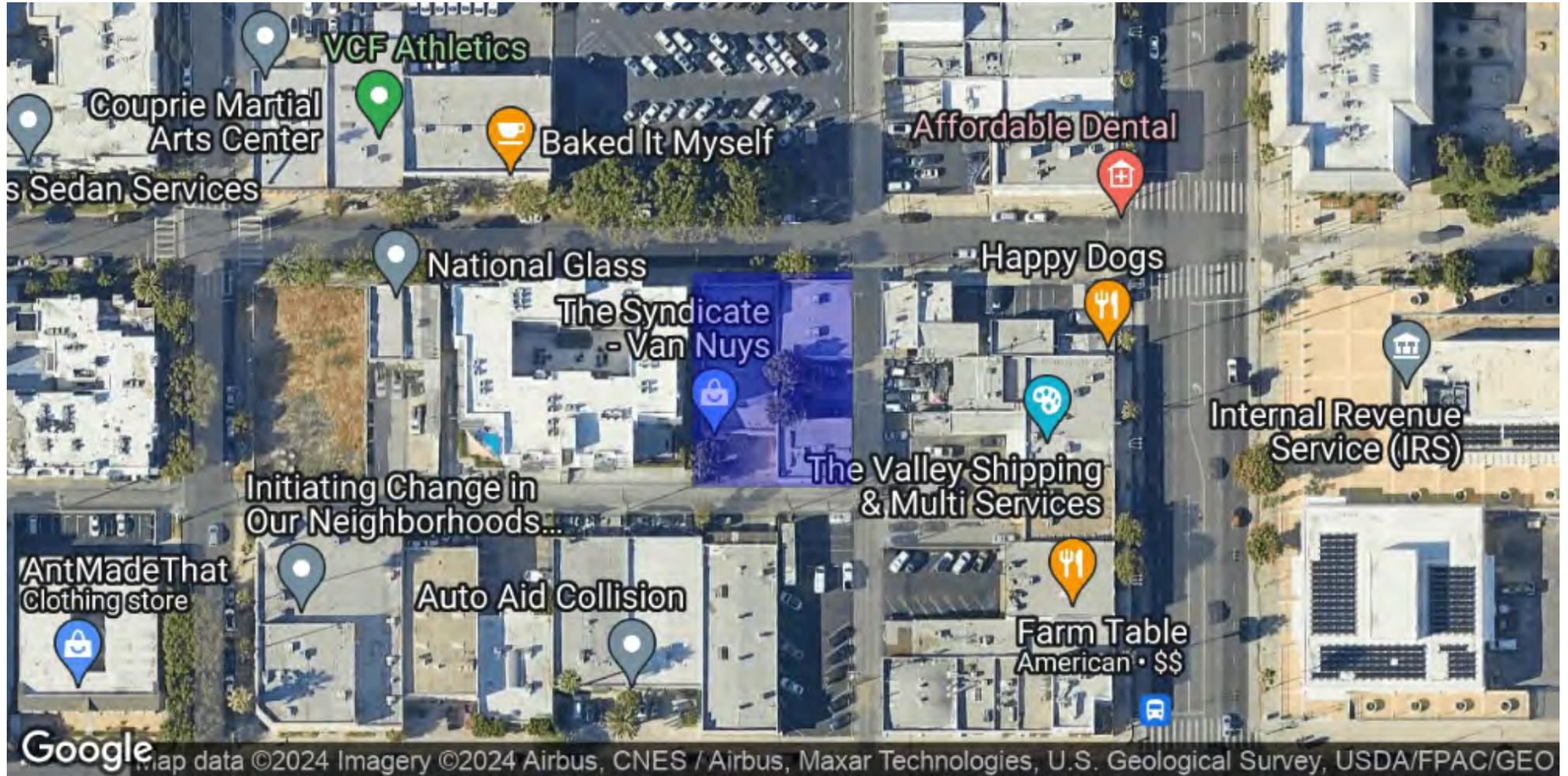
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INFOGRAPHIC: POPULATION TRENDS (DRIVE TIME: 10 MINUTES)



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AERIAL ANNOTATION MAP



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CONTACT



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