

**MOSES  
COMMERCIAL**

**6023 HAZELTINE AVENUE | VAN NUYS, CA 91401  
FOR SALE OR FOR LEASE**



6023 Hazeltine Avenue offers a unique opportunity to purchase or lease a turnkey remodeled industrial flex building with dedicated office spaces in the heart of Van Nuys, CA.

This freestanding industrial / flex building, situated in the heart of Van Nuys', offers approximately  $\pm 3,520$  square feet of office/flex space, an additional  $\pm 1,100$  square feet of warehouse space on a sizable  $\pm 5,734$  square foot corner lot.

Zoned LAMR2 and constructed in 1944 and beautifully remodeled in 2022, the property includes 10 parking spots In addition to ample street parking and truck loading access.

6023 Hazeltine is the perfect opportunity for owner/users looking to take advantage of SBA financing options.

### KEY FEATURES:

- High ceilings
- Polished concrete floors
- Glass doors
- Two restrooms
- Office kitchen
- Reception area
- Meeting rooms
- Two large multi person offices
- Four single person offices
- Large conference room



# PROPERTY OVERVIEW

6023 HAZELTINE AVENUE | VAN NUYS, CA

ADDRESS	USE	SF	BUILT	ZONING	APN
6023 Hazeltine Ave, Van Nuys, CA	Industrial	4,216	1946	LAMR2	2240-026-013



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**For Sale Price**

\$2,275,000

**For Lease**







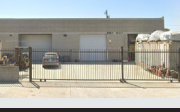

\$3.50 Modified Gross

- Term 2-10 Years
- Available for Occupancy October 2024



# SALES COMPARABLES

6023 HAZELTINE AVENUE | VAN NUYS, CA

	ADDRESS	BUILT/RENO	TYPE	SIZE	DIST (MI)	SALE DATE	SALE PRICE	PRICE/SF
	14200 Aetna St Van Nuys, CA	1946	Industrial	5,330 SF	0.11	Feb 2024	\$2,585,000.00	\$484.99
	7337 Greenbush Ave North Hollywood, CA	1962	Industrial	4,240 SF	1.80	Jun 2023	\$1,750,000.00	\$412.74
	13915-13917 Saticoy St Panorama City, CA	1958	Industrial	8,200 SF	2.14	Apr 2024	\$3,851,500.00	\$469.70
	16226 Hart St Van Nuys, CA	1980	Industrial	5,045 SF	2.93	Feb 2024	\$6,400,000.00	\$1,268.58
	7049 Valjean Ave Van Nuys, CA	1982	Industrial	4,450 SF	2.95	Jun 2024	\$2,245,000.00	\$504.49
	7059 Valjean Ave Van Nuys, CA	2000	Industrial	4,800 SF	2.96	May 2023	\$2,165,000.00	\$451.04
	16136 Cantlay St Van Nuys, CA	1987	Industrial	4,725 SF	2.98	Jul 2024	\$2,080,000.00	\$440.21
	<b>AVERAGES</b>			<b>5,256 SF</b>	<b>2.27</b>		<b>\$3,010,928.57</b>	<b>\$575.96</b>
	<b>Subject Property</b> 6023 Hazeltine Ave	1946/2022	Industrial	4,216 SF	-	On Market	\$2,275,000.00	\$539.61



## VAN NUYS, CA

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.

Overall, Van Nuys is an important economic center in the San Fernando Valley region, with a diverse range of businesses and industries that contribute to the local economy.



**676,797**

5 Mile Radius Population



**\$76,287**

Median Household Income



**\$916,087**

Median Home Value

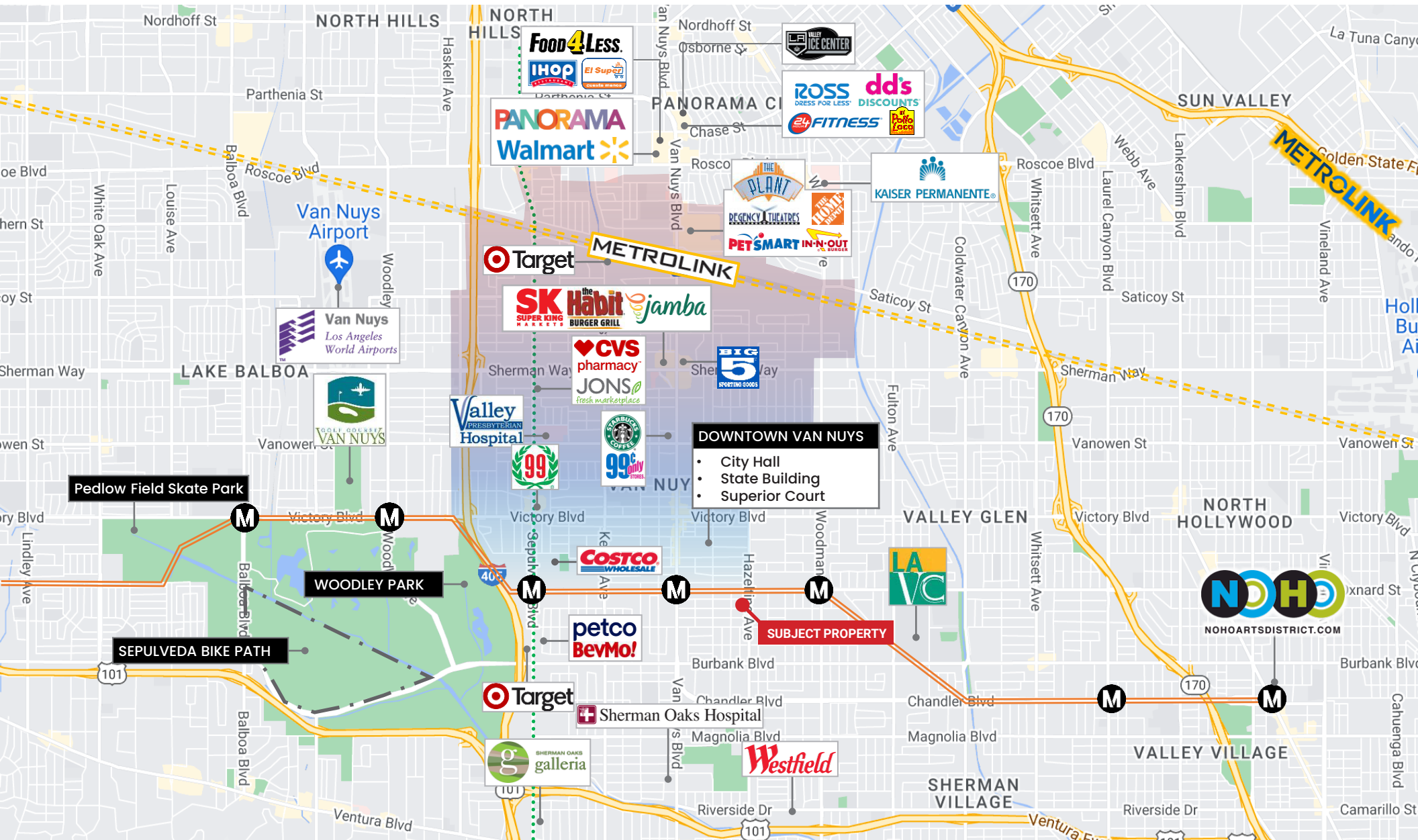
1 MILE RADIUS	CENSUS 2010	CENSUS 2020	2024	2029
Population	43,129	43,701	43,109	42,339
Households	15,217	15,875	16,113	16,039

	1 MILE	3 MILES	5 MILES
Average Household Income	\$105,644	\$124,919	\$130,539
Total Businesses	3,003	22,023	42,659
Total Employees	15,659	136,775	268,984
Average Household Size	2.63	2.54	2.69
Median Age	36.5	37.5	37.3

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# AMENITIES MAP

6023 HAZELTINE AVENUE | VAN NUYS, CA



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**CONTACT INFORMATION -  
FOR ANY ADDITIONAL INFORMATION ABOUT THIS  
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