

# FOR LEASE

7540, 7542 Balboa Blvd & 16816, 16834, 16836 Saticoy St.  
Lake Balboa, CA



OFFERING MEMORANDUM

**NAL Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



# TABLE OF CONTENTS

Property Overview	03
Property Aerial	04
7540-7542 Balboa Photos	05
7540-7542 Balboa Aerial	06
16834-16836 Saticoy Photos	07
16834-16836 Saticoy Aerial	08
16816 Saticoy Photos	09
16816 Saticoy Aerial	10
Site Plan	11
Amenities Map	12
Location Map	13
Area Overview	14
Area Demographics	15

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# PROPERTY OVERVIEW

## Property Description:

Located in Lake Balboa/Van Nuys, this versatile multi-tenant commercial building is strategically located at the high-traffic, signalized intersection of Balboa Boulevard and Saticoy Street, offering outstanding visibility and access in one of the most dynamic corridors in the San Fernando Valley. Situated within a designated Enterprise Zone, this property provides maximum flexibility for a wide range of commercial uses—including retail, restaurants, professional office, showroom, and warehouse—without the typical zoning constraints, making it an ideal opportunity for businesses seeking adaptability and long-term value.

The property features a variety of ground-floor suites ranging from the smaller sizes of 1,800 to 3,600 square feet (combined), with larger contiguous spaces available from 4,000 SF up to 9,000 SF (combined), all designed with flexibility and tenant needs in mind. Each unit is equipped with its own dedicated HVAC system for individualized comfort and efficiency. Roll-up doors are included with select spaces, allowing seamless back-end operations for warehousing, deliveries, or light manufacturing. The interiors boast impressive clear heights up to 14 feet, creating an open, airy feel ideal for showroom displays, creative office configurations, or retail merchandising. Large storefront glass panels enhance natural light and offer excellent branding and display opportunities.

Tenants benefit from abundant surface parking, ensuring ease of access for customers and employees alike. The corner lot location offers multiple points of ingress and egress, with signalized access making entry and exit both convenient and safe. The property enjoys exceptional visibility to over 50,000 vehicles per day, and features generous building and monument signage opportunities along both Balboa Blvd and Saticoy St. Surrounded by a dense residential population and strong commercial presence, this asset is perfectly positioned for a wide variety of businesses seeking a high-profile location with unmatched flexibility in a business-friendly Enterprise Zone.

## Property Highlights:

- Enterprise Zone Allows for a Wide Variety of Uses
- Located at a Signalized intersection
- Phenomenal Tenant Mix with Great Synergy
- Generous On-Site Parking
- Excellent Exposure with Strong Signage
- Easy Street access with Alley Access
- Retail/Office/Restaurant/Warehouse/Showroom Uses Allowed
- Plug & Play Spaces with Lots of Potential

## Spaces/Size Available:



### 1) Retail Flex:

7540-7542 Balboa Blvd. | 4,000-9,000 SF

Pad building w/ large parking lot behind



### 2) Retail/Warehouse Flex:

16834-16836 Saticoy St. | 1,800-3,600 SF

In line Space with large parking lot behind



### 3) Warehouse:

16816 Saticoy St. | 5,000 RSF on 20,000+ SF Lot

End Cap Corner space with Yard + Parking lot in the rear







# 7540-7542 Balboa Blvd. Property Photos





# AERIAL

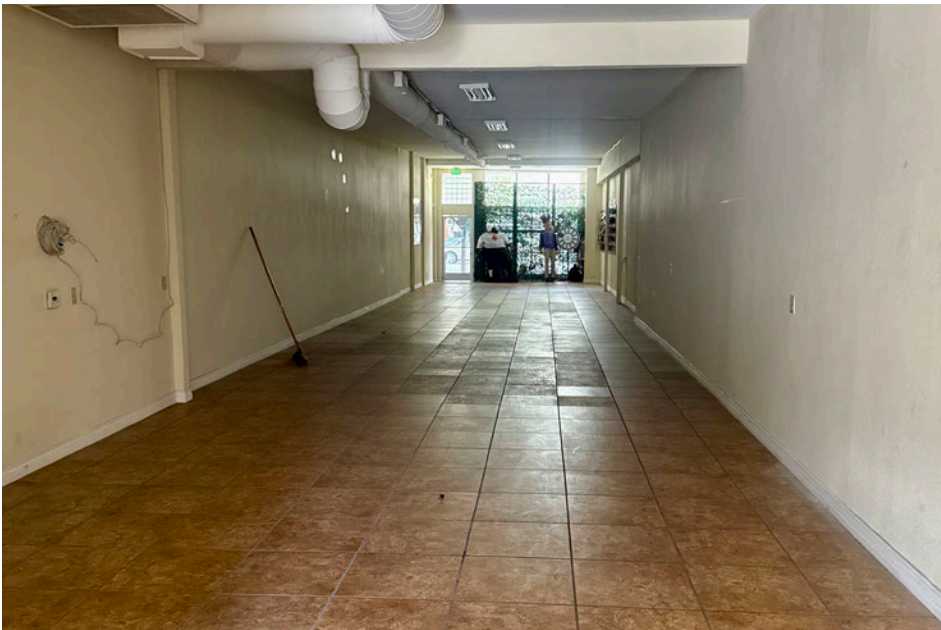
7540 Balboa Blvd : 4,000 Rentable SF RETAIL/FLEX

7542 Balboa Blvd: 5,000 Rentable SF RETAIL/FLEX





# 16834-16836 Saticoy St. Property Photos





# AERIAL

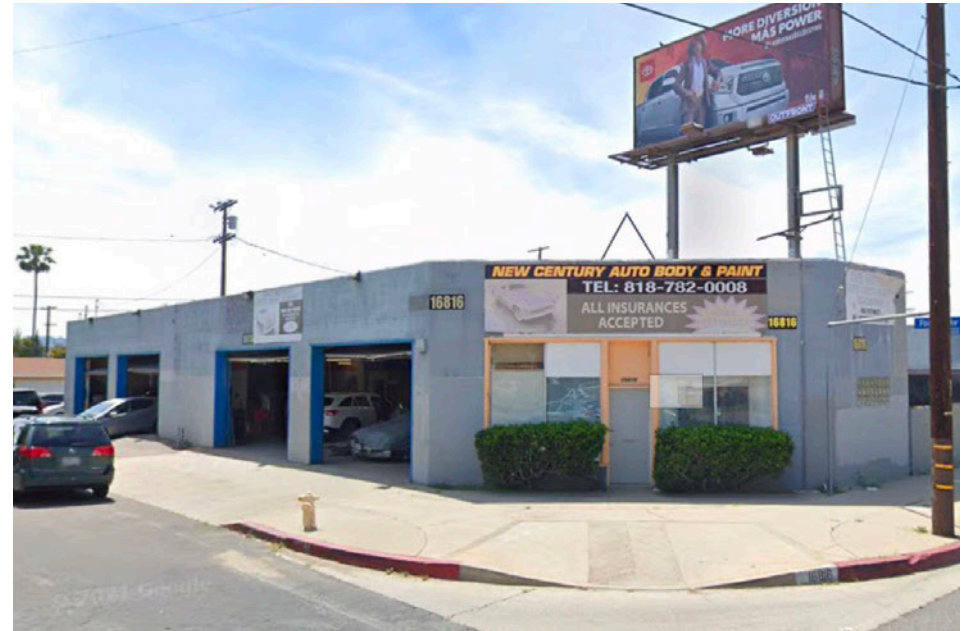
16834 Saticoy Street: 1,800 rentable SF RETAIL/FLEX

16836 Saticoy Street: 1,800 rentable SF RETAIL/FLEX





# 16816 Saticoy St. Property Photos





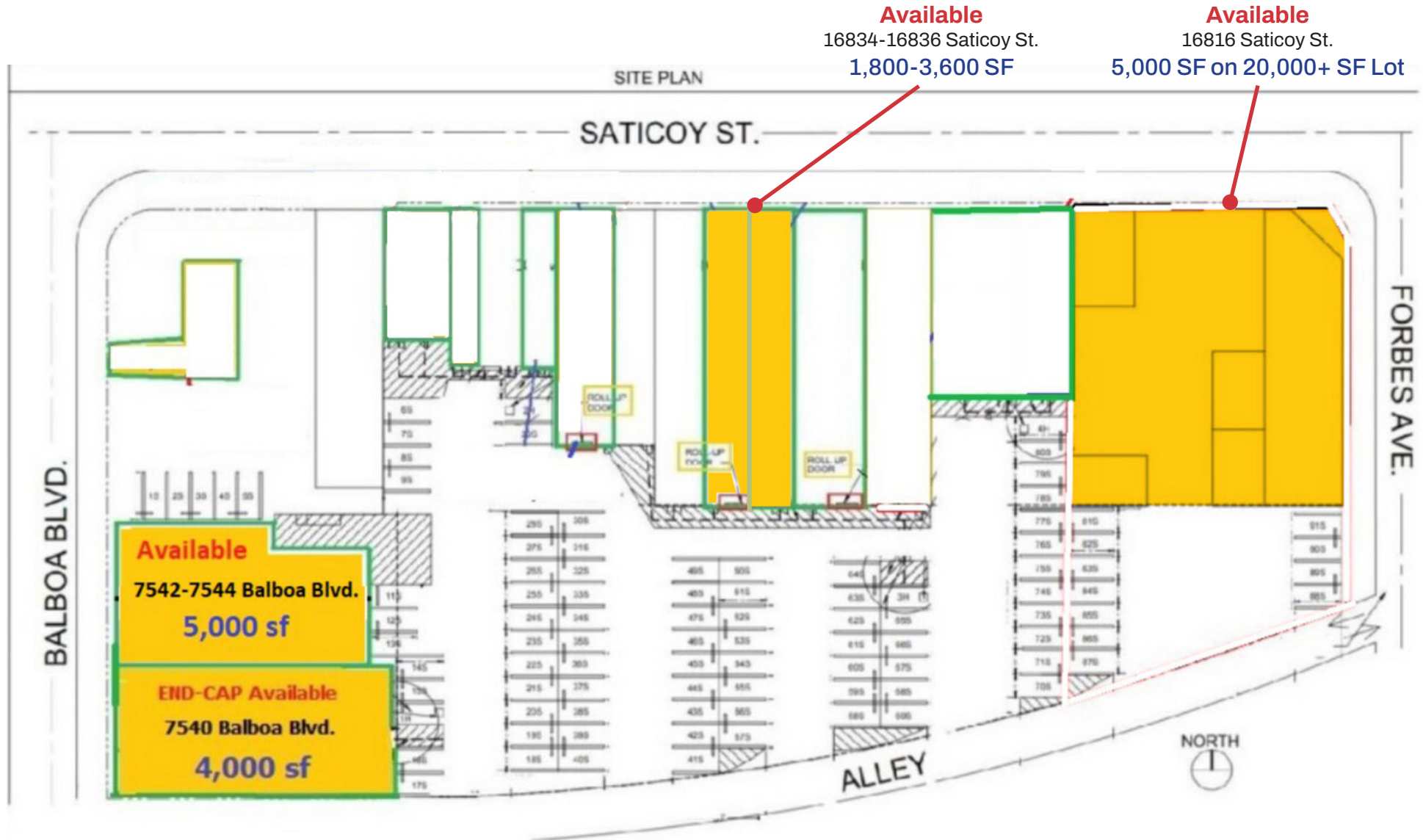
# AERIAL

16816 Saticoy Street INDUSTRIAL AUTOMOTIVE BODYSHOP





# SITE PLAN



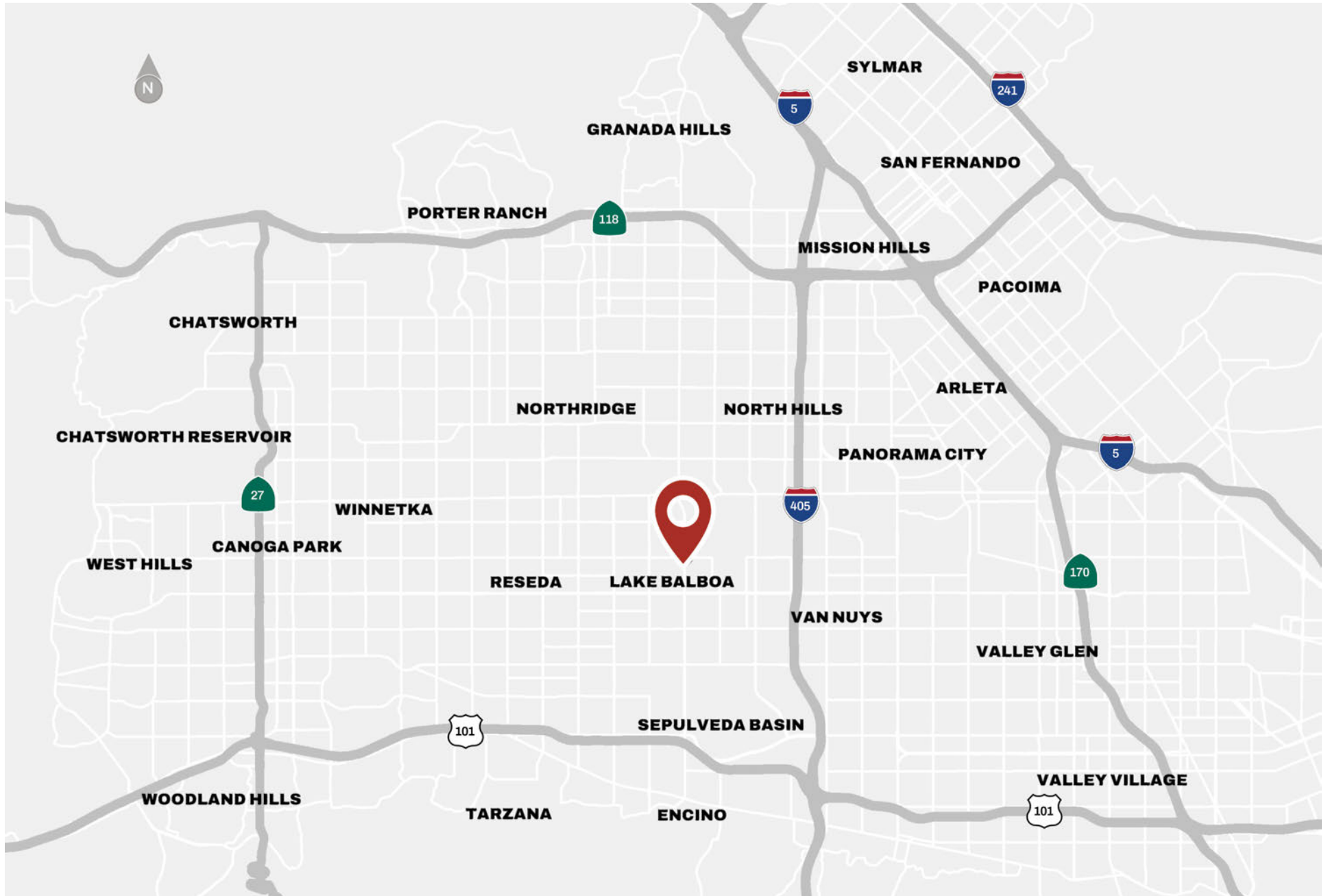


# AMENITIES MAP





# LOCATION MAP





# AREA OVERVIEW

## Van Nuys, CA

Van Nuys is a centrally located neighborhood spanning 17.2 square miles in the heart of the San Fernando Valley. As the most populous community in the Valley, Van Nuys is a densely populated urban hub featuring a mix of industrial parks, government buildings, and residential neighborhoods.

Anchored by the 730-acre Van Nuys Airport—the world's busiest general aviation airport—and the Valley Municipal Building, Van Nuys serves as a key center for both transportation and regional government. It remains a predominantly blue-collar community with a strong industrial base. Major employers such as Anheuser-Busch maintain significant operations in the area, supporting a steady daytime workforce.

Retail activity in Van Nuys is concentrated along Van Nuys Boulevard, a major commercial corridor that stretches nearly ten miles from Sherman Oaks to Lake View Terrace. Once famous in the 1960s and '70s as a cruising destination, the boulevard now serves as the primary retail spine of the neighborhood. It features a wide range of national and local retailers, office buildings, and auto dealerships—particularly in southern Van Nuys—driving consistent consumer traffic.

The area is surrounded by key San Fernando Valley communities including Sherman Oaks to the south, Panorama City and Northridge to the north, Valley Glen to the east, and Lake Balboa to the west. Notably, parts of Van Nuys were carved out in recent years to form new residential communities, but the core remains an active commercial center with strong market fundamentals.

Retail demand in Van Nuys is supported by a large residential base, a significant working population, and strategic transportation links, making it an enduring location for neighborhood-serving retail, auto-related uses, and service-based tenants.

7540-7542 BALBOA BLVD & 16816, 16834, 16836 SATICOY ST., LAKE BALBOA, CA



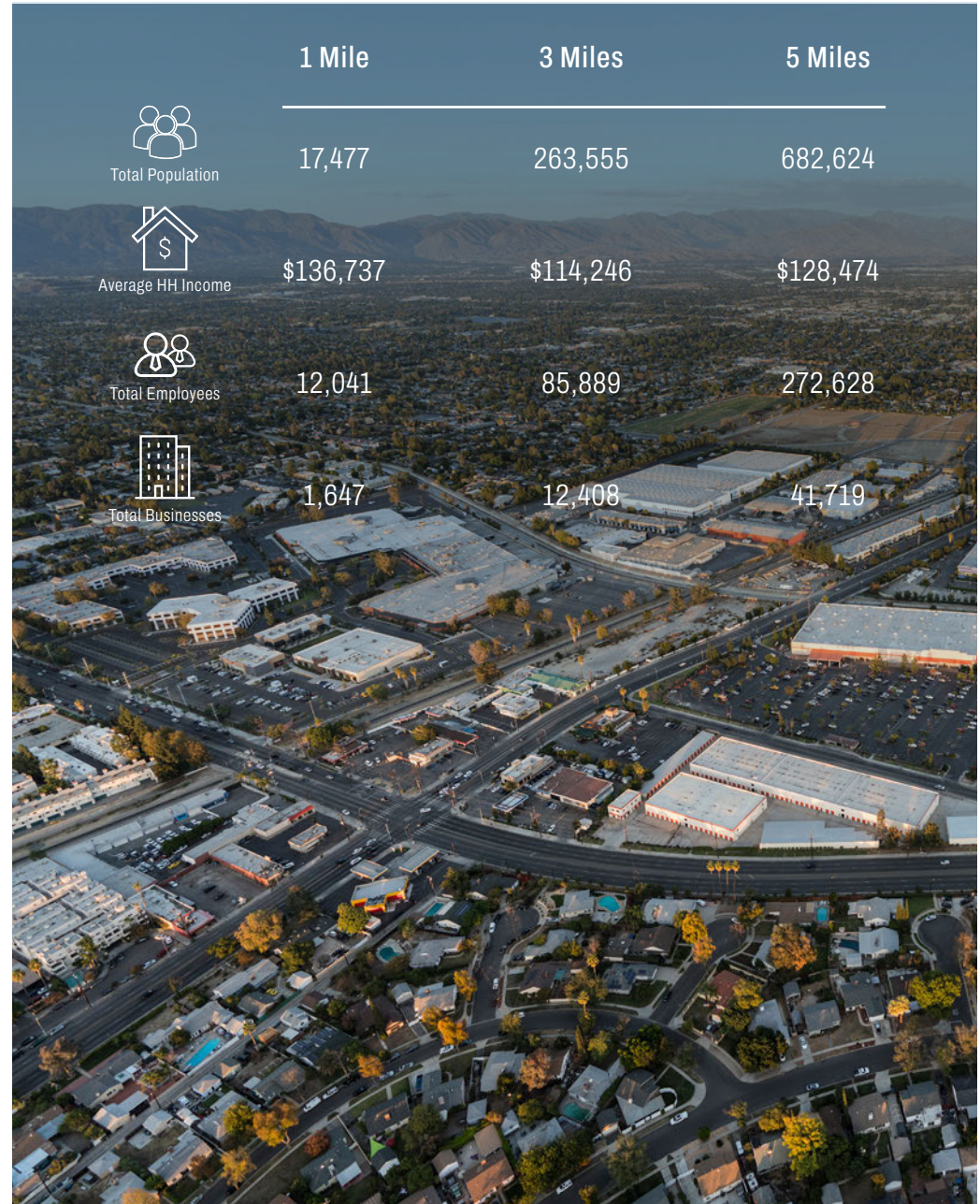
# AREA DEMOGRAPHICS

<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Estimated Population (2025)	17,477	263,555	682,624
Projected Population (2030)	16,734	258,762	661,122
Census Population (2020)	17,619	261,883	680,278

<b>Households</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Estimated Households (2025)	5,958	87,881	232,500
Projected Households (2030)	5,837	87,952	229,255
Census Households (2020)	6,003	85,539	230,048

<b>Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Estimated Average Household Income (2025)	\$136,737	\$114,246	\$128,474
Projected Average Household Income (2030)	\$135,669	\$112,703	\$126,718
Census Average Household Income (2010)	\$74,938	\$61,506	\$71,299
Estimated Per Capita Income (2025)	\$46,922	\$38,373	\$43,955
Projected Per Capita Income (2030)	\$47,649	\$38,590	\$44,145

<b>Daytime Demos</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Businesses (2025)	1,647	12,408	41,719
Total Employees (2025)	12,041	85,889	272,628





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