

# CANTLAY AUTOMOTIVE

*Fully Entitled Automotive Center  
with an Approved Spray Booth*

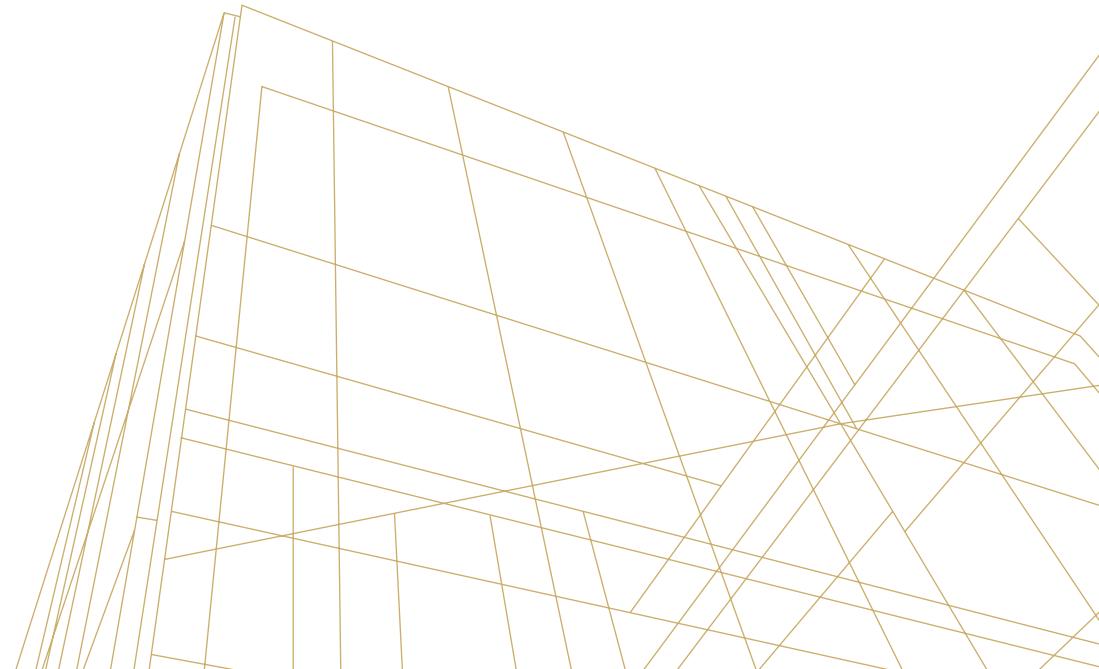


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*Exclusively listed by*

**KELLY BETPOLICE**  
Senior Vice President  
424.653.1842  
[kelly.betpolice@kidder.com](mailto:kelly.betpolice@kidder.com)  
LIC N° 01470894

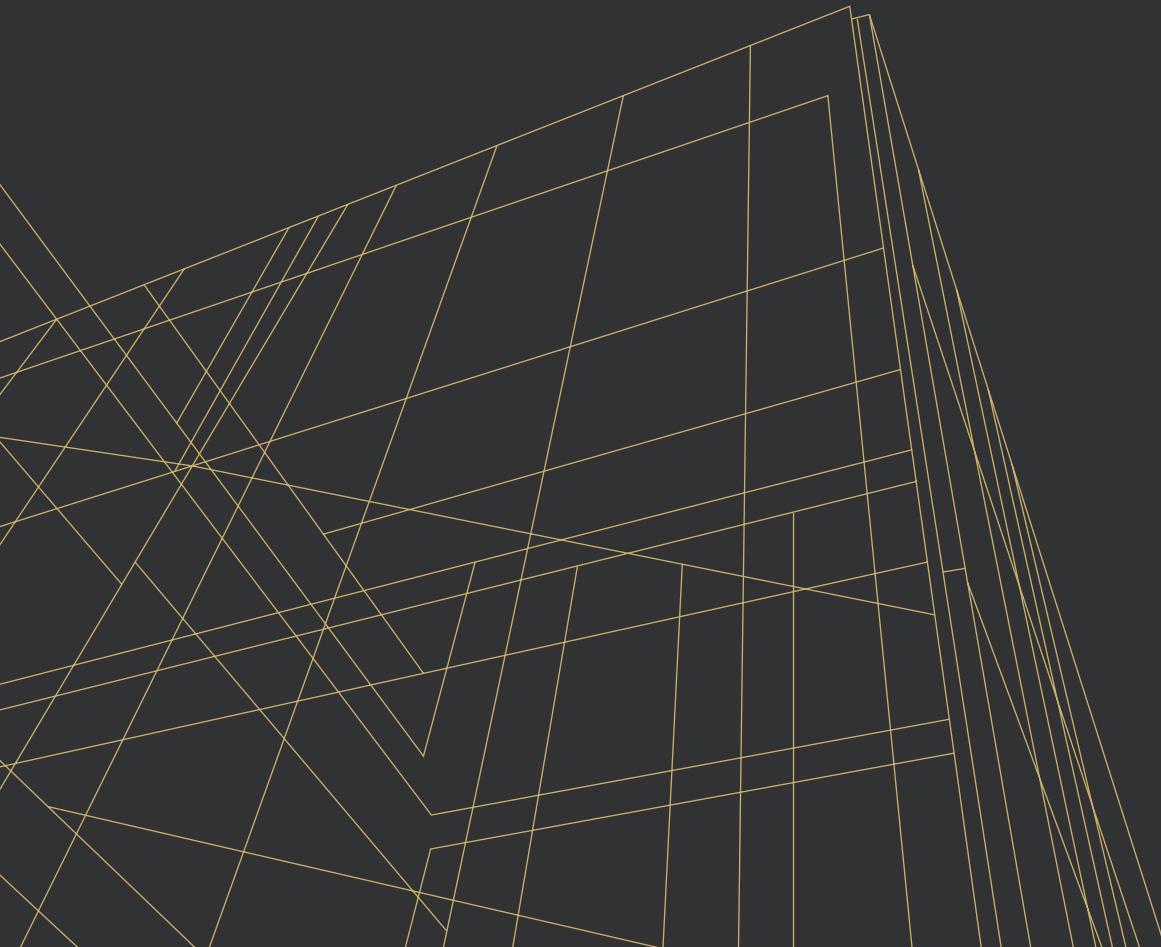
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# EXECUTIVE SUMMARY

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*Section 01*

# PREMIER OFFERING ADJACENT TO THE VAN NUYS AIRPORT

*Kidder Mathews is pleased to present 16118-16122 W Cantlay Street, Van Nuys, CA for sale.*

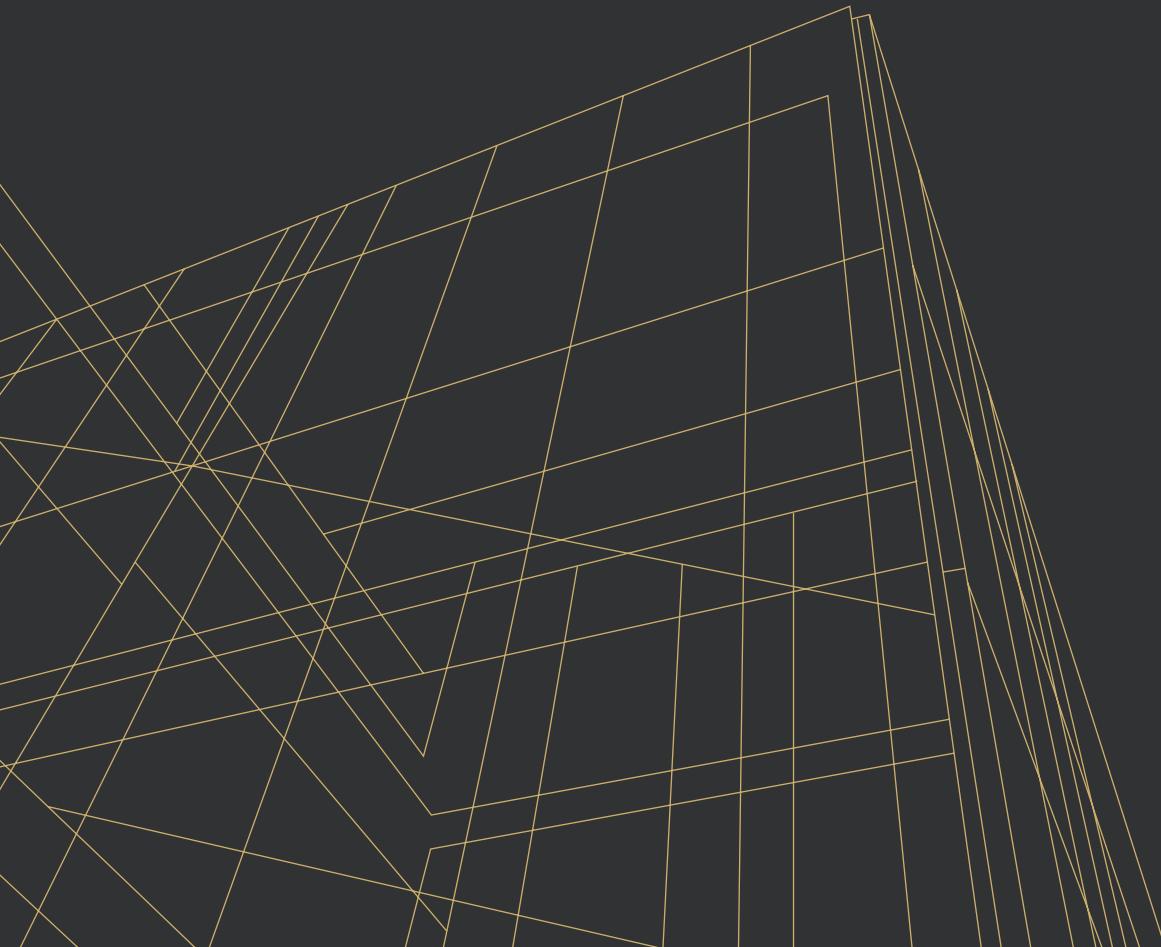
This offering presents an entitled and permit-approved automotive collision center opportunity, ideal for an experienced operator or a growing automotive group seeking to expand capacity in a highly functional, purpose ready to be built facility.

Situated on 12,136 square feet of land, the property has received approvals for an auto repair and collision center, including a spray booth, ensuring a streamlined path to operation with no entitlement risk. The approved development consists of a one-story, 8,500 square foot automotive collision center, complemented by accessory office space, a mezzanine level, and rooftop parking for 31 vehicles. A rare and valuable feature that maximizes site efficiency and throughout.

The site is entitled to accommodate high vehicle capacity, making it well-suited for collision repair, body work, and paint operations. The approved design supports operational efficiency, scalable workflow, and compliance with industry requirements, positioning the property as a turnkey solution for automotive users.

With its comprehensive approvals, optimized layout, and strong capacity fundamentals, this property represents a compelling opportunity for owner-users or investors seeking a specialized automotive asset with long-term operational and value-add potential.





# PROPERTY OVERVIEW

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*Section 02*

# PROPERTY INFORMATION

## CANTLAY AUTOMOTIVE

ADDRESS	16118-16122 W Cantlay Street Van Nuys, CA 91406
PRICE	\$2,800,000
LAND PSF	\$230.72
APN	2205-028-018
BUILDING SIZE	8,500 SF
LAND SIZE	12,136 SF
FRONTAGE	20' on Cantlay Street
APPROVED FOR	Auto Repair Building, Spray Booth, Including Offices At Mezzanine W/ Parking On Roof
STORIES	1
PARKING	31 Vehicles

**\$2.8M**

SALE PRICE

**31**

PARKING SPACES



## INVESTMENT HIGHLIGHTS

Fully Entitled Auto Collision & Spray Booth Site

Approved 8,500 SF Automotive Facility

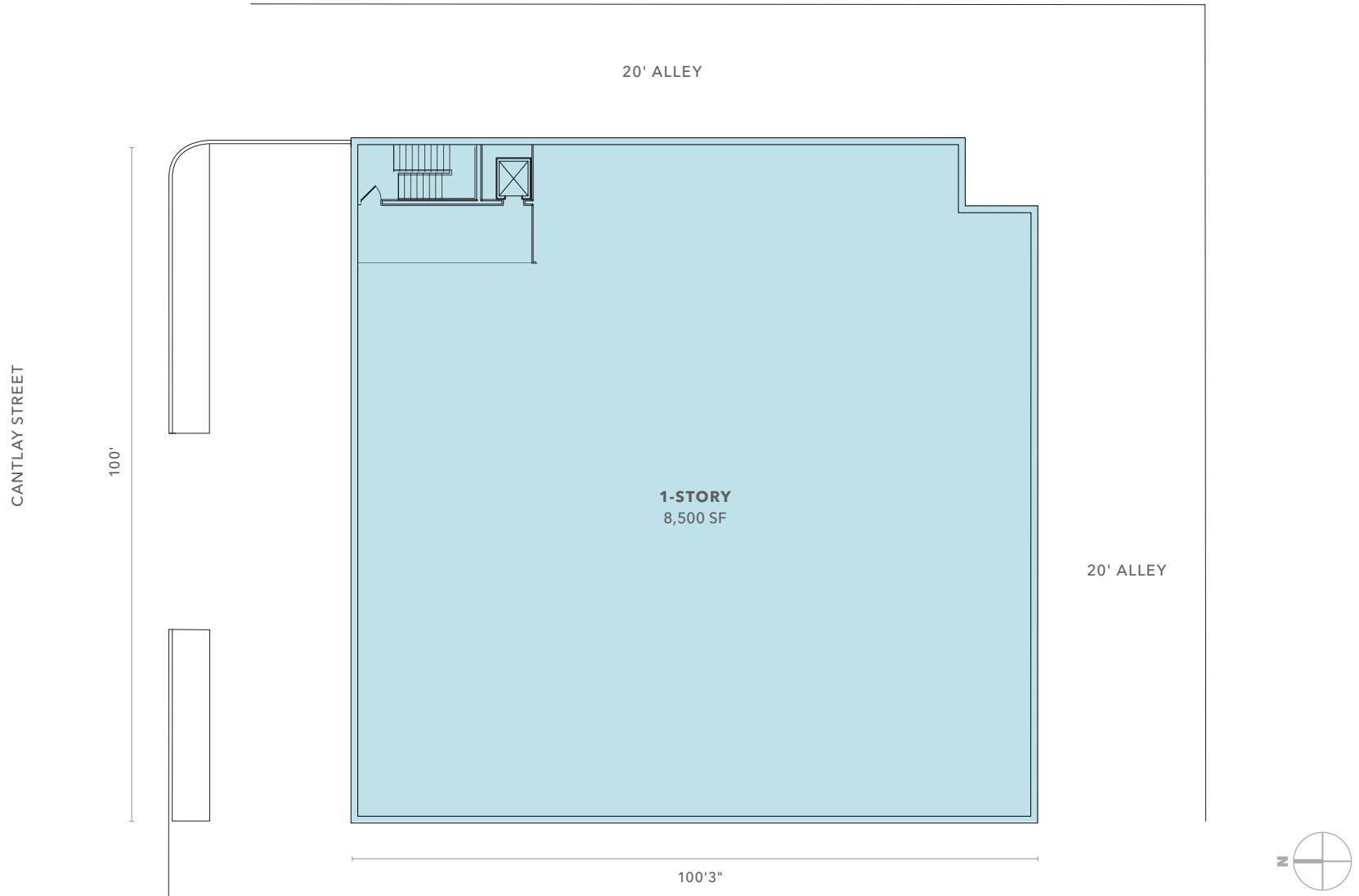
High-Capacity Collision & Body Repair Design

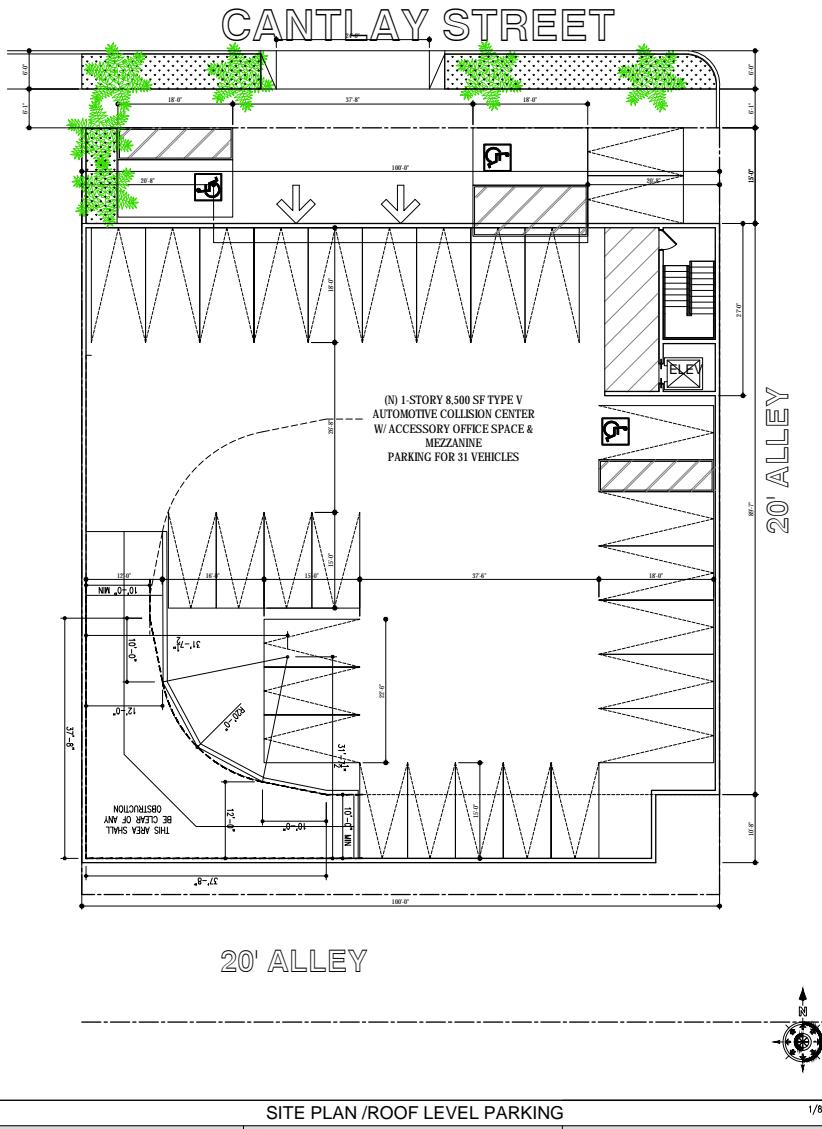
31-Vehicle Rooftop Parking – Rare Feature

Turnkey Automotive Development Opportunity for Owner-User or Expansion



## SITE PLAN

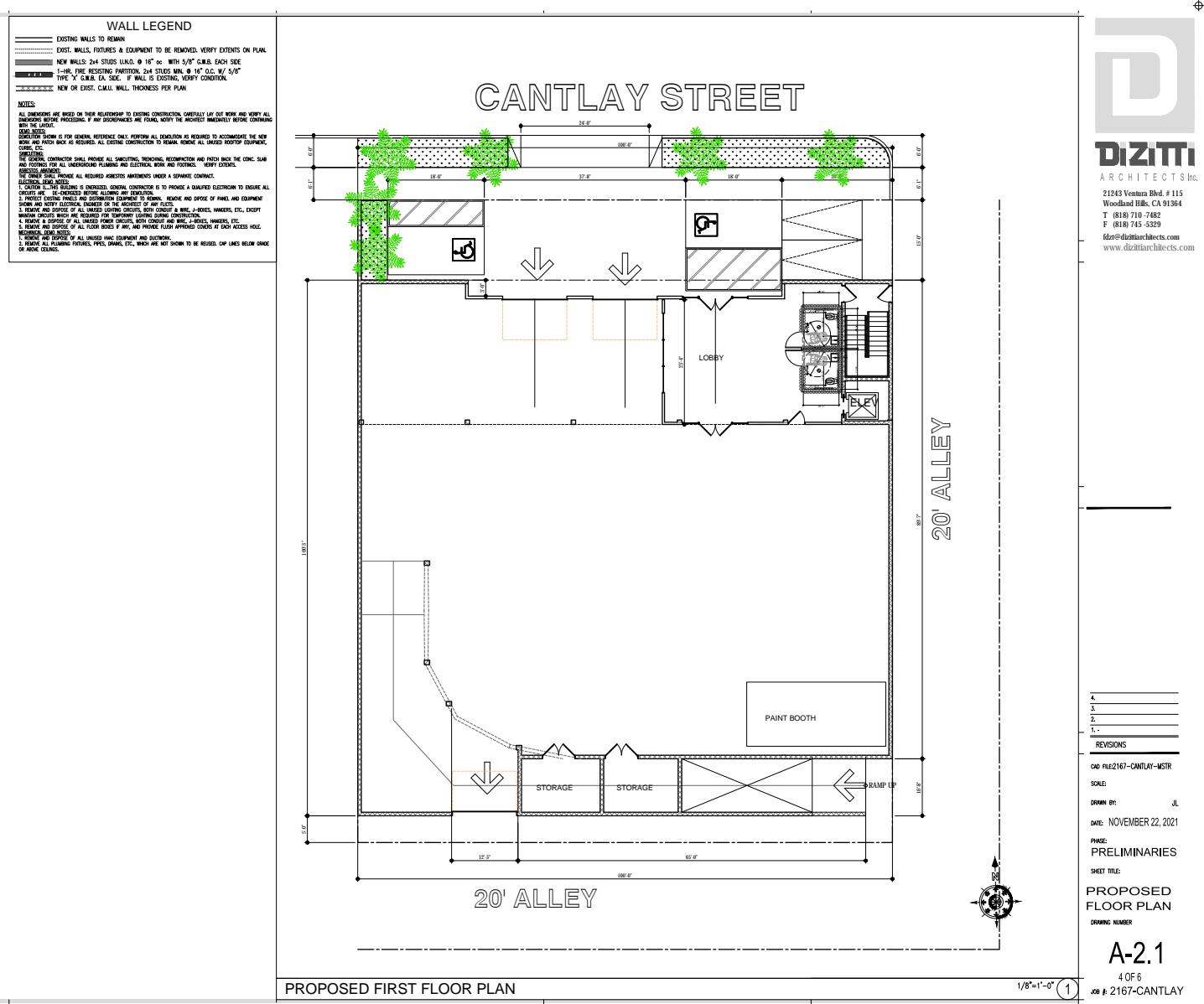




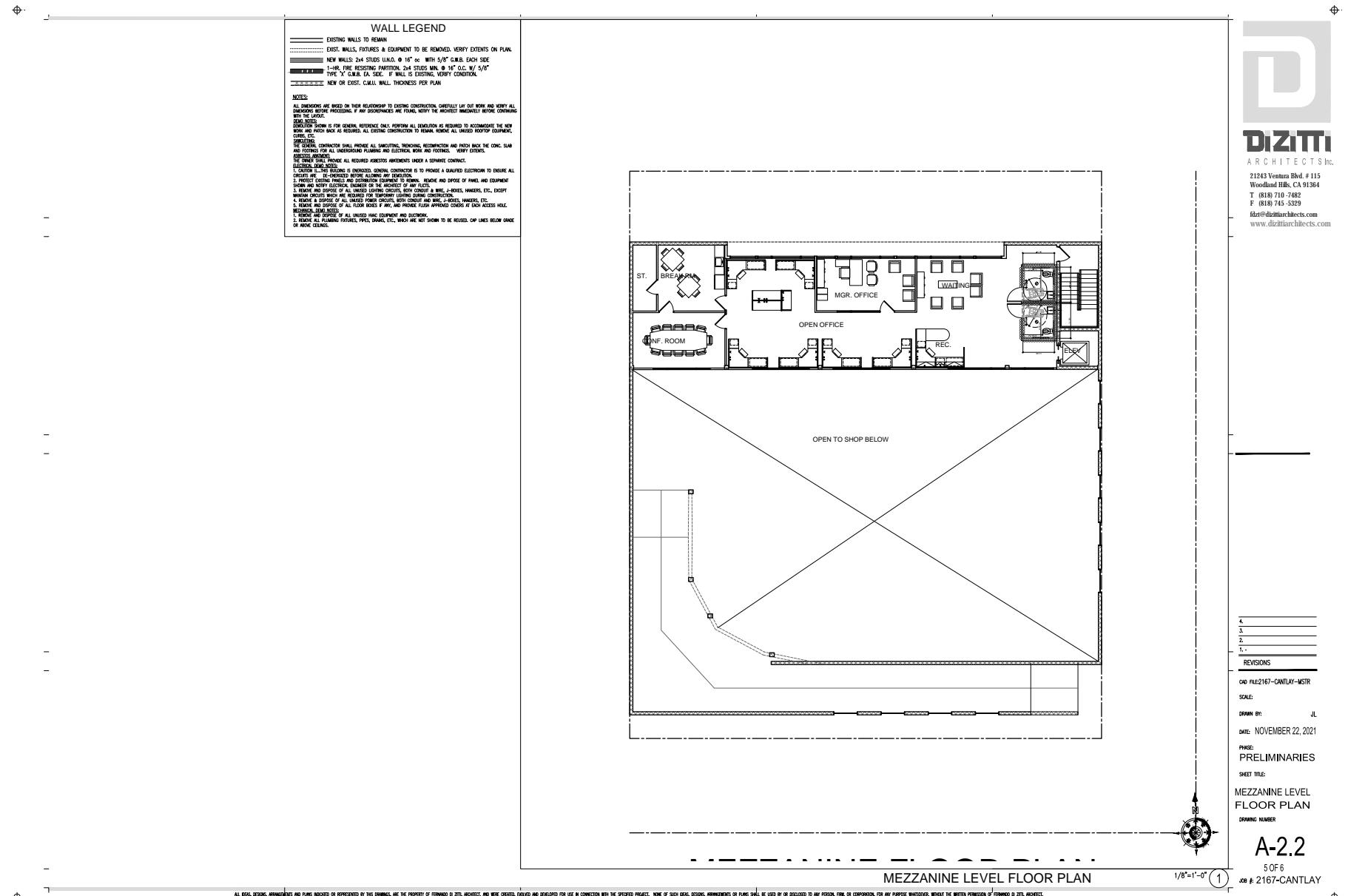
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## PROPERTY OVERVIEW

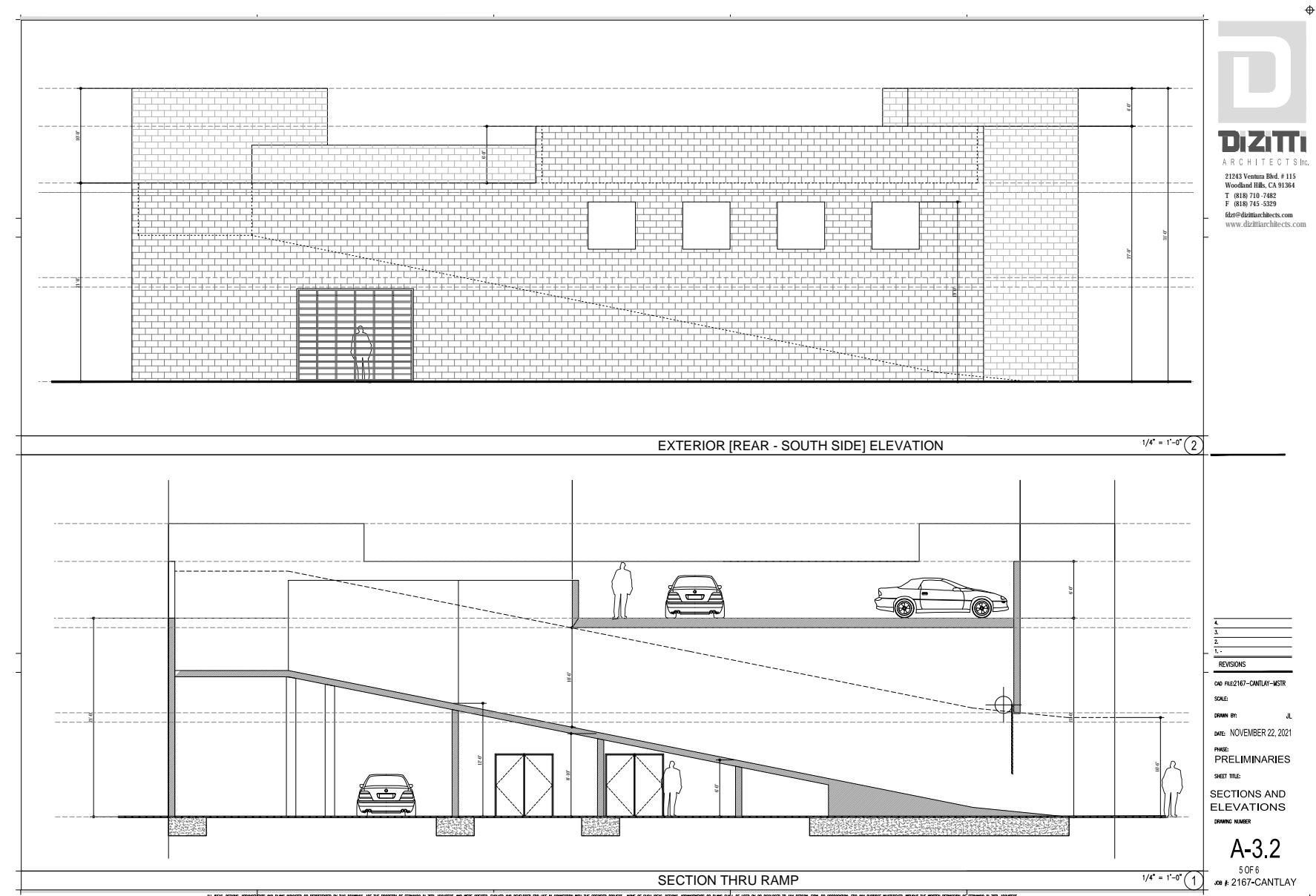


## PROPERTY OVERVIEW



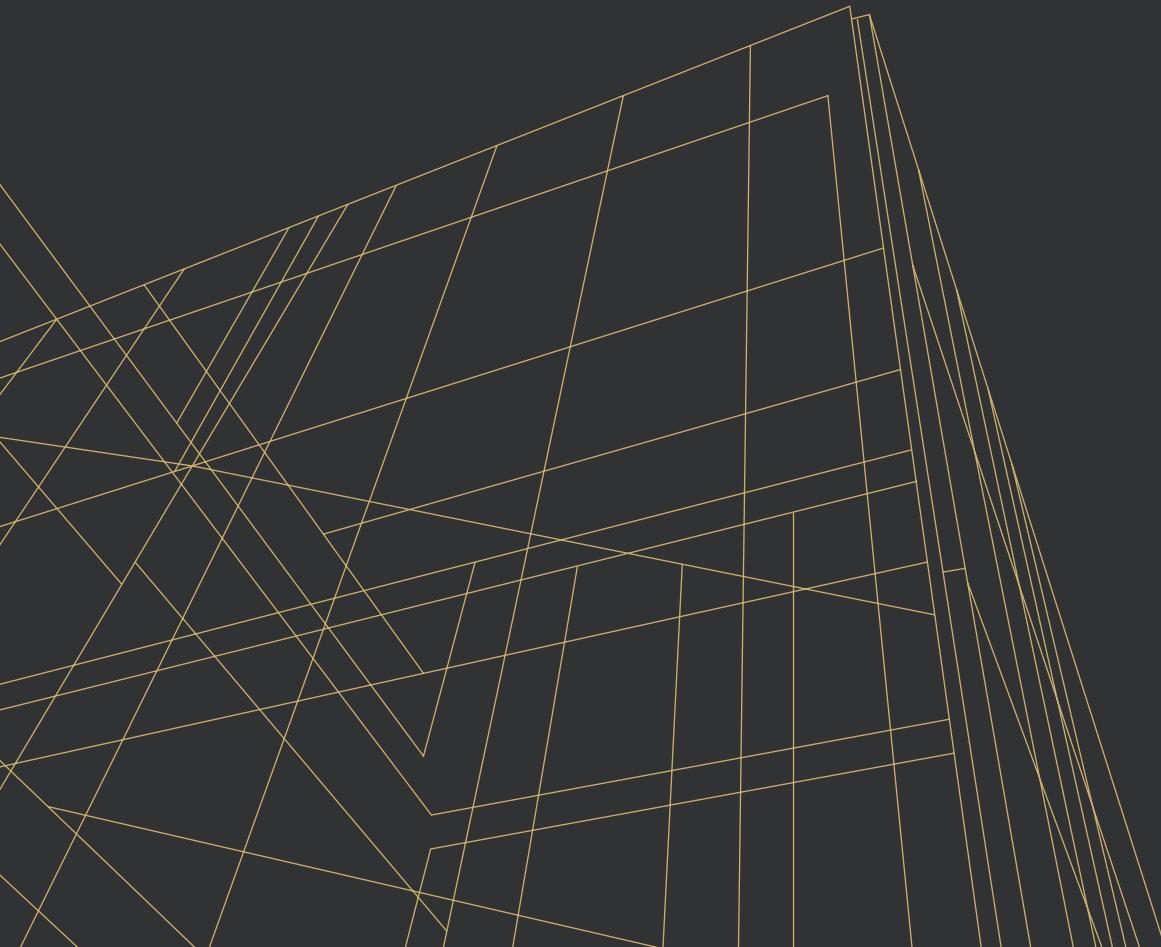
## PROPERTY OVERVIEW





## PROPERTY OVERVIEW





# LOCATION OVERVIEW

*Section 03*



## VAN NUYS'S MARKET IS RIPE FOR CHANGE

*Located within Los Angeles County, eastern San Fernando Valley encompasses a wide range of communities including Van Nuys, Burbank, Glendale, and North Hollywood.*

The submarket is known for its multicultural landscape, strong industrial presence, and vibrant commercial districts. The Property's location benefits from seamless connectivity to popular nearby destinations via the Light Rail, Interstate 405, and the US 101, providing residents and visitors with easy access to entertainment options, cultural sites, shopping districts, and adjacent Los Angeles submarkets. The Valley is home to a long list of tourist attractions including Universal Studios, Warner Bros, and the Japanese Garden. The area offers a more affordable alternative within Greater Los Angeles, with average home values of \$850,858 within a one-mile radius of the property, representing 5% below the Los Angeles average of \$892,402. Van Nuys is bolstered by strong aerospace, manufacturing, and logistics sectors, which enhance the local economy and provide plentiful job opportunities that support and strengthen the nearby job market.

(Source: ESRI, LAEDC)

# SAN FERNANDO VALLEY, CALIFORNIA

If the valley were a standalone city, it would be one of the largest in the United States. The Valley serves as home to many leading industries, the best known of these lead the way in aerospace, biotechnology, technology, healthcare, motion pictures, television production, and music recording.

## DEMOGRAPHICS & EDUCATION

The San Fernando Valley is extremely dense and has a population density of approximately 4,181 people per square mile. As of 2023, median household income for the Valley is \$84,265 and average household income is \$124,145. Los Angeles County only reports a median household income of \$81,362 and an average household income of \$120,981. Overall, the Valley has an average home value of \$935,230 where LA County reports a slightly less expensive average home value of \$930,606.

Of the 1,290,313 residents over the age of 25 roughly 48% have an associate, bachelors, or graduates' degree. The Valley provides its residents with plenty of great education options where that includes LAUSD, private schools, or higher education. The Valley is home to over 100 accredited institutions that offer higher education degrees. Some of them include California State University Northridge, Pierce College, Los Angeles Valley College, and more. These institutions create an impressive employee base from which companies can draw.

*Home to the nation's epicenter of the film and television industry, the San Fernando Valley has over 1.8 million residents and over 90,000 businesses. It is comprised of the cities of Glendale, Burbank, Calabasas, San Fernando, and Los Angeles.*

## HOUSING

The Valley has some great neighborhoods that attract professionals from all over LA County that provide more affordable housing options when compared to the trendier neighborhoods on the other side of the hill. Whether you are a renter or looking to purchase a home, the valley provides much cheaper housing alternatives while still being accessible to all of Los Angeles' business districts. As of October 2023, Average asking rent per unit in the Valley is \$2,030. Other neighborhoods like West Hollywood, Hollywood, and Downtown Los Angeles are reporting average asking rents per unit of \$2,753, \$2,299, and \$2,599 respectively.

## TRANSPORTATION

The Valley makes transportation easy and accessible for employees and their families. Anchored by three major airports in the region including Van Nuys, Bob Hope Airport in Burbank, and is close enough to Los Angeles International Airport. On the ground, The Valley has commuter rail services, dedicated high-speed bus lanes a subway, and an elaborate freeway system which connects the Valley to all of Los Angeles. The 405 freeway connects neighborhoods within the valley such as Sherman Oaks and Encino to West Los Angeles. The 101 freeway runs through the entirety of The Valley to Hollywood and Downtown. Most of Los Angeles is within a 20-minute drive from the San Fernando Valley.

## ECONOMICS & BUSINESSES

The Valley is home to many of the world's most recognizable corporate names. They include companies such as The Walt Disney Co., Amgen Inc., Warner Bros, Public Storage, and Universal Pictures. Regardless of the industry, it can be found in The Valley and the surrounding cities. The Valley has a total of 98,363 businesses and 778,734 employees. Majority of the employees work in Health Care & Social Assistance (13%), Retail Trade (12.4%), and the Professional Sector (9.0%). The Valley is also a prime destination for tourism with millions of annual visitors allowing for growth in the retail and hotel industries.

Sources: CoStar, ESRI

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