

14914 SHERMAN WAY

VAN NUYS, CA 91405

Owner-User Opportunity with 6.67/1,000 Parking

12,000 SF

JACOB MUMPER

+1 818 325 4119

jacob.mumper@colliers.com

KEVIN FENENBOCK

+1 818 325 4118

kevin.fenenbock@colliers.com

KENNY ISHII

+1 818 325 4020

kendrick.ishii@colliers.com



Executive Summary

Colliers is pleased to present the opportunity to acquire the fee simple interest in 14914 Sherman Way (the “Property”), a 12,000-square-foot commercial building located on a prominent 0.89-acre parcel just under one mile from the I-405 freeway. The property benefits from excellent visibility, generous parking, and a meticulously maintained interior, making it an ideal choice for office, medical or retail users seeking a turnkey solution for their operations.

Positioned to serve as an outstanding owner-user opportunity, this property offers the financial advantages of ownership—including potential appreciation, tax benefits, and greater control over occupancy costs and management decisions. Its functional design and substantial parking capacity also provide the option to lease remaining space to additional tenants, potentially generating rental income that can help offset operational expenses.

This property represents a rare combination of strategic location, versatile use potential, and income-generating possibilities, making it a compelling opportunity for businesses looking to establish or expand their presence in the San Fernando Valley market.



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



PROPERTY OVERVIEW

- + Property Address: 14914 Sherman Way,
Van Nuys, California 91405
- + Sale Price: \$5,500,000.00 (\$458/SF)
- + Rentable Area: 12,000 SF +/-
(approx. 80' X 150' footprint)
- + Stories: 1
- + Site Area: 0.89 AC
38,745 SF
- + Parking: 80 spaces (single stall)
6.67/1,000
- + Zoning: C1.5 – 1VL / P-1VL
- + APN: 2220-005-017



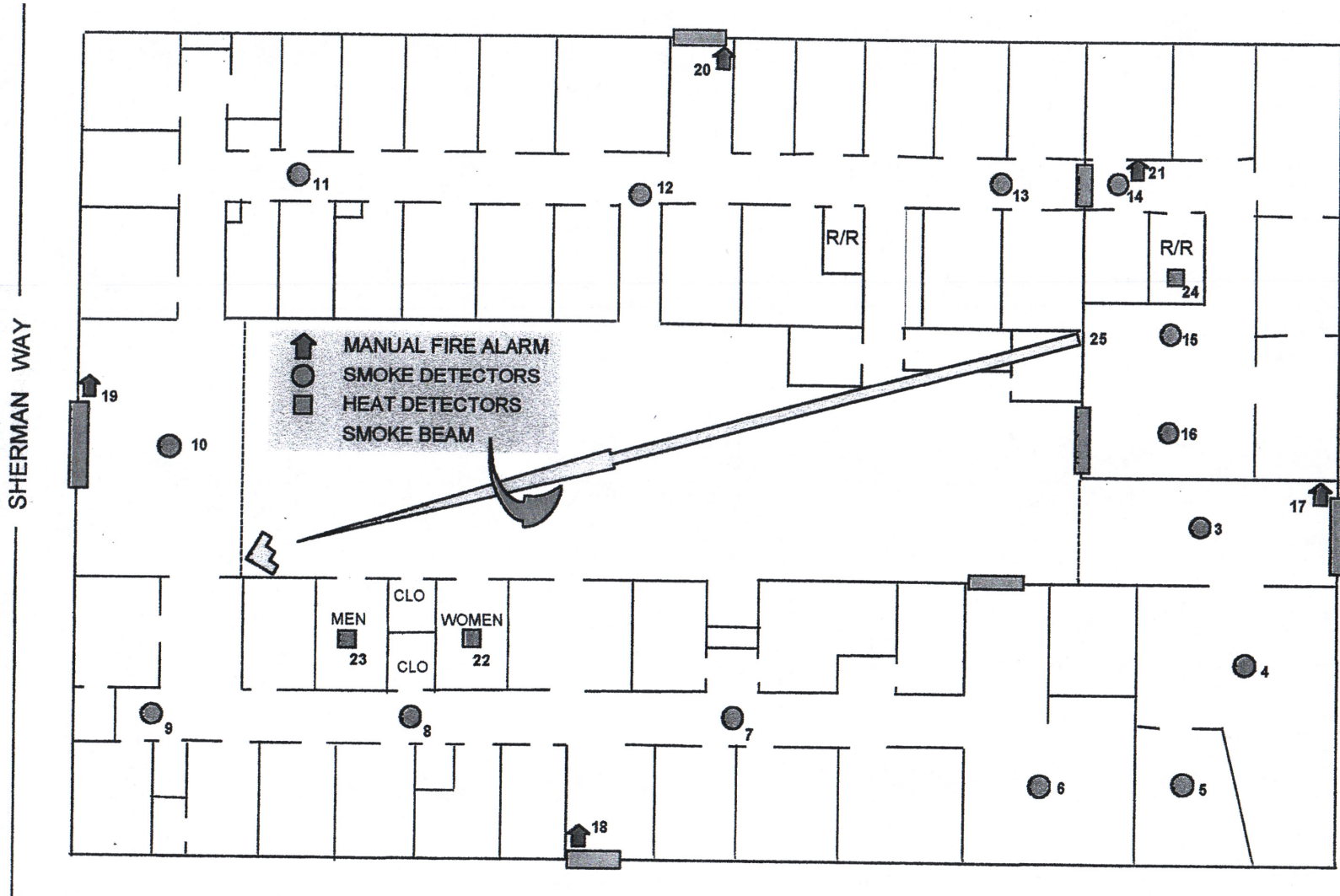


Sherman Way

14914 Sherman Way

Kester Avenue

Floorplan



Transformative Transit Projects in the Valley

EAST SAN FERNANDO VALLEY LIGHT RAIL TRANSIT PROJECT

This \$3.6 billion initiative aims to construct a 6.7-mile light rail line along Van Nuys Boulevard, featuring 11 new stations. The project is designed to enhance connectivity between key destinations in the Valley, with completion anticipated by 2031. Advanced utility adjustments commenced in late 2022, marking the initial phase of construction.

METRO G LINE (ORANGE) IMPROVEMENT PROJECT

LA Metro has initiated a \$668 million upgrade to the G Line busway to improve safety and reduce travel times. Enhancements include grade separations at major intersections and the installation of modernized stations. Construction began in March 2025, with completion targeted before the 2028 Summer Olympics.





14914 SHERMAN WAY

VAN NUYS, CA 91405

JACOB MUMPER

+1 818 325 4119

jacob.mumper@colliers.com

KEVIN FENENBOCK

+1 818 325 4118

kevin.fenenbock@colliers.com

KENNY ISHII

+1 818 325 4020

kendrick.ishii@colliers.com



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.