

OFFERING MEMORANDUM

OFFERING PRICE: \$3,000,000

17630 SHERMAN WAY

VAN NUYS, CA 91406

**2 PARCELS | COMMERCIAL AUTO
BODY REPAIR & TIRE SHOP**

- Ideal for Owner/Operator or Investor Seeking a Highly-Desirable Automotive Market Position
- Potential to Develop Mixed-Use (buyer to verify with city)
- Strong Van Nuys Location, with High-Demand for Auto Body-Related Service Businesses
- Call Listing Agents for Detailed Information

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SUBJECT PROPERTY



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EXECUTIVE SUMMARY

17630 Sherman Way is an automotive Service center comprised of two APNs bisected by an alleyway in Van Nuys, CA. The rentable Building Area (RBA) is 6,191 SF with a combined lot size of 24,394 SF, built in 1979 and currently leased to Junior Tire & Reseda Transmission.

The property is located along Sherman Way, a major thoroughfare with signalized intersections, and benefits from its high-traffic location with visible street signage, 100 feet of frontage, and parking spaces.

This is an excellent opportunity for investors to acquire a property with an existing tenant, reposition it with a new tenant, increase market rents on a NNN basis, or for an owner/user to expand their business. There may be potential for development also.



PARCEL #1 - 17630 SHERMAN WAY



2228-021-011

ASSESSOR PARCEL NUMBER



1



1979
YEAR BUILT



6,191 SF

BUILDING SIZE



17,367 SF

LOT SIZE



Auto Body

LAND USE



LAC2

ZONING

PARCEL #2 - PARKING LOT



2228-021-013

ASSESSOR PARCEL NUMBER



7,014 SF

LOT SIZE



Commercial

LAND USE



LAP

ZONING

LEASE OVERVIEW

Lessee:

Junior Tire & Reseda Transmission | Units A, B, C

Initial Lease Term:

5 years from August 1, 2022 to August 1, 2027

Options:

One Option to Extend Lease for 5-Year Term. Rental Increases Thereafter Based on Higher Fair Market Rental Value or 3% Escalation from Month-60 of Lease.

Lease Type:

Multi-Tenant Lease

CAM Charges:

None

Lessee Responsibilities:

Utilities and Maintenance

Lessor Responsibilities:

Roof, Structure, Property Taxes, and Insurance

Fixed-Rate Yearly Rental Adjustments for Initial 5-Year Period:

Year 1: \$15,500 | 8/1/2022

Year 2: \$15,965 | 8/1/2023

Year 3: \$16,443.95 | 8/1/2024

Year 4: \$16,937.27 | 8/1/2025

Year 5: \$17,445.39 | 8/1/2026



INVESTMENT HIGHLIGHTS



PRIME VAN NUYS LOCATION

Located on a high-visibility corridor in the San Fernando Valley, this property is situated along Sherman Way, with strong daily traffic counts and excellent access to the 405 and 101 freeways. Ideal for attracting both local customers and regional traffic from across greater Los Angeles.



ZONED & READY FOR AUTOMOTIVE USE

The property is zoned for light industrial and automotive-related services, supporting ongoing use as an auto body or repair shop. Its zoning may also allow for other compatible uses or potential redevelopment (buyer to verify with city of LA).



STRONG MARKET FUNDAMENTALS

The San Fernando Valley continues to experience low industrial vacancy and strong demand for auto-related services. As Los Angeles faces zoning restrictions and limited supply of automotive-friendly real estate, properties like this are increasingly rare.



VERSATILE INVESTMENT OR OWNER-USER PLAY

Whether you're an operator looking to expand, an investor seeking long-term stable returns, or a buyer looking to landbank in a high-growth market, this opportunity checks the box.



HIGH DEMAND FOR AUTO SERVICES

With over 6 million registered vehicles in LA County, automotive repair and bodywork remain essential services in a car-centric region. These uses are proven to be recession-resistant with reliable tenant demand.



DEVELOPMENT POTENTIAL

Given its zoning, lot size, and location, buyers may explore future development opportunities subject to city approvals. Whether retained as an auto facility or repositioned for alternative industrial use, this property offers long-term flexibility.

LOCATION HIGHLIGHTS | VAN NUYS

Situated in the heart of the San Fernando Valley, this property benefits from high traffic counts, excellent visibility, and proximity to major thoroughfares and freeways - ideal for capturing both local and commuter clientele.



POSITIONED FOR SUCCESS

Van Nuys is centrally located in the San Fernando Valley, with excellent connectivity via major arterials such as Sherman Way, Sepulveda Blvd., and Van Nuys Blvd. 17630 Sherman Way lies just east of the 405 Freeway, offering direct access to neighboring cities including Reseda, Panorama City, and North Hollywood. Its central location makes it ideal for attracting both local residents and regional automotive clientele.

SHERMAN WAY CORRIDOR VISIBILITY

Sherman Way is a heavily-trafficked east-west artery in the San Fernando Valley, with over 30,000 daily car counts. Its proximity to Van Nuys Blvd. and major service areas amplifies business exposure. This corridor is known for a concentration of automotive and light industrial tenants, reinforcing the location's competitive advantage.

DEMOGRAPHICS & CONSUMER BASE

Van Nuys features a high-density residential population with strong car ownership, typical of greater Los Angeles. The surrounding area supports consistent consumer demand for repair services driven by a mix of commuters, tradespeople, and fleet operators. This translates into reliable, recurring business for auto service operators.

CAR-CENTRIC COMMUNITY DEMOGRAPHICS

Van Nuys has a high population density and above-average household vehicle ownership. With over 6 million registered vehicles in LA County, auto services remain in high demand—especially in areas underserved by newer facilities like Van Nuys.

EXCELLENT FREEWAY ACCESS

Proximity to the 405, 101, and 170 freeways makes the location ideal for both local service and regional reach, supporting long-term growth for owner-users or investment tenants.

ZONING ANALYSIS | SITE ASSESSMENT SUMMARY

ZONING ANALYSIS

17630 W. Sherman Way in Los Angeles is comprised of two APNs bisected by an alleyway. The site is in the Reseda—West Van Nuys Community Plan Area and Lake Balboa Neighborhood Council. It is not within a Transit-Oriented Community area or part of any other special planning areas such as a Community Design Overlay, Community Plan Implementation Overlay, Pedestrian-Oriented District, or Specific Plan Area. The site is eligible for State Affordable Housing Density Bonuses.

The primary portion of the lot (APN: 222-802-1011) sits on Sherman Way is approximately 100 feet wide, 155 feet deep, and totals approx. 17,366 SF. This lot is zoned C2-1VL, which allows a max floor-to-area ratio of 1.5, a max height of 3 stories (45 feet), and 1 dwelling unit per 400 SF lot size. The density and FAR calculation can be adjusted to include half of the alleyway, adding approximately 1,620 SF and 2.7 dwelling units. The total allowable FAR and Density is 27,669 SF and 46 dwelling units.

The secondary portion of the lot (APN: 222-802-1013) sits across the alleyway from the primary portion of the site and is approximately 100 feet wide. The western perimeter of the site is 48 feet deep, and the eastern perimeter is 91 feet deep. The site totals approximately 7,014 SF and is zoned P-1VL. P zoning is exclusively reserved for parking uses. If the P zoning was rezoned to match the primary portion of the site, its square footage (combined with the other half of the alley), could potentially achieve an additional 20 units.

There are several ordinances, general plan footnotes, and zoning information bulletins that establish the zoning and height modifications, but none are significant beyond establishing the underlying zoning.

The base zoning only allows 27,669 SF of floor area and 46 dwelling units.

If a zone change were approved, the upzoned site could potentially achieve a total floor area of 39,811 SF and up to 66 dwelling units. Because of the current and on-going housing shortages, a zone change would likely only be achieved in combination with providing affordable housing. While adding affordable housing, a developer would likely and necessarily pursue additional height/stories and increased floor area ratio to accommodate the total units allowed in the upzoned site, plus any additional units due to the housing density bonus.

PERMIT HISTORY

On December 12, 2022, the property owner received planning commission approval and began pulling permits for the demolition and development of the existing site. The building plans were for the following:

A “NEW 190'1-1/2” X 85'5” 4 STORY TOTAL MIXED USE 39 UNITS 3 STORY APARTMENT TYPE III A OVER 1ST FLOOR MEDICAL OFFICE & BASEMENT GARAGE TYPE I A , INCLUDING 5 VERY LOW INCOME UNITS PER 12.22.A25 PER ADM-2020-7563-DB-HCA & PAR-2020-6139-VHCA INCENTIVES TO INCLUDE INCREASE FAR FROM 1.5 TO 2.02 , INCREASE ONE STORY IN HEIGHT , NFPA-13 FIRE SPRINKLERS THROUGHOUT, ALL WORK PER ENGINEERING.”

Based on the available information, it appears that the developer utilized affordable housing incentives to achieve an additional story of height as well as an increased FAR from 1.5 to 2. The development program includes 39 residential units, less than the underlying allowable density. This means that the architect was likely constrained by allowable height, floor area, or both, and elected to reduce the total amount of units to 39 from 46. In addition to the residential portion, the permit also includes medical office and basement garage. The available plans do not include unit sizes, parking counts, or commercial net rentable floor area.

PERMITS

In LA, building permits for large construction projects are generally valid for two years from the issuance date. However, the permit will expire if construction does not commence within the first 6 months. Additionally, if work begins, but is halted for more than 6 months, the permit also expires.

There is no material indicating that the permit expiration date extends beyond two years. Given this, the permits are most likely expired.

DISCLAIMERS

- * Buyer to check with the city.
- * To be used as a guide and not to be relied upon.
- * Buyer advised to confirm information as regulations, laws, zoning, etc. change daily.

PHOTO GALLERY



PHOTO GALLERY



PHOTO GALLERY



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES	10 MILES	10 MIN DRIVE
POPULATION	28,451	232,971	661,545	1,524,097	407,131
5-YEAR GROWTH	-3.1%	-2.6%	-2.5%	-2.8%	-2.1%
MEDIAN AGE	41	40	39	39	40
5-YEAR FORECAST	42	41	40	41	41
WHITE/BLACK/HISPANIC	35% / 3% / 51%	37% / 5% / 46%	35% / 5% / 49%	38% / 4% / 46%	35% / 5% / 48%
5-YEAR FORECAST	35% / 3% / 52%	37% / 5% / 47%	34% / 5% / 49%	38% / 4% / 46%	34% / 5% / 49%
EMPLOYMENT	6,167	103,379	308,388	645,168	212,599
BUYING POWER	\$752.1M	\$5.9B	\$16.5B	\$42.9B	\$11.3B
5-YEAR GROWTH	-3.7%	-3.6%	-3.4%	-3.7%	-1.6%
COLLEGE GRADUATES	29.7%	31.7%	31.4%	33.8%	41.4%
HOUSEHOLD	1 MILE	3 MILES	5 MILES	10 MILES	10 MIN DRIVE
HOUSEHOLDS	9,219	79,319	223,815	513,459	136,502
5-YEAR GROWTH	-3.3%	-2.8%	-2.7%	-2.9%	-2.5%
MEDIAN HOUSEHOLD INCOME	\$81,585	\$73,966	\$73,561	\$83,465	\$82,621
5-YEAR FORECAST	\$81,239	\$73,384	\$72,995	\$82,784	\$83,391
AVERAGE HOUSEHOLD INCOME	\$106,706	\$100,010	\$101,139	\$112,010	\$111,811
5-YEAR FORECAST	\$106,615	\$99,499	\$100,725	\$111,370	\$113,035
% HIGH INCOME (>\$75K)	54%	49%	49%	54%	54%
HOUSING	1 MILE	3 MILES	5 MILES	10 MILES	10 MIN DRIVE
MEDIAN HOME VALUE	\$721,784	\$747,648	\$773,351	\$818,724	\$802,746
MEDIAN YEAR BUILT	1957	1966	1970	1969	1969
OWNER / RENTER OCCUPIED	58% / 42%	46% / 54%	42% / 58%	48% / 52%	43% / 57%

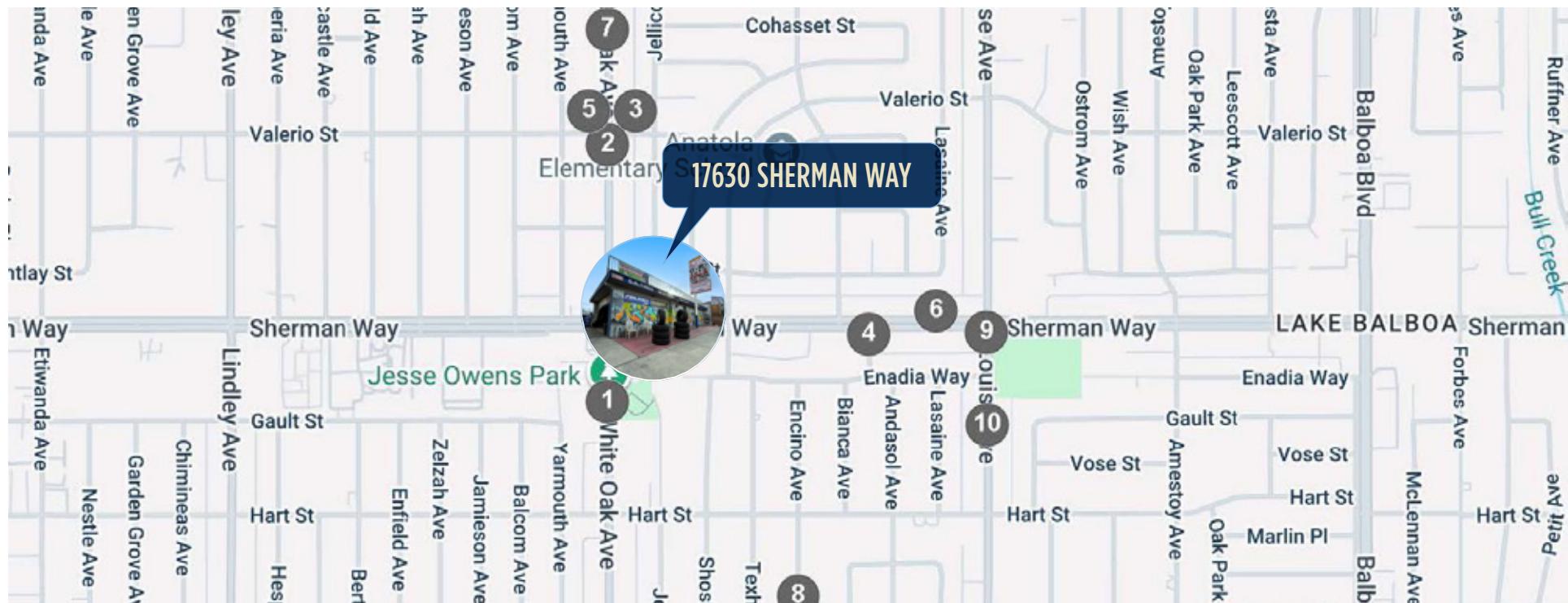
INCOME & SPENDING DEMOGRAPHICS

	1 MILE		3 MILES		5 MILES		10 MIN DRIVE	
2024 HOUSEHOLD BY HH INCOME	9,219		79,317		223,814		136,502	
<\$25,000	1,170	12.69%	13,390	16.88%	40,097	17.92%	21,936	16.07%
\$25,000 - \$50,000	1,583	17.17%	13,608	17.16%	38,336	17.13%	20,262	14.84%
\$50,000 - \$75,000	1,523	16.52%	13,189	16.63%	35,409	15.82%	21,074	15.44%
\$75,000 - \$100,000	1,266	13.73%	9,466	11.93%	25,876	11.56%	16,335	11.97%
\$100,000 - \$125,000	887	9.62%	8,485	10.70%	23,429	10.47%	13,390	9.81%
\$125,000 - \$150,000	683	7.41%	5,426	6.84%	14,724	6.58%	10,031	7.35%
\$150,000 - \$200,000	1,079	11.70%	7,304	9.21%	19,949	8.91%	13,296	9.74%
\$200,000+	1,028	11.15%	8,449	10.65%	25,994	11.61%	20,179	14.78%
2024 AVG HOUSEHOLD INCOME	\$83,940		\$109,288		\$116,827		\$113,527	
2024 MED HOUSEHOLD INCOME	\$63,879		\$84,116		\$89,407		\$87,291	
TOTAL SPECIFIED CONSUMER SPENDING	\$346.1M		\$2.7B		\$7.7B		\$4.7B	
TOTAL APPAREL	\$17.9M	5.18%	\$144.6M	5.27%	\$412.5M	5.38%	\$251.2M	5.40%
WOMEN'S APPAREL	\$6.9M	2.00%	\$55.8M	2.03%	\$158.2M	2.06%	\$96.8M	2.08%
MEN'S APPAREL	\$3.8M	1.10%	\$30.4M	1.11%	\$86.3M	1.13%	\$52.6M	1.13%
GIRL'S APPAREL	\$1.2M	0.35%	\$9.8M	0.36%	\$28.5M	0.37%	\$17.2M	0.37%
BOY'S APPAREL	\$896.2K	0.26%	\$7.3M	0.27%	\$21.4M	0.28%	\$12.6M	0.27%
INFANT APPAREL	\$801.7K	0.23%	\$6.8M	0.25%	\$19.3M	0.25%	\$11.8M	0.25%
FOOTWEAR	\$4.3M	1.24%	\$34.5M	1.26%	\$98.7M	1.29%	\$60.3M	1.30%

INCOME & SPENDING DEMOGRAPHICS

	1 MILE		3 MILES		5 MILES		10 MIN DRIVE	
TOTAL ENTERTAINMENT & HOBBIES	\$48.3M	13.97%	\$387.7M	14.14%	\$1.1B	13.99%	\$652.5M	14.02%
ENTERTAINMENT	\$8.5M	2.46%	\$64.9M	2.37%	\$175.5M	2.29%	\$109.5M	2.35%
AUDIO & VISUAL EQUIPMENT/SERVICE	\$9.5M	2.74%	\$77.8M	2.84%	\$217.2M	2.83%	\$132.5M	2.85%
READING MATERIALS	\$738K	0.21%	\$6.1M	0.22%	\$16.9M	0.22%	\$10.4M	0.22%
PETS, TOYS, & HOBBIES	\$7.7M	2.23%	\$61.7M	2.25%	\$170.2M	2.22%	\$103M	2.21%
PERSONAL ITEMS	\$21.9M	6.33%	\$177.2M	6.46%	\$492.6M	6.42%	\$297M	6.38%
TOTAL FOOD AND ALCOHOL	\$92.2M	26.65%	\$754.3M	27.50%	\$2.1B	27.83%	\$1.3B	27.99%
FOOD AT HOME	\$49.2M	14.22%	\$401.8M	14.65%	\$1.1B	14.84%	\$698.8M	15.01%
FOOD AWAY FROM HOME	\$36.9M	10.67%	\$302.4M	11.03%	\$855M	11.15%	\$521.1M	11.19%
ALCOHOLIC BEVERAGES	\$6.1M	1.76%	\$50M	1.82%	\$141M	1.84%	\$83.1M	1.79%
TOTAL HOUSEHOLD	\$58.3M	16.86%	\$447.6M	16.32%	\$1.2B	16.06%	\$735.9M	15.81%
HOUSE MAINTENANCE & REPAIR	\$11.3M	3.27%	\$78M	2.84%	\$203.6M	2.66%	\$124.6M	2.68%
HOUSEHOLD EQUIP & FURNISHINGS	\$20.8M	6.00%	\$165.2M	6.02%	\$462.3M	6.03%	\$279.2M	6.00%
HOUSEHOLD OPERATIONS	\$18.5M	5.34%	\$144.4M	5.26%	\$398.8M	5.20%	\$234.4M	5.03%
HOUSING COSTS	\$7.8M	2.25%	\$60.1M	2.19%	\$166.7M	2.17%	\$97.8M	2.10%

TRAFFIC COUNT



COLLECTION STREET	CROSS STREET - DIRECTION	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM SUBJECT
White Oak Ave.	Sherman Way - N	22,937	2025	0.12 mi
White Oak Ave.	Valerio St. - N	16,834	2025	0.24 mi
Valerio St.	Jellico Ave. - E	1,326	2025	0.28 mi
Andasol Ave.	Enadia Way - S	61	2018	0.29 mi
Valerio St.	White Oak Ave. - E	1,353	2025	0.29 mi
Sherman Way	Louise Ave. - E	31,498	2025	0.37 mi
White Oak Ave.	Valerio St. - S	17,389	2025	0.39 mi
Encino Ave.	Vanowen St. - S	676	2025	0.40 mi
Louise Ave.	Enadia Way - S	11,251	2025	0.44 mi
Louise Ave.	Hart St. - S	8,219	2018	0.46 mi

DISCLAIMER

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