



Turnkey Housing Opportunity For Lease

14203 Sylvan Street

VAN NUYS, CA 91401

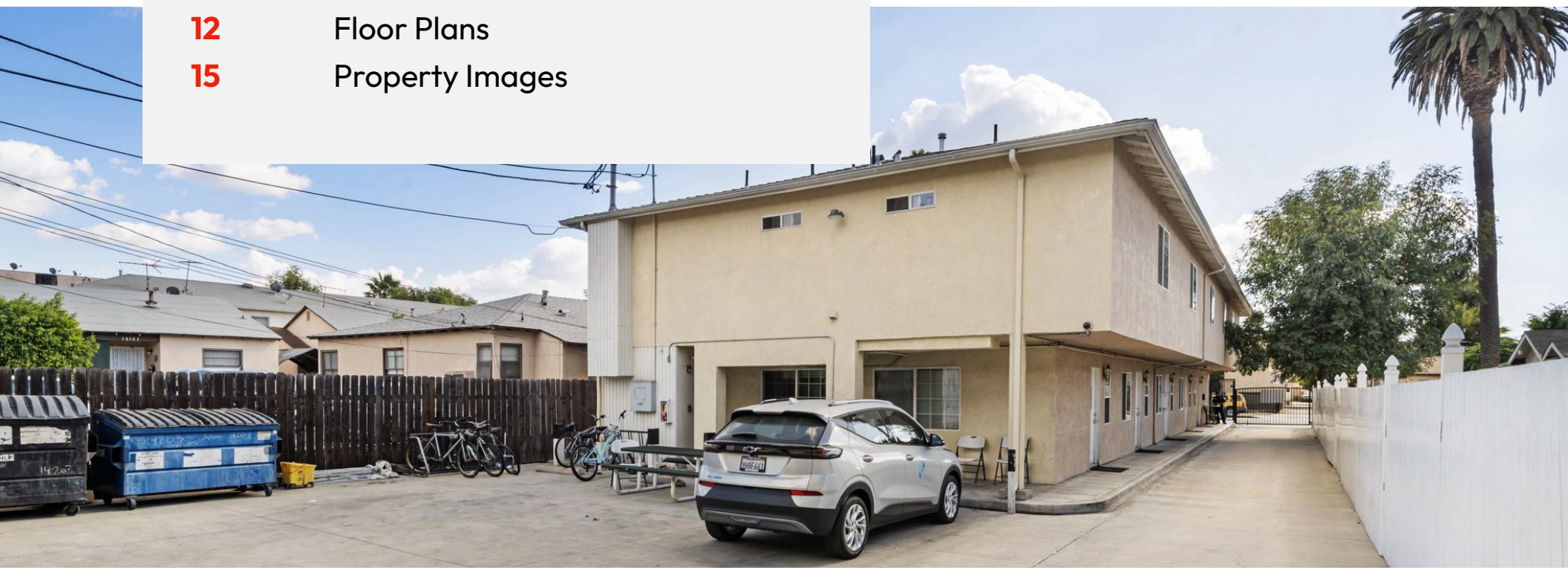
EXCLUSIVELY LISTED BY:

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Property Information

14203 Sylvan Street

VAN NUYS, CA 91401





Property Details



\$19,750/month

(\$55/Nightly Room Rate)



7,076 SF

Building Area



8,750 SF

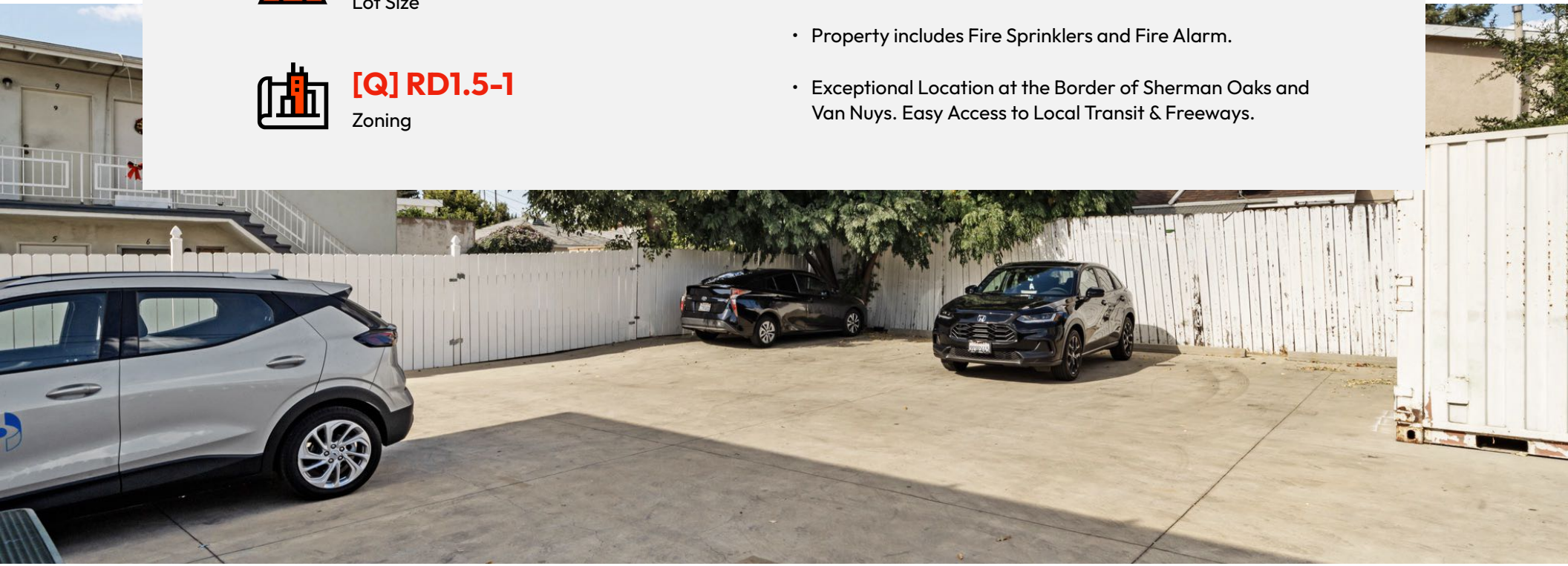
Lot Size



[Q] RD1.5-1

Zoning

- Newer Construction (2004), Two Story Multi-Family Apartment Building with 5 Units.
- Excellent Opportunity for Interim Housing, Inside Safe, Crisis & Bridge Housing, BHBH, and more.
- Large Townhouse Units over 1,400 SF with a mix of Two 2 bed/2.5 bath and Three 3 bed/2.5 bath.
- Amenities include Central Air Conditioning, Private Patios, in-unit Laundry, & Gated, On-Site Parking.
- Property includes Fire Sprinklers and Fire Alarm.
- Exceptional Location at the Border of Sherman Oaks and Van Nuys. Easy Access to Local Transit & Freeways.





Potential Programs

The building is designed to accommodate an interim housing program using a housing-first, trauma-informed care model that will provide ample space for programmatic needs to serve clients.

This site is located in Los Angeles (Council District 6) in Van Nuys which has an urgent need for interim housing beds across diverse populations. The design can support a variety of target populations including Adults, Family, TAY, and LGBTQ+.



NUMBER OF ROOMS

12



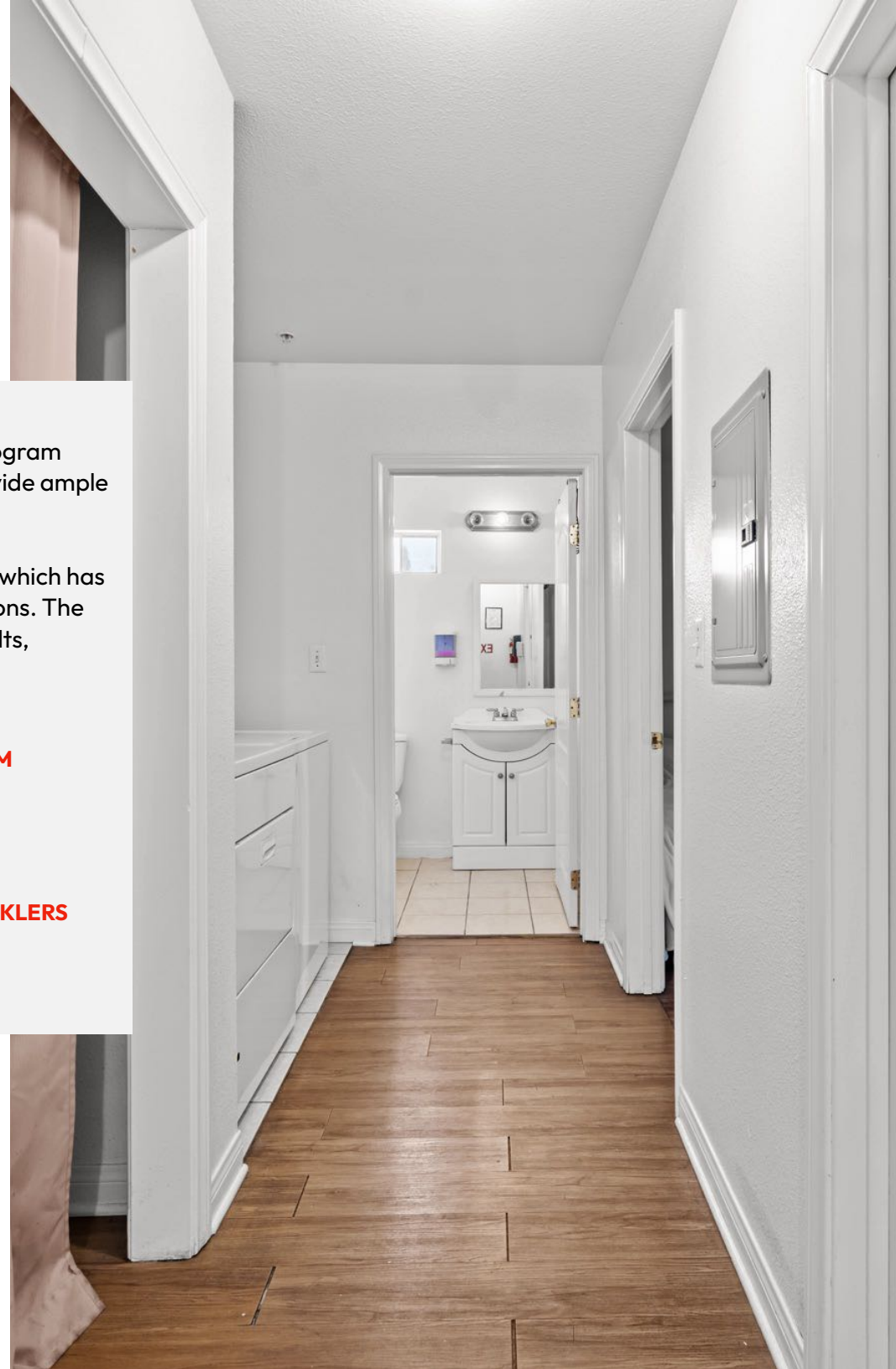
FIRE ALARM



**GATED/SECURED
ACCESS**



FIRE SPRINKLERS





Property Description

14203 Sylvan Street
VAN NUYS, CA 91401



Property Information

Council District	6th - Councilwoman Imelda Padilla
Supervisory District	3rd - Supervisor Lindsey Horvath
SPA	2 - San Fernando
Parcel Number	2240-016-013
Year Built	2004
Zoning	[Q] RD1.5-1
Lot Size	8,750 SF
Building Size	7,076 SF
Qualified Census Tract (QCT)	Yes
Difficult Development Area (DDA)	No

Property Information

Lease Term	Minimum 3 Year Lease
Lease Rate	\$19,750/Month
Lease Type	Modified Gross
Use	Interim Housing
Number of Units	5
Number of Rooms	12

Amenities

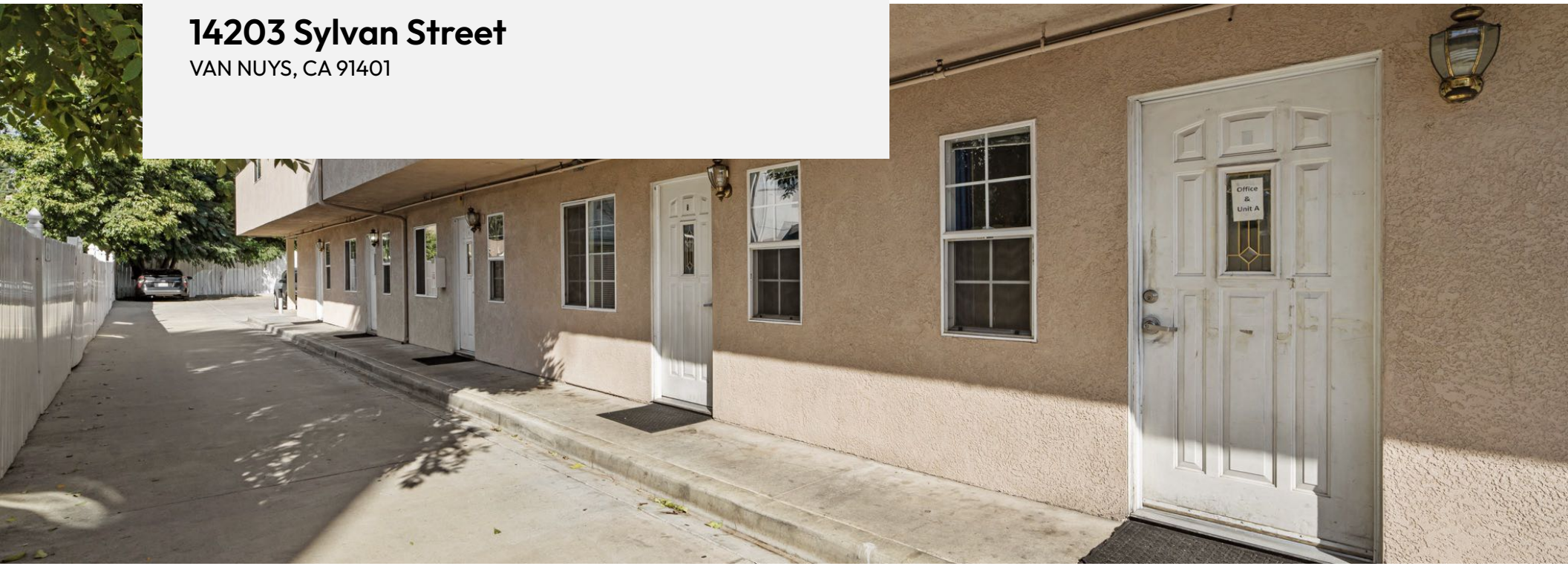
Site features five townhouse style units with shared & en-suite bathrooms, kitchen, living area, in unit-laundry, private patio, on-site parking, and secured gated access.



Market Overview

14203 Sylvan Street

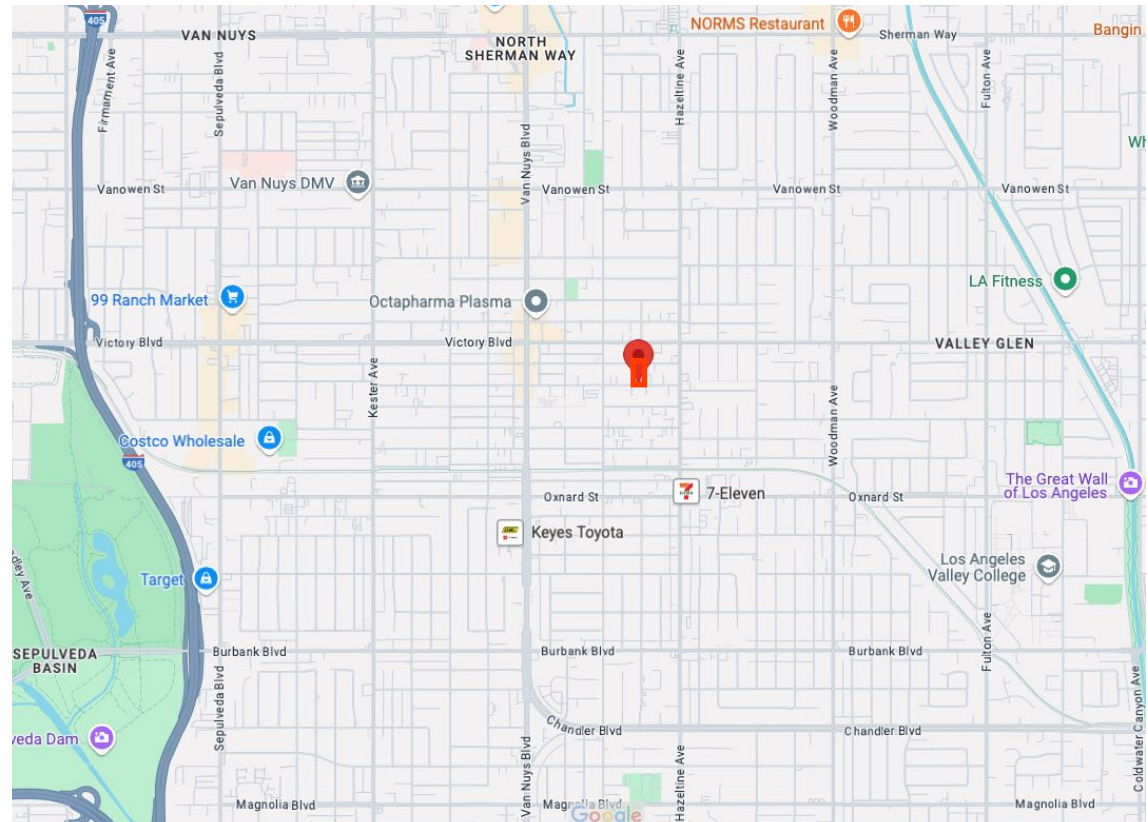
VAN NUYS, CA 91401





Neighborhood Map

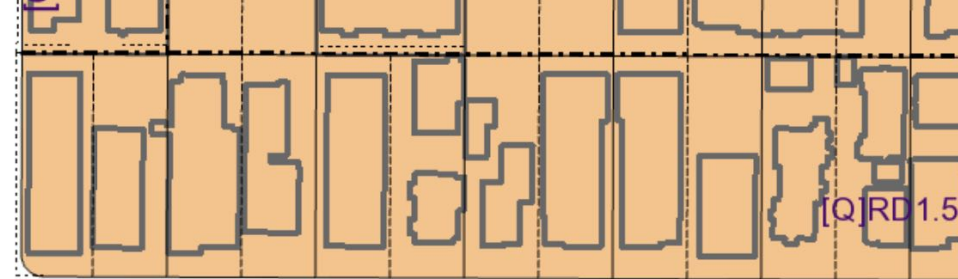
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VAN NUYS, CA 91401



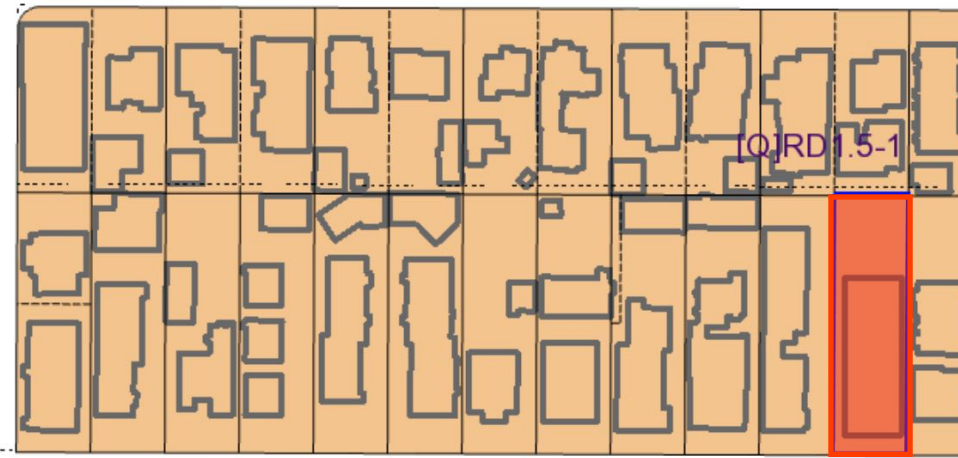


Parcel Map

14203 Sylvan Street
VAN NUYS, CA 91401

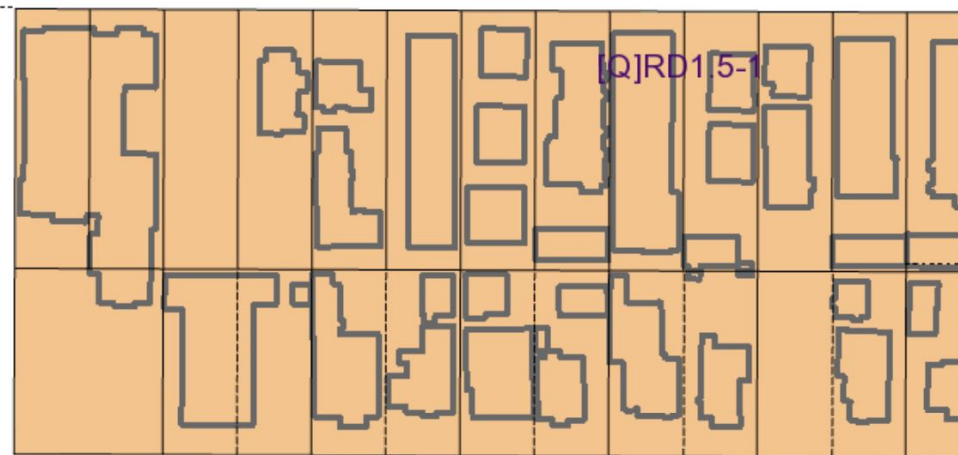


FRIAR ST

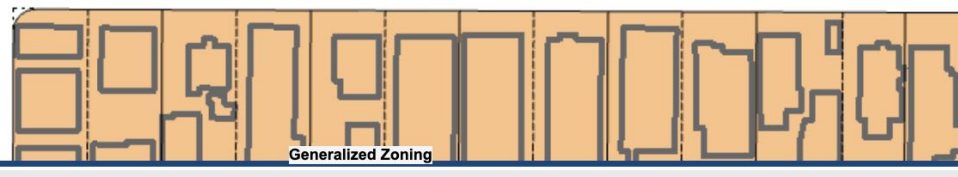


TYRONE AVE

SYLVAN ST



ERWIN



Demographics

Demographics info. from:

<https://www.city-data.com/zip/91401.html>

48.6%

Female Population

51.4%

Male Population

37.7

Median Age

66%

Renter Occupied
Housing Units

\$72,197

Median Household
Income

\$65,730

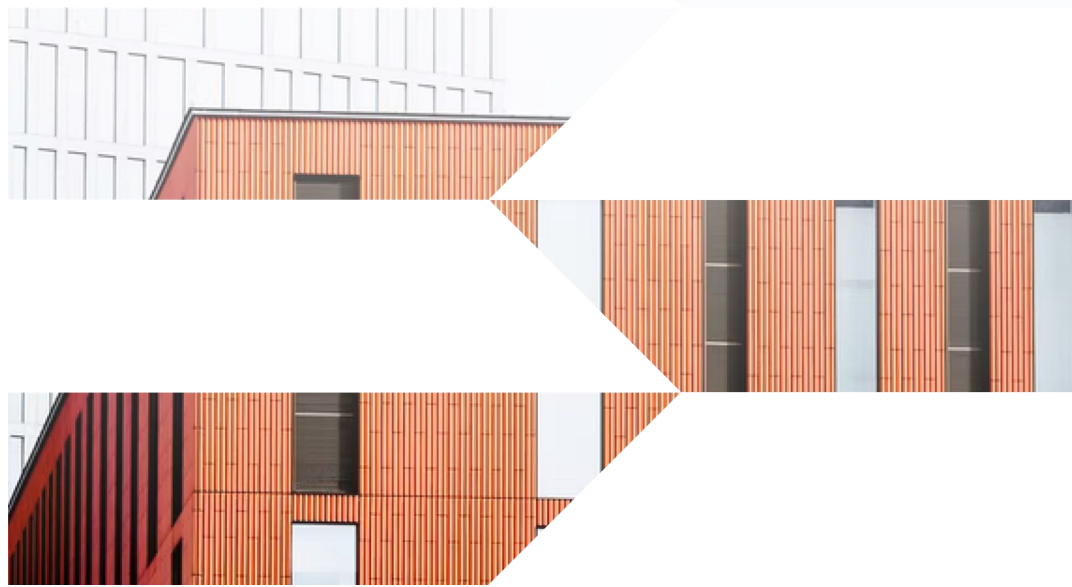
Average Household Income

38,853

Total Population

25,940

Total Housing Units



Walk Score & Transit Overview

WALK SCORE

83

Very Walkable

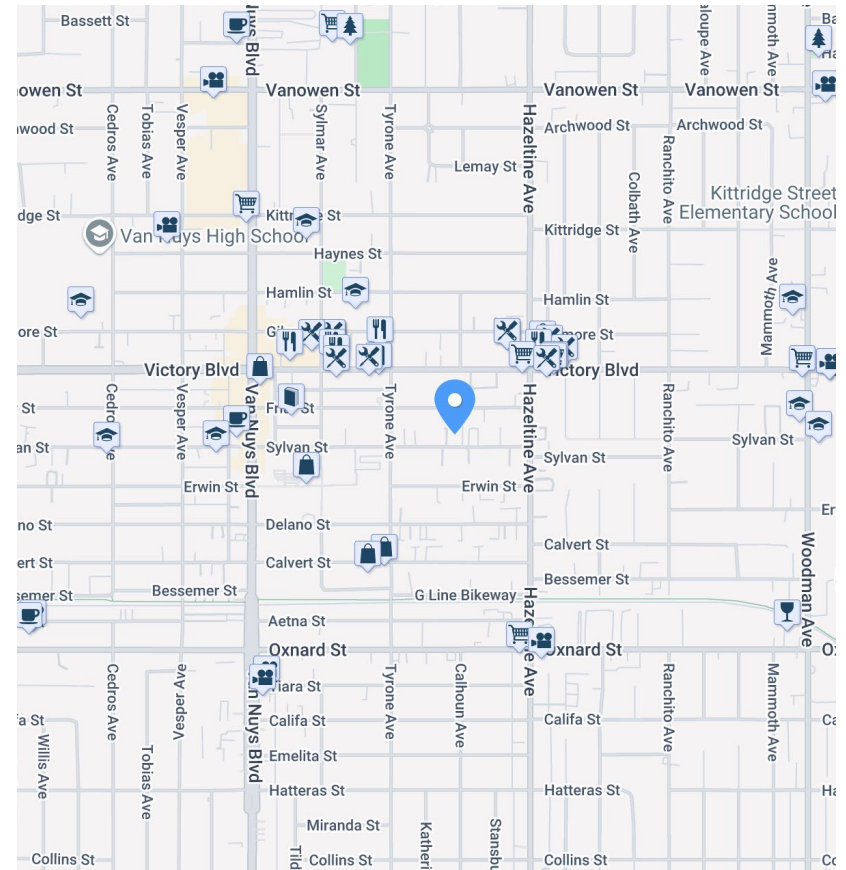
Most errands can be accomplished on foot

TRANSIT SCORE

58

Good Transit

Many nearby transportation options





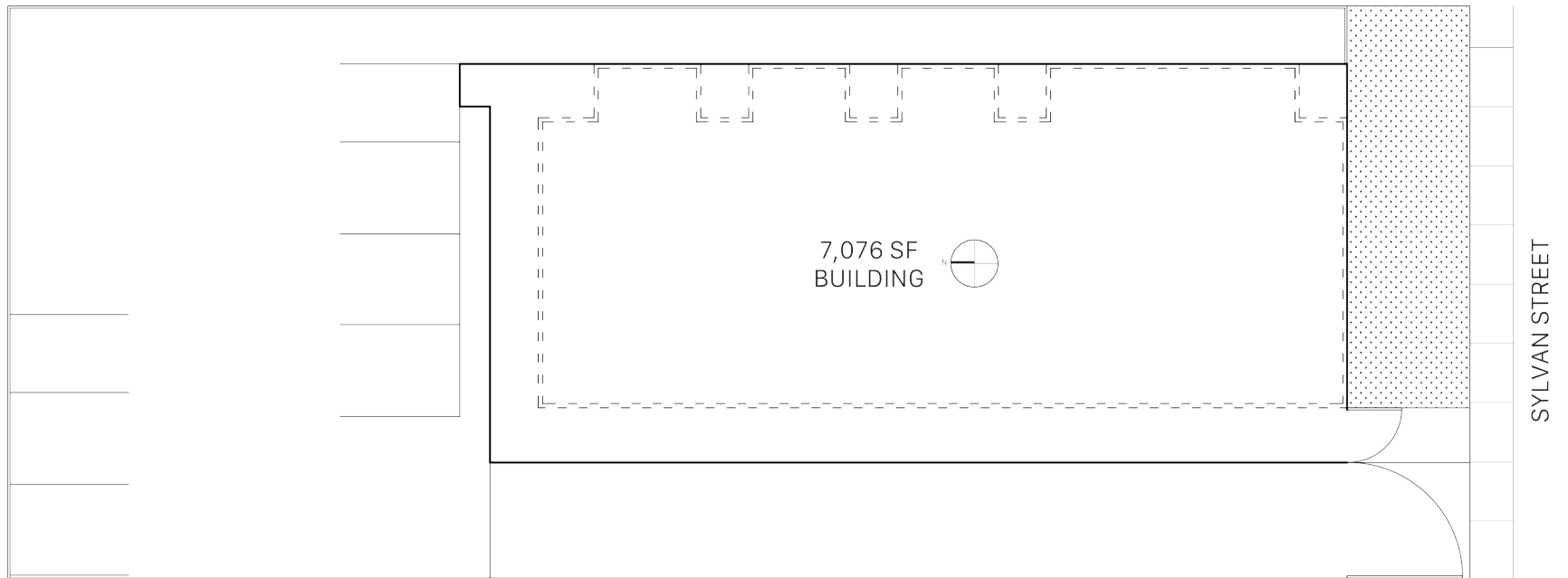
Floor Plans & Property Photos

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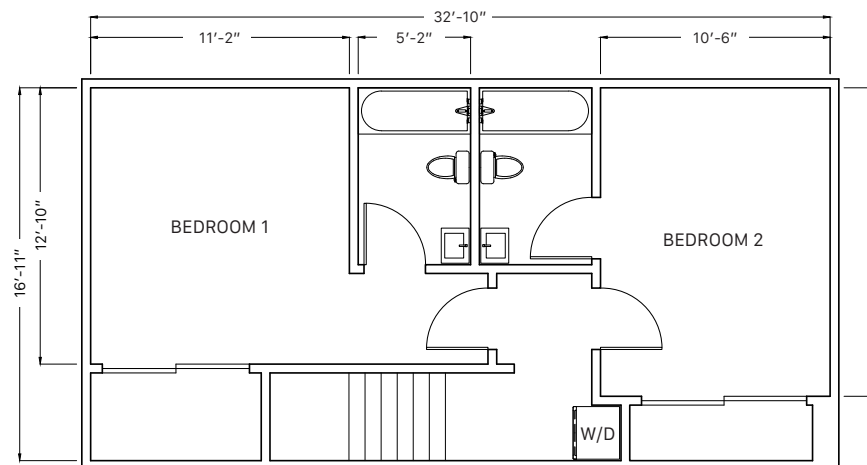
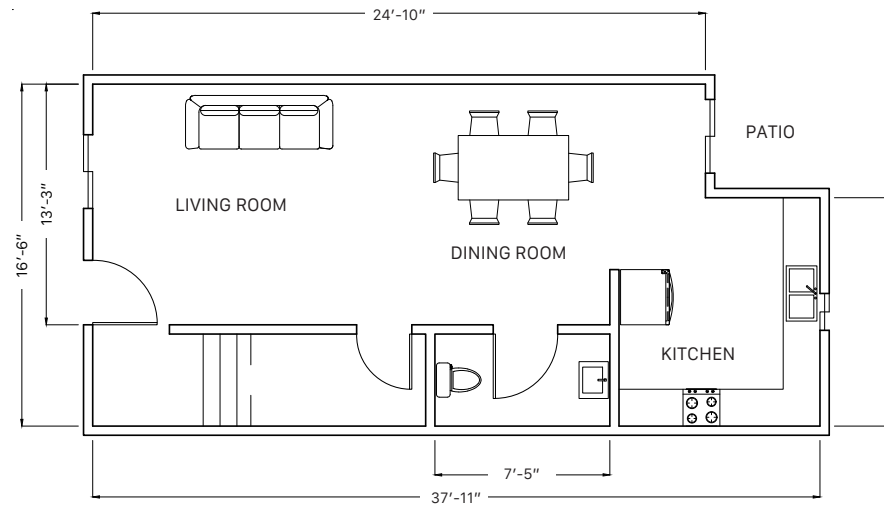




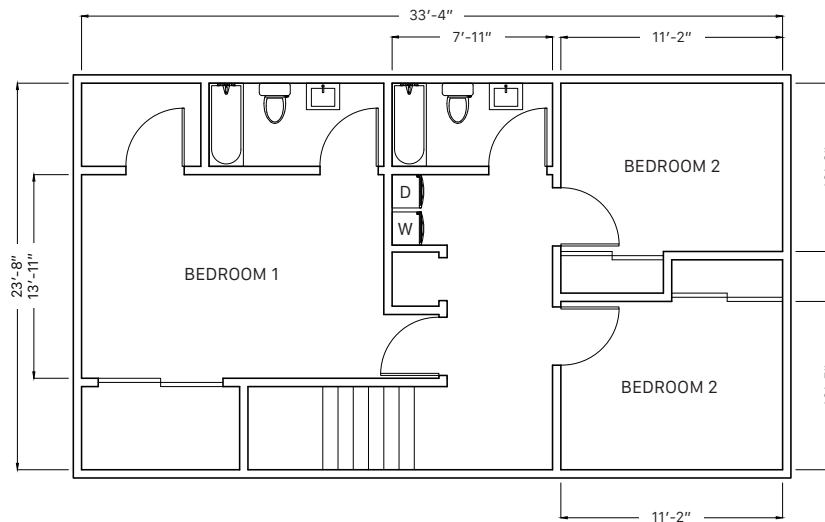
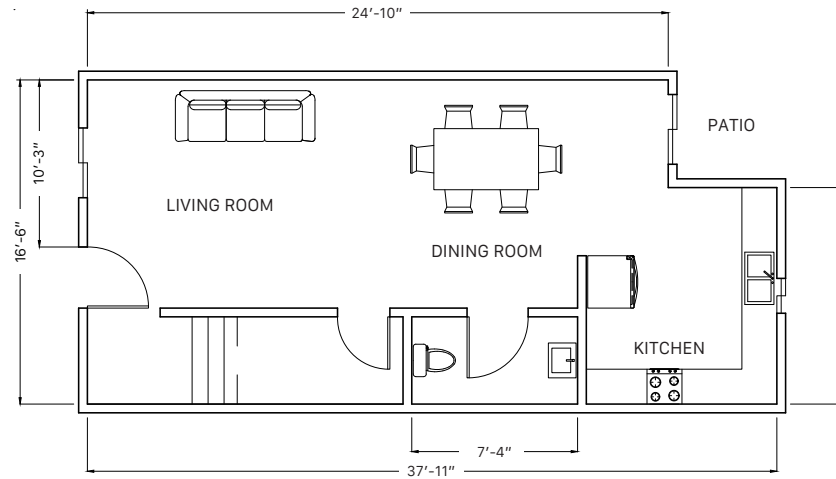
Site Plan



Two-Bedroom Unit Floor Plan



Three-Bedroom Unit Floor Plan





Property Photos





Property Photos





Property Photos





Contact Information

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