

FOR SALE | VAN NUYS AIRPORT-ADJACENT ASSEMBLAGE

VALJEAN ASSEMBLAGE

7141 N. Valjean Avenue + 16217 W. Gault Street

Van Nuys, California



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VALJEAN ASSEMBLAGE

Flexible airport-adjacent ownership

Two attached/connected legal parcels offered as a single assemblage near Van Nuys Airport. The property combines an 8,356-SF multi-suite office building with a separate 1,008-SF Gault Street component, providing in-place income and future owner-user flexibility.

ASSESSOR IMPROVEMENTS

9,364 SF

COMBINED LAND AREA

13,460 SF

CURRENT OCCUPANCY

93.3%

Property highlights

- Two separate legal parcels marketed together as one package.
- Limited Manufacturing designation with M1 zoning overlays per ZIMAS profiles.
- In-place income with fixed-term lease expirations extending through September 2028.
- Month-to-month occupancies provide potential future owner-user flexibility.
- Airport-adjacent Van Nuys location for office, aviation-related and compatible commercial users.
- Historical first- and second-floor plans available for buyer review.

ASSEMBLAGE POSITIONING

An opportunity to control two contiguous/connected parcels in the Valjean/Gault airport submarket while preserving current rental income and future occupancy optionality.

7141 N. Valjean Avenue

APN	2224-012-057
BUILDING AREA	8,356 SF
LAND AREA	0.177 acre
YEAR BUILT	1987
ZONING	[T][Q]M1-1
USE	Multi-suite office

16217 W. Gault Street

APN	2224-012-040
BUILDING AREA	1,008 SF
LAND AREA	0.132 acre
YEAR BUILT	1948
ZONING	(Q)M1-1
USE	Office component

Combined assemblage

Reported land area	~13,460 SF / 0.309 acre
Assessor-reported improvements	9,364 SF
Documented suite schedule	9,108 SF
Current occupied suite area	8,497 SF
General Plan designation	Limited Manufacturing

Areas are from assessor/available records and should be independently verified by buyer.

CURRENT MONTHLY BASE RENT

\$12,445.30

ANNUALIZED BASE RENT

\$149,343.60

OCCUPIED SUITE AREA

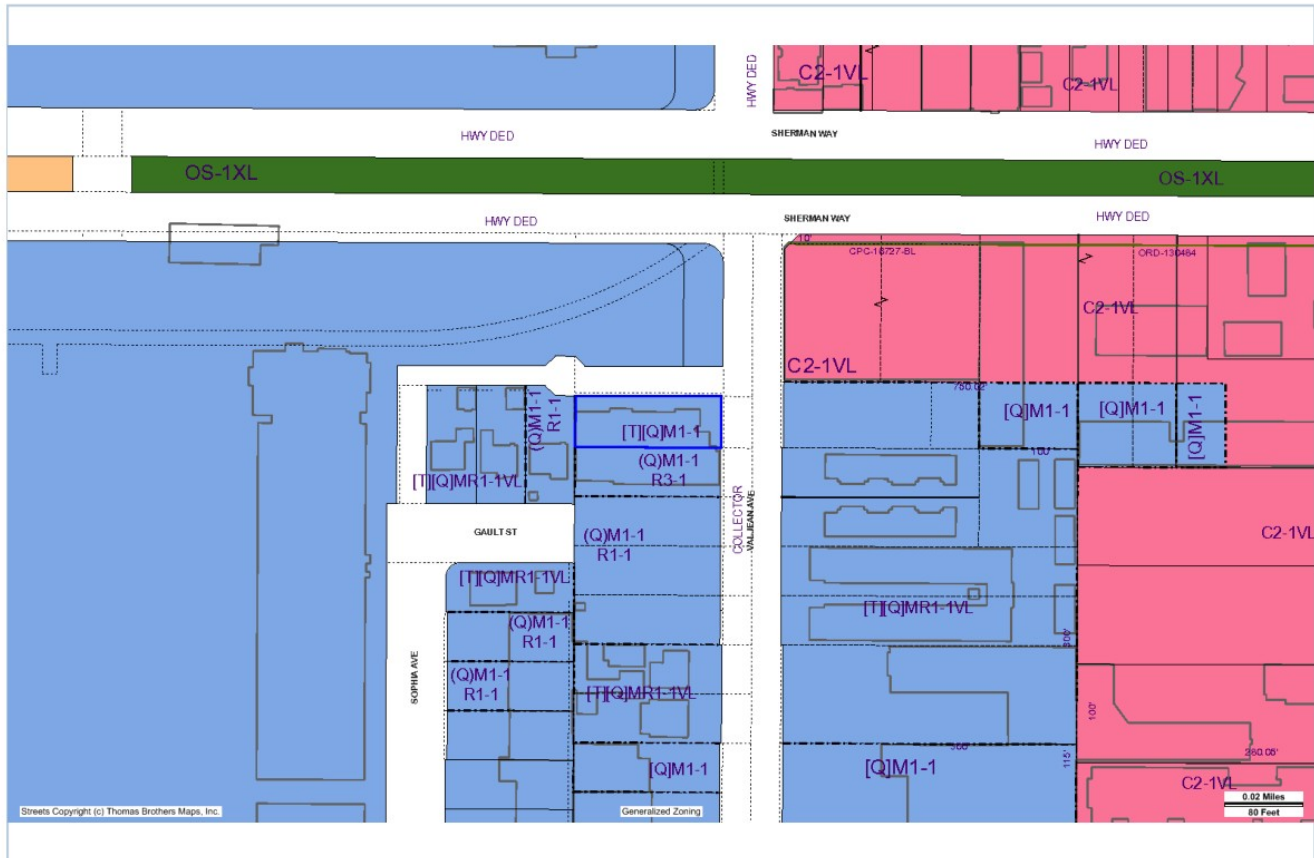
8,497 SF

Tenant / Space	Property	SF	Rent / Mo.	Expiration
Bannick	Valjean	2,350	\$2,157.50	MTM
Century Flight Group	Valjean	1,089	\$1,742.40	9/30/2028
ProCare / Committed HH	Valjean	2,350	\$3,910.40	6/30/2027
Melleka Marketing	Valjean	1,700	\$2,635.00	9/30/2027
K9 Builders	Gault	1,008	\$2,000.00	MTM
Owner / unleased	Valjean	611	\$0.00	-

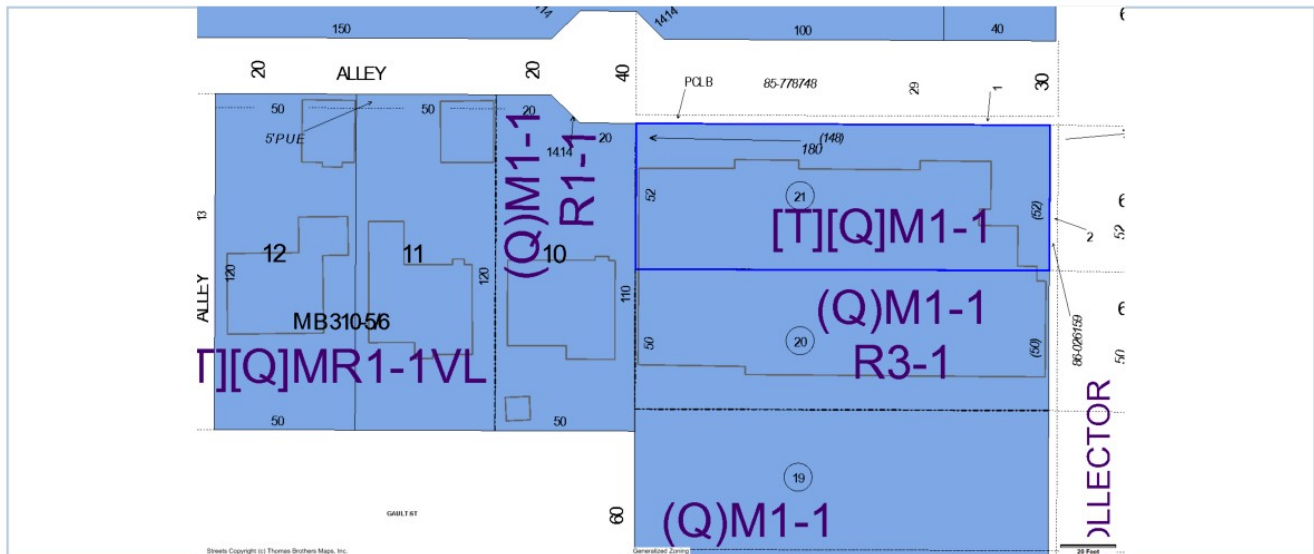
Lease profile

Known fixed-term expirations occur in 2027 and 2028. Bannick and K9 Builders are treated as month-to-month based on the available owner schedule, providing potential future flexibility. ProCare is shown at the conservative owner rent-roll amount; controlling lease economics should be confirmed during buyer diligence.

Reference exhibits illustrate the relationship of the Valjean and Gault components and surrounding block.

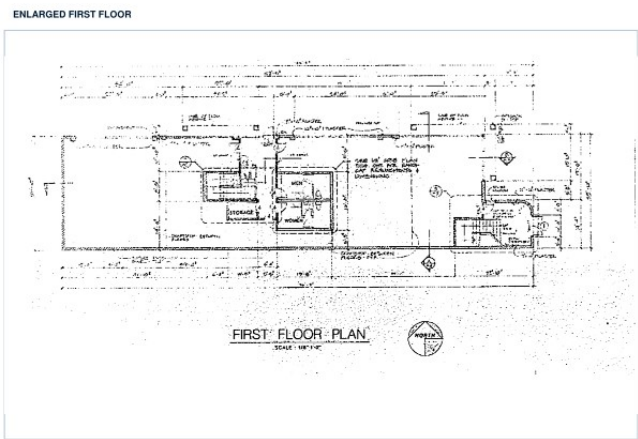


BLOCK CONTEXT / ASSEMBLAGE RELATIONSHIP



Reference only - not a survey or title map. Verify boundaries, access, easements, parking and dimensions independently.

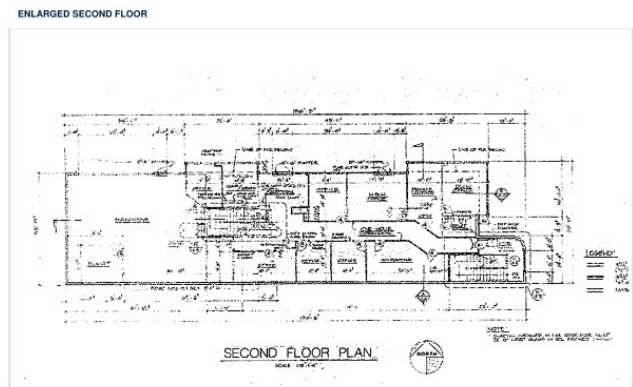
First floor



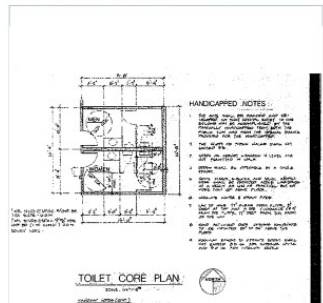
Buyer occupancy reference
The financial analysis assumes buyer occupancy of the 2,350 SF Barnick area plus the approximately 611-SF owner/unleased area. Confirm the precise location and configuration of both areas against current demising conditions before presenting possession terms.

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Second floor



TOILET CORE / ACCESSIBILITY DETAIL



Plan-use note
Historical reference only. Buyer should verify existing conditions, dimensions, suite demising, code compliance, and any later alterations through field inspection and current records.

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EXCLUSIVE LISTING CONTACT

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