



ZACUTO GROUP  
COMMERCIAL REAL ESTATE

6000  
Woodman Ave  
VAN NUYS, CA



# EXECUTIVE SUMMARY

6000 Woodman Avenue  
VAN NUYS, CA 91401

## VALUE-ADD MIXED-USE RETAIL & OFFICE OPPORTUNITY

100% LEASED – SIGNALIZED INTERSECTION – HIGH VISIBILITY

Matthew Luchs and Jacob De La Hoya are proud to exclusively offer for sale 6000 Woodman Avenue, a distinguished mixed-use retail property with minimal second-floor office space, situated in the bustling neighborhood of Van Nuys, CA.

The property is 7,973 SF and is set on a 10,827 SF lot, showcasing a diverse tenant mix that includes a medical clinic, comedy club, catering business, a smoke lounge with patio, and a professional office.

Originally constructed in 1954, 6000 Woodman Ave is meticulously maintained and features significant recent capital and tenant improvements, ensuring a property of enduring quality and appeal. 100% occupied, the asset provides a stable and reliable income stream, highlighted by its varied tenant base, which contributes to its consistent cash flow and future growth potential.

### LISTING TEAM

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Located in the heart of Van Nuys, the property benefits from high visibility and excellent accessibility. The site enjoys prominent positioning at the signalized intersection of Woodman Avenue and Oxnard Street, where it attracts substantial traffic with approximately 22,000 vehicles per day.

This prime location enhances its appeal, surrounded by a diverse range of local amenities and businesses, and directly adjacent to the metro Orange Line busway.

6000 Woodman Avenue represents an exceptional investment opportunity in one of the San Fernando Valley's most dynamic and rapidly evolving markets. Its strategic location, combined with its stable tenant mix and strong market fundamentals, makes it an ideal acquisition for investors seeking a high-quality asset with robust income potential and significant future upside.

6000 WOODMAN AVENUE, VAN NUYS, CA 91401



ZACUTOGROUP.COM | 310.469.9012

6000 WOODMAN AVENUE, VAN NUYS, CA 91401



STUDIO CITY

SHERMAN OAKS

LOS ANGELES VALLEY COLLEGE



OXNARD ST 21,000 VPD

METRO ORANGE LINE

WOODMAN AVE 22,000 VPD

# SALE DETAILS

6000 Woodman Avenue  
VAN NUYS, CA 91401

PRICE:	\$3,600,000
BUILDING SF	7,973 SF
LOT SIZE	10,827 SF
PRICE/SF (BUILDING):	\$452/SF
PRICE/SF (LAND):	\$333/SF
CURRENT CAP:	6.55%
PRO-FORMA CAP:	7.84%
YEAR BUILT:	1954
ZONING:	LAC1.5
APN:	2230-028-017
TRAFFIC COUNTS:	22,000 VPD
CROSS STREETS:	Woodman Ave & Oxnard Ave
OCCUPANCY:	100%
PARKING SPACES:	25 spaces <small>*Parking is leased from Metro &amp; land is not part of the sale</small>
PARKING RATIO:	3.14 per 1,000
OPPORTUNITY ZONE:	No



# INVESTMENT HIGHLIGHTS

## PRIME MIXED-USE OPPORTUNITY IN VAN NUYS

- **STRATEGIC LOCATION**

Nestled at the prominent intersection of Woodman Avenue and Oxnard Street, this property benefits from high visibility and significant traffic, with approximately 22,000 vehicles passing daily. This prime location ensures excellent exposure and accessibility for a variety of businesses.

- **VERSATILE PROPERTY LAYOUT**

Spanning 7,973 square feet, the property's mixed-use layout allows for flexibility in accommodating various business needs. The combination of retail and minimal office space provides opportunities for both owner-users and investors to capitalize on a diverse tenant base.



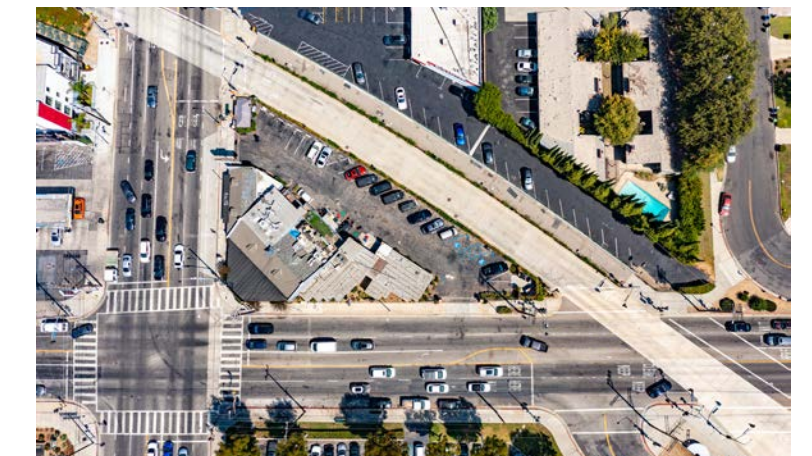
6000 WOODMAN AVENUE, VAN NUYS, CA 91401

- **STABLE INCOME STREAM**

With current and pro forma CAP rates of 6.17% and 7.73% respectively, the property offers a reliable cash flow and the potential for increased returns through strategic property management and leasing enhancements.

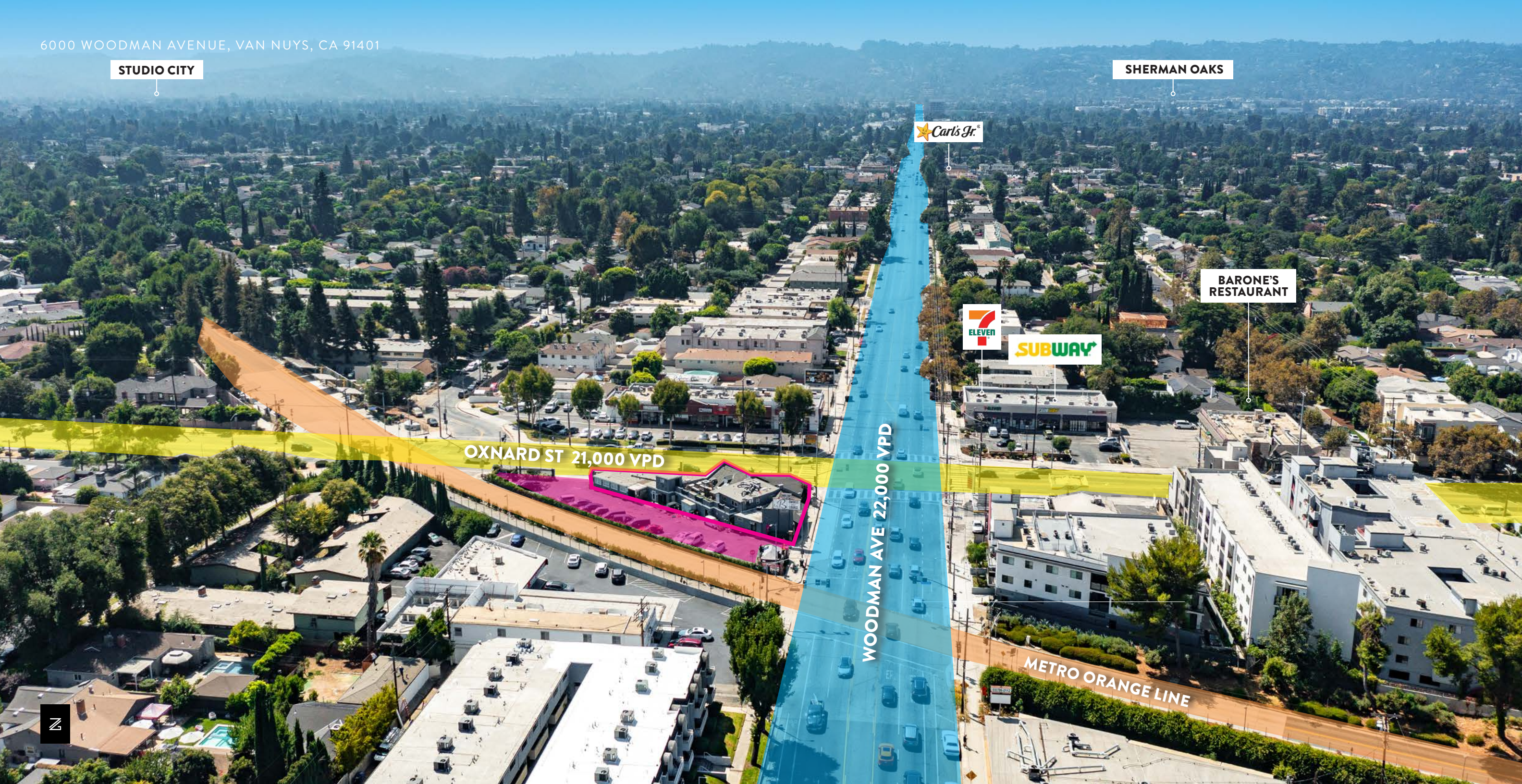
- **PARKING:**

The property benefits from 25 parking spaces, a ratio of 3.14 per 1,000 (parking is leased from Metro and the land is not part of the sale).



STUDIO CITY

SHERMAN OAKS



## INVESTMENT HIGHLIGHTS

### EXCEPTIONAL ACCESSIBILITY AND CONNECTIVITY

- PROXIMITY TO MAJOR FREEWAYS

The property enjoys convenient access to key freeways including the 101, 405, and 170 (Hollywood Freeway), facilitating seamless connectivity for tenants and consumers.

- SIGNIFICANT TRAFFIC COUNTS

Positioned at a high-traffic intersection, the property benefits from daily vehicle counts of 22K, contributing to its high visibility and attracting substantial foot traffic. This prominent location is advantageous for retail and service-oriented businesses seeking maximum exposure.



# INVESTMENT HIGHLIGHTS

6000 WOODMAN AVENUE, VAN NUYS, CA 91401

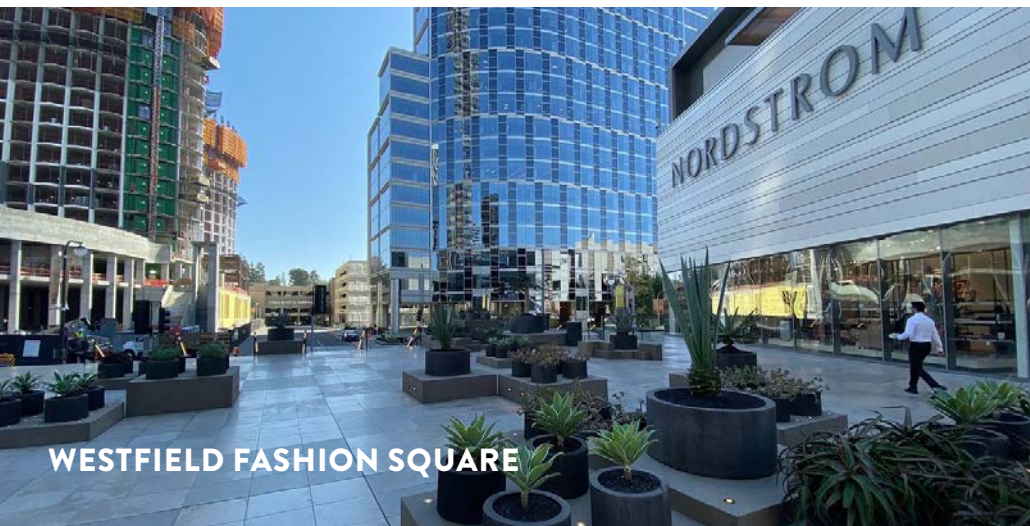
## PROXIMITY TO MAJOR RETAIL WITH ROBUST MARKET DYNAMICS

- NEARBY RETAIL CENTERS

The property is situated near major retail centers and commercial corridors, enhancing its appeal to tenants and consumers. The surrounding area features a diverse array of shopping, dining, and entertainment options, contributing to a vibrant business environment. The property's central location within the San Fernando Valley adds to its strategic value.

- THRIVING VAN NUYS MARKET

The Van Nuys neighborhood is experiencing strong demand for commercial properties, driven by ongoing development and a robust local economy. This trend is expected to continue, offering significant appreciation potential for property values.



# INVESTMENT HIGHLIGHTS

## DEMOGRAPHICS AND GROWTH POTENTIAL

- **STRONG DEMOGRAPHICS**

The surrounding area boasts a dense population with robust household incomes, providing a solid customer base for retail tenants. The high population density and strong consumer spending power enhance the property's investment appeal.

- **GROWING DEVELOPMENT**

The Van Nuys area continues to experience significant growth and redevelopment, including new residential, commercial, and entertainment projects. This ongoing development further enhances the property's value and appeal to potential tenants.



- **PROXIMITY TO EMPLOYMENT CENTERS**

In addition to its strategic location near major freeways and retail centers, 6000 Woodman Avenue is close to other significant employment hubs in the San Fernando Valley including Warner Center, Studio City, Burbank, and Glendale, broadening its appeal to potential tenants and employees.

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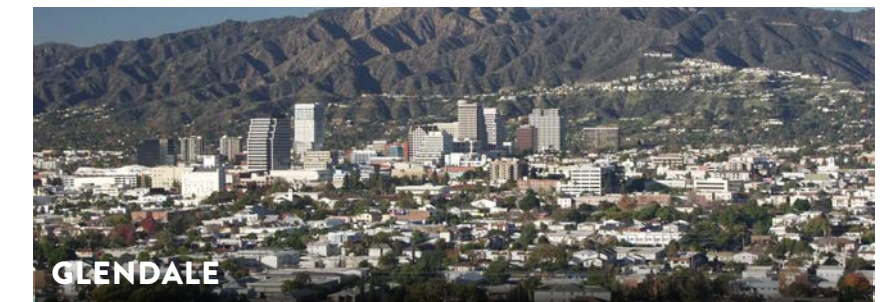
WARNER CENTER



STUDIO CITY



BURBANK



GLENDALE



# Location Overview:

6000 Woodman Avenue is strategically positioned in the vibrant heart of Van Nuys, CA, an area renowned for its dynamic commercial activity and significant growth potential. This prime location benefits from its prominent spot at the signalized intersection of Woodman Avenue and Oxnard Street, where it experiences a notable daily traffic count of approximately 22,000 vehicles. Such high visibility ensures excellent exposure for tenants and enhances the property's appeal to potential investors.

The property enjoys superb connectivity, with convenient access to major thoroughfares including the 405 (San Diego Freeway) and the 101 (Hollywood Freeway). This accessibility facilitates efficient travel across the greater Los Angeles area, benefiting both tenants and their clientele. Additionally, the property is situated adjacent to the Metro Orange Line busway, providing seamless public transportation options that further enhance its attractiveness to businesses that prioritize transit accessibility for their customers.

The surrounding neighborhood offers a rich mix of amenities, including retail shops, dining options, and professional services, contributing to a steady flow of foot traffic and bolstering the property's appeal to a diverse range of businesses. Van Nuys itself is a burgeoning area marked by ongoing residential, commercial, and infrastructure development, creating a robust environment for future growth and value appreciation.



## Vehicles Per Day

6000 Woodman

**22K**  
VPD

Oxnard Street

**21K**  
VPD

## Connectivity



# Demographics

→ 1 mile, 3 mile, & 5 mile radius

## 1 Mile Radius

**POPULATION:** 55,000 residents

**HOUSEHOLDS:** 20,000

**MEDIAN HOUSEHOLD INCOME:** \$65,000

- | AGE DISTRIBUTION   | ETHNICITY                       |
|--------------------|---------------------------------|
| • 0-14 years: 20%  | • Hispanic or Latino: 60%       |
| • 15-24 years: 15% | • White: 20%                    |
| • 25-44 years: 35% | • Asian: 10%                    |
| • 45-64 years: 20% | • Black or African American: 5% |
| • 65+ years: 10%   | • Other: 5%                     |

- EDUCATION LEVEL**
- High School Graduate or Equivalent: 40%
  - Bachelors Degree or Higher: 20%

6000 Woodman

**22K**  
VPD

Data from COSTAR 9/2024

## 3 Mile Radius

**POPULATION:** 200,000 residents

**HOUSEHOLDS:** 65,000

**MEDIAN HOUSEHOLD INCOME:** \$75,000

- | AGE DISTRIBUTION   | ETHNICITY                       |
|--------------------|---------------------------------|
| • 0-14 years: 22%  | • Hispanic or Latino: 55%       |
| • 15-24 years: 17% | • White: 25%                    |
| • 25-44 years: 32% | • Asian: 12%                    |
| • 45-64 years: 20% | • Black or African American: 5% |
| • 65+ years: 9%    | • Other: 3%                     |

- EDUCATION LEVEL**
- High School Graduate or Equivalent: 35%
  - Bachelors Degree or Higher: 25%

## 5 Mile Radius

**POPULATION:** 500,000 residents

**HOUSEHOLDS:** 150,000

**MEDIAN HOUSEHOLD INCOME:** \$85,000

- | AGE DISTRIBUTION   | ETHNICITY                       |
|--------------------|---------------------------------|
| • 0-14 years: 23%  | • Hispanic or Latino: 50%       |
| • 15-24 years: 18% | • White: 30%                    |
| • 25-44 years: 30% | • Asian: 10%                    |
| • 45-64 years: 20% | • Black or African American: 5% |
| • 65+ years: 9%    | • Other: 5%                     |

- EDUCATION LEVEL**
- High School Graduate or Equivalent: 30%
  - Bachelors Degree or Higher: 30%





# Van Nuys New Developments

Selected properties that are transforming the Van Nuys landscape



## 14755 Burbank Blvd

48 residential units with gym & rustic courtyards.



## 14540 Erwin St

48 residential units



## 14541 Gilmore St

31 luxury residential units



## 6569 Van Nuys Blvd

Under Construction: 5-story  
174 residential unit + ground retail.



## 7054 Van Nuys Blvd

Under Construction: 6-story  
332 residential unit, mixed use.

## 6600 Van Nuys Blvd

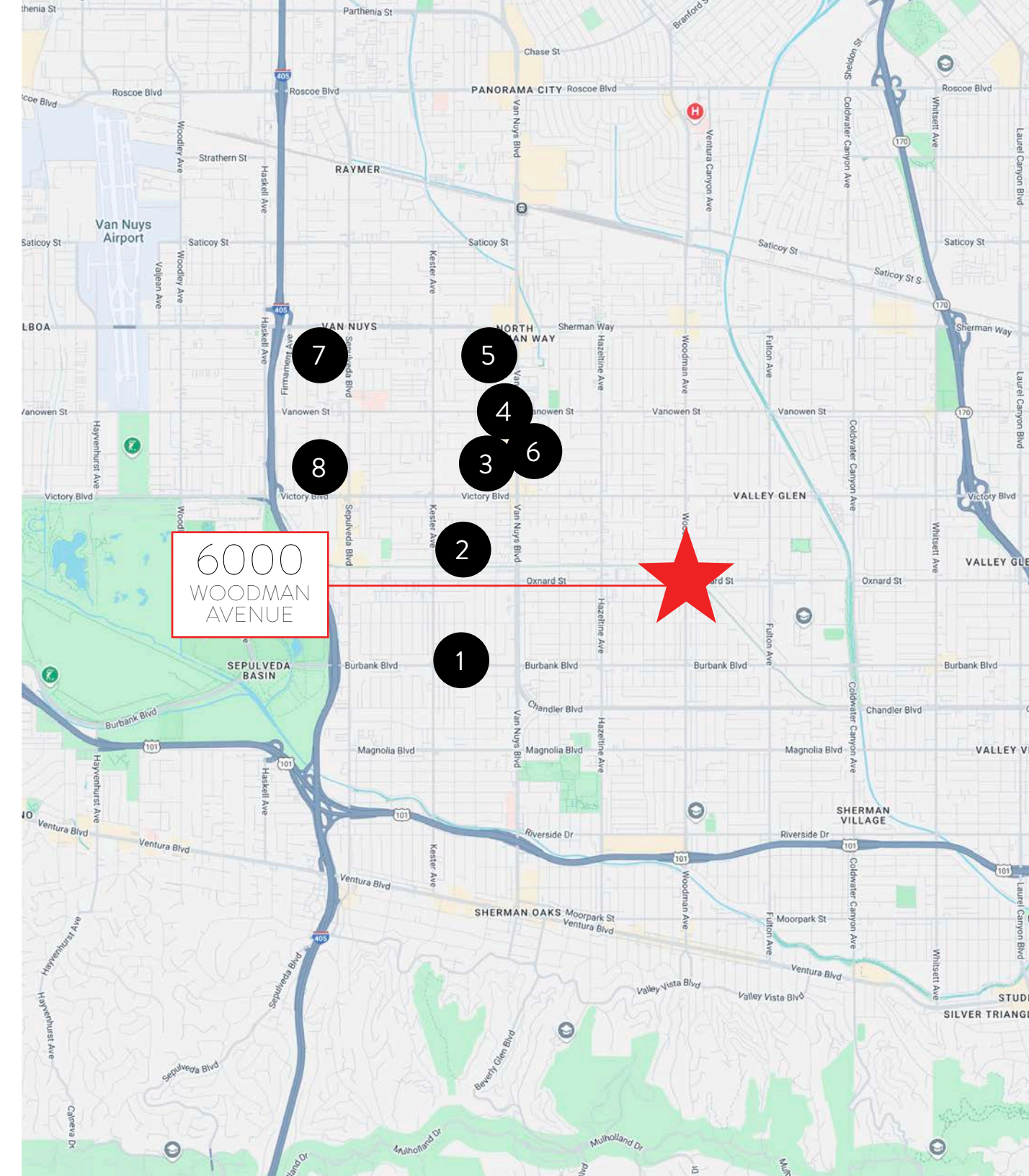
141 Unit, mixed use building.

## 7111 Sepulveda Blvd

Proposed: 180 residential unit,  
mixed use + ground floor retail.

## 6500 Sepulveda Blvd

160 residential units + with gym,  
courtyard, and rear yard.



RENT ROLL													
Unit	Tenant	SF	Floor	%	Lease Exp	Options	Rent	Rent/SF	Lease Type	PF Rent	PF Rent/SF	PF Lease Type	
201 A	Gold Coast Roofing	862	2	10.82%	7/31/25	one (1) year option at FMV	\$3,150.00	\$3.65	MG	\$3,150.00	\$3.65	MG	
6006 Woodman Ave	G&R Imports Co.	950	1	11.92%	11/30/24	None	\$3,300.00	\$3.47	MG	\$3,325.00	\$3.50	NNN	
Patio Leased to 6006	G&R Imports Co.	Patio	1	Patio	7/31/25	one (2) year option at FMV	\$2,000.00	-	MG	\$2,000.00	-	NNN	
13651 Oxnard Street	Healthy Future Medical Clinic	1,066	1	13.38%	12/31/24	None	\$4,630.00	\$4.34	MG	\$4,630.00	\$4.34	MG	
13653 Oxnard Street	Flash Back LLC	1,090	1	13.68%	10/31/27	None	\$2,575.00	\$2.36	MG	\$2,725.00	\$2.50	NNN	
6002 Woodman Ave	Della Cucina, LLC	4,002	1	50.21%	6/30/27	one (5) year option at FMV	\$12,463.00	\$3.11	MG	\$11,005.50	\$2.75	NNN	
		<b>7,970</b>						<b>\$28,118.00</b>	<b>\$3.53</b>		<b>\$26,835.50</b>	<b>\$3.37</b>	

OPERATING DATA	CURRENT	PRO-FORMA
Monthly Rent:	\$28,118	\$26,836
Annual Rent:	\$337,416	\$322,026
<b>Scheduled Lease Income:</b>	<b>\$337,416</b>	<b>\$322,026</b>
NNN Charges:	\$0	\$64,339
Effective Gross Income:	\$337,416	\$386,365
Vacancy: 5%	\$16,871	5% \$19,318
Expenses:	\$84,870	\$84,870
Additional Income:	\$0	\$0
<b>Net Operating Income:</b>	<b>\$235,675</b>	<b>\$282,177</b>

OPERATING EXPENSES	EXPENSES	EXPENSES/SF
Property Taxes @ 1.20%	\$43,200	\$5.42/SF
Insurance	\$7,000	\$0.88/SF
Gardening/ Common Area Cleaning	\$10,000	\$1.25/SF
Trash Service	\$6,000	\$0.75/SF
Repair and Maintenance	\$5,000	\$0.63/SF
Fire Alarm	\$900	\$0.11/SF
Metro Parking Payment	\$10,370	\$1.30/SF
Utilities	\$2,400	\$0.30/SF
% of PF Gross Rent	26.4%	
Total Expenses	\$84,870	\$10.64
Expenses/SF/Month		\$0.89



FOR SALE  
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