

14526 ERWIN ST.

Van Nuys, CA 91411

14526
ERWIN STREET

14526



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14518-14526 ERWIN ST.



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ERWIN ST.**

PROPERTY INFORMATION

PURCHASE PRICE

\$2,149,999

PROPERTY ADDRESS

***14526 Erwin St.
Van Nuys, CA 91411***

YEAR BUILT

1929

PROPERTY SIZE

5,000 SF

LAND SIZE

6,754 SF

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

PROPERTY OVERVIEW

Welcome to an exceptional owner user real estate opportunity at 14526 W Erwin Street off Van Nuys Blvd. This mixed-use property 4500 SF offers a versatile space for various commercial ventures.. Constructed with durable reinforced concrete, the property boasts a secure and inviting windowed front, providing both visibility and natural light. Impressively high ceilings reaching 18 feet offer ample vertical space, complemented by high power outputs to accommodate diverse operational needs. Convenient alley access along the East side of the property enhances logistical ease, while the prime location approximately 200 feet west of Van Nuys Blvd ensures excellent visibility and accessibility. The property comprises two structures on site, both currently vacant and ready for reimagining. 14526 W Erwin Street features two entry doors directly off Erwin Street, offering easy access for clientele. A gated courtyard and dedicated employee parking add to the appeal of this structure, which includes multiple offices, conference rooms, and a bathroom. While the interior presents a solid foundation, updates are needed to attract potential tenants and maximize its potential. Adjacent to 14526 Erwin Street, 14518-14520 Erwin Street offers additional space separated by a courtyard. Previously utilized as a Sanctuary, this structure features vaulted lower level ceilings and sturdy concrete flooring. Rooms along the side of the lower level structure provide flexibility for various uses, while an upper level mezzanine offers two additional rooms for expanded functionality. This property presents an exciting canvas for investors or business owners seeking a strategic location with significant potential. With both exterior and interior spaces awaiting transformation, seize the opportunity to shape this property into a vibrant hub for commerce or community in this dynamic neighborhood. Can also be purchased with 14520 Erwin for \$1,850,000.

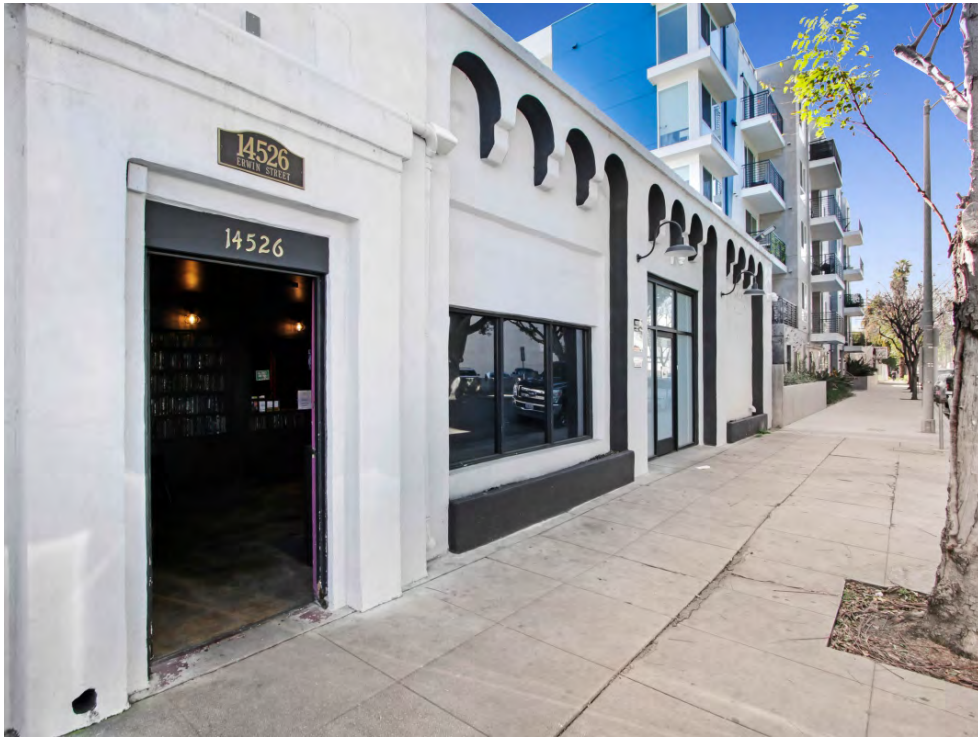
Versatile Zoning/ Redevelopment Potential:

The property boasts versatile zoning (LAC2) that allows for a seamless transition from retail, office and industrial use to a potential 40 unit multi-residential development; providing an excellent opportunity for both Owner user and developers alike. The combination of location, zoning, and redevelopment possibilities makes this property a lucrative opportunity for savvy investors.

Don't miss out on this remarkable opportunity! Contact us today to schedule a personalized tour and discuss how this property can become the cornerstone of your successful real estate portfolio.



PROPERTY PHOTOS



PROPERTY PHOTOS



SALE COMPS



14723 AETNA ST.

BLDG SF	5,440
PRICE	\$ 3,100,000
PRICE/SF	\$ 569.85
CAP RATE	4.37 %
LAND SIZE	26,249.00 Sq. Ft.
CLOSE DATE	2023-06-21
BUILT	1945



6362 VAN NUYS BLVD.

BLDG SF	2,100
PRICE	\$ 875,000
PRICE/SF	\$ 416.67
LAND SIZE	5,319.00 Sq. Ft.
CLOSE DATE	2022-07-22
BUILT	1936



6650 VAN NUYS BLVD.

BLDG SF	6,253
PRICE	\$ 4,000,000
PRICE/SF	\$ 639.69
LAND SIZE	10,001.00 Sq. Ft.
CLOSE DATE	2023-06-05
BUILT	1946



6700 VAN NUYS BLVD.

BLDG SF	1,800
PRICE	\$ 1,660,000
PRICE/SF	\$ 922.22
LAND SIZE	10,019.00 Sq. Ft.
CLOSE DATE	2023-04-11
BUILT	1932



14316-14318 VICTORY BLVD.

BLDG SF	3,613
PRICE	\$ 1,575,000
PRICE/SF	\$ 435.93
LAND SIZE	6,504.00 Sq. Ft.
CLOSE DATE	2022-07-27
BUILT	1924

14526 ERWIN ST. Van Nuys, CA, 91411

SALE COMPS

	PROPERTY	BLDG SIZE	SUITE	PRICE	CAP RATE	LAND SIZE	BUILT	OCCUPANCY	CLOSE DATE	DIST.(ML)
										
A	 14723 Aetna St.	5,440 SF		\$ 3,100,000	4.37 %	26,249.00 Sq. Ft.	1945		2023-06-21	0
B	 6362 Van Nuys Blvd.	2,100 SF		\$ 875,000		5,319.00 Sq. Ft.	1936		2022-07-22	0
C	 6650 Van Nuys Blvd.	6,253 SF		\$ 4,000,000		10,001.00 Sq. Ft.	1946		2023-06-05	1
D	 6700 Van Nuys Blvd.	1,800 SF		\$ 1,660,000		10,019.00 Sq. Ft.	1932		2023-04-11	1
E	 14316-14318 Victory Blvd.	3,613 SF		\$ 1,575,000		6,504.00 Sq. Ft.	1924		2022-07-27	0

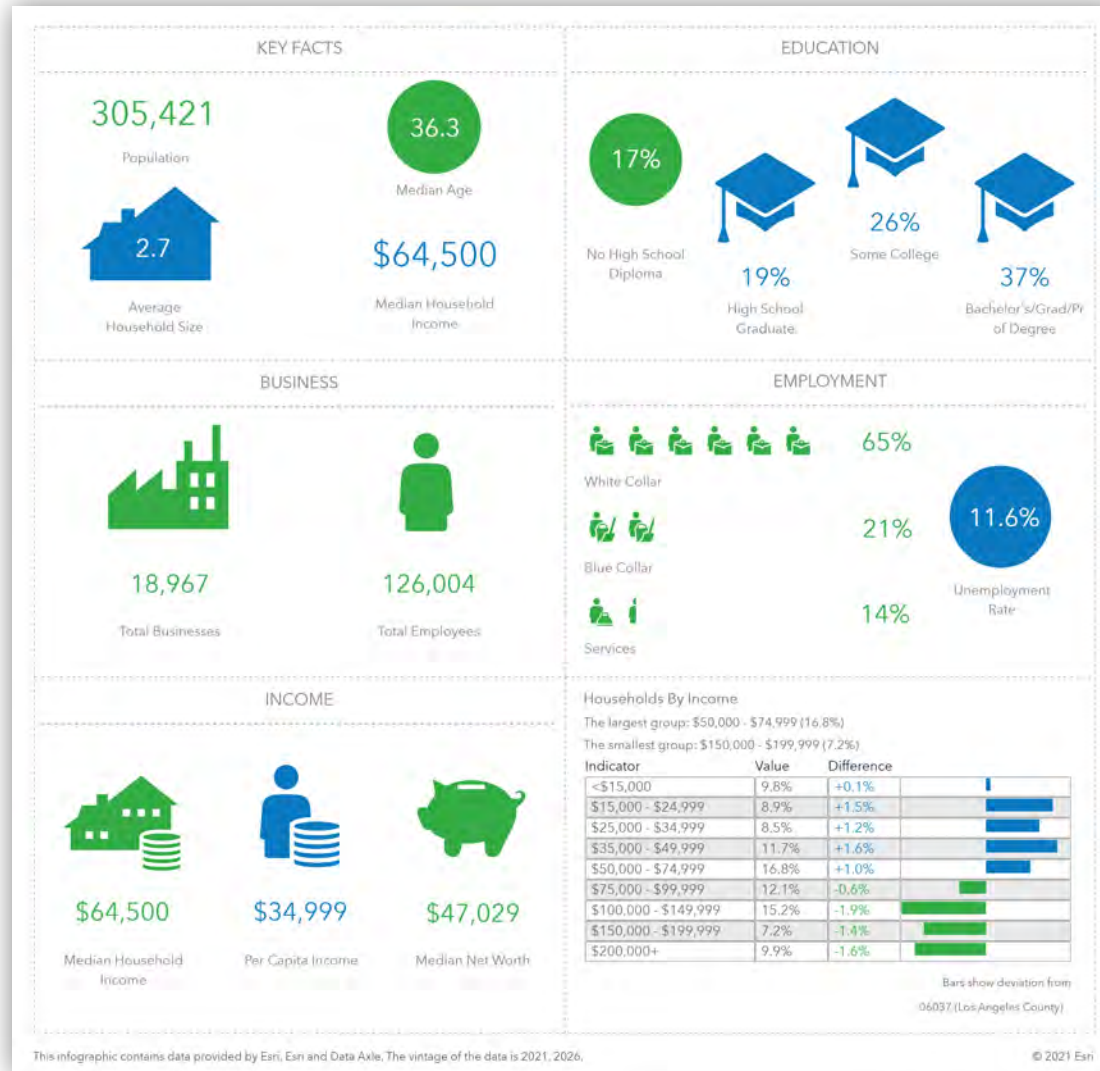
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SALE COMPS



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INFOGRAPHIC: KEY FACTS (DRIVE TIME: 10 MINUTES)



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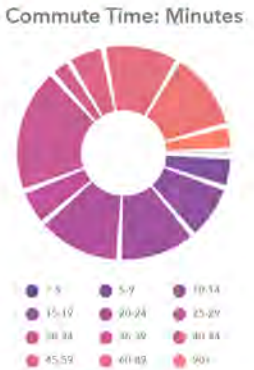
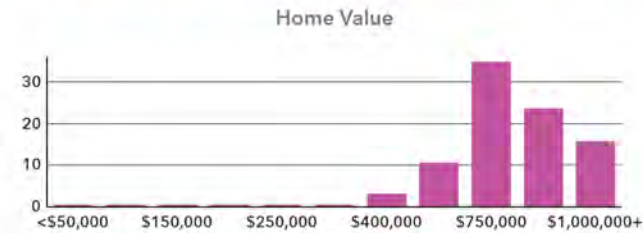
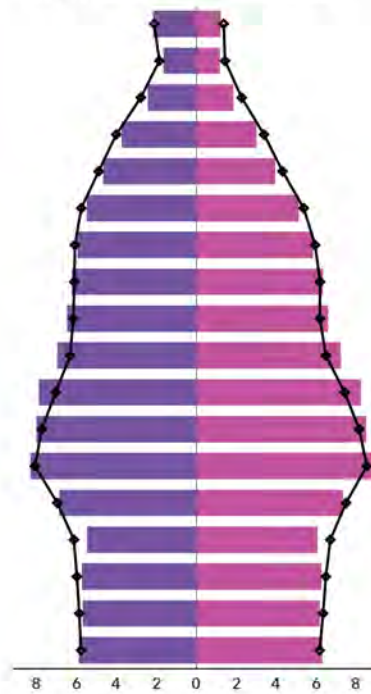
COMMUNITY PROFILE

305,421 **0.3%** **2.7** **82.0** **36.3** **\$64,500** **\$47,029** **\$752,753** **21%** **67%** **12%**
 Population Total Pop Growth Average HH Size Diversity Index Median Age Median HH Income Median Net Worth Median Home Value Under 18 Ages 18 to 65 Aged 66+

 **13.7%** Service Workers
 **20.8%** Blue Collar Workers
 **65.4%** White Collar Worker



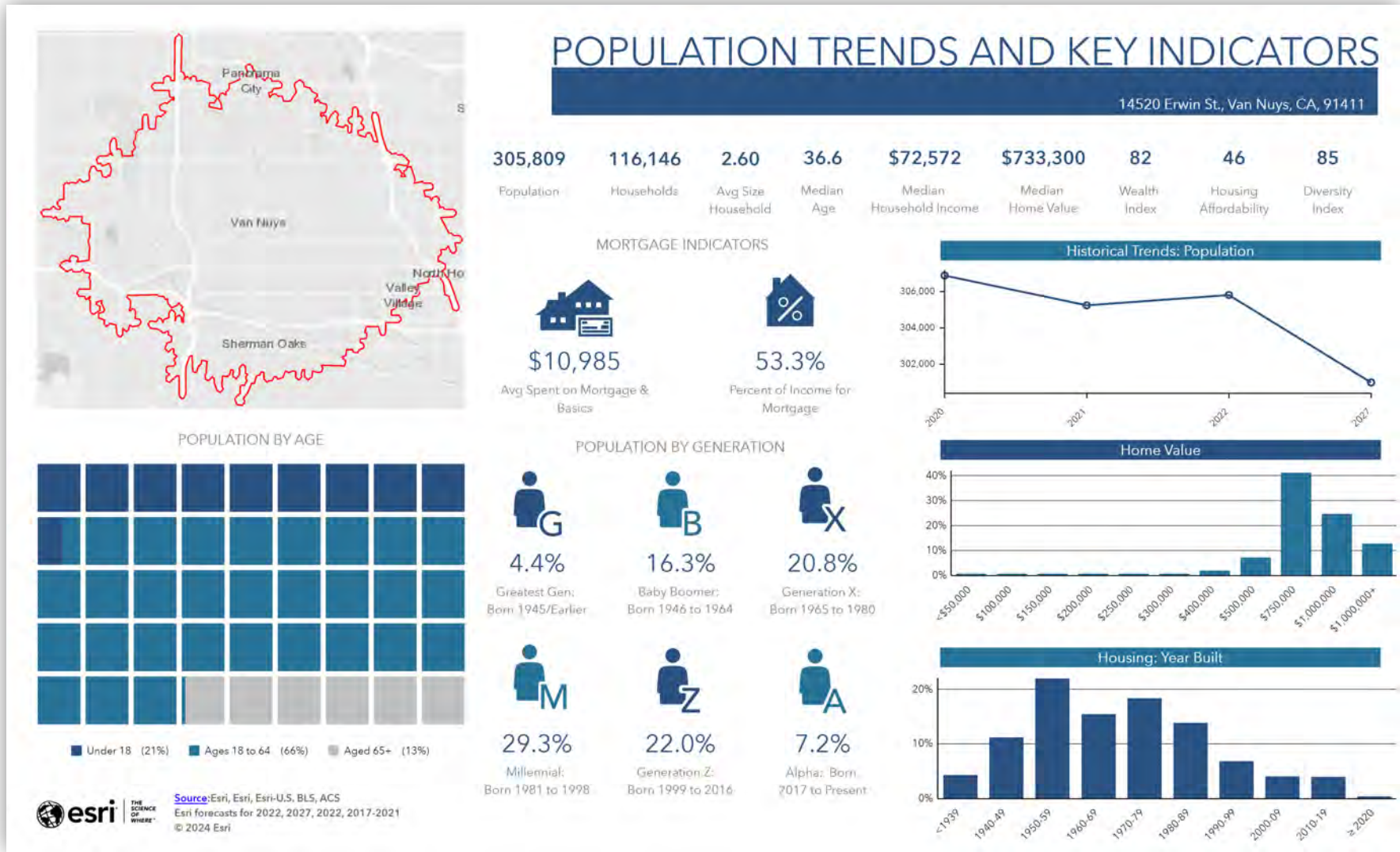
Age Profile: 5 Year Increments



Source: U.S. Census Bureau, Census 2010 Summary File 1, Esri Infrastructure for 2021 and 2020.

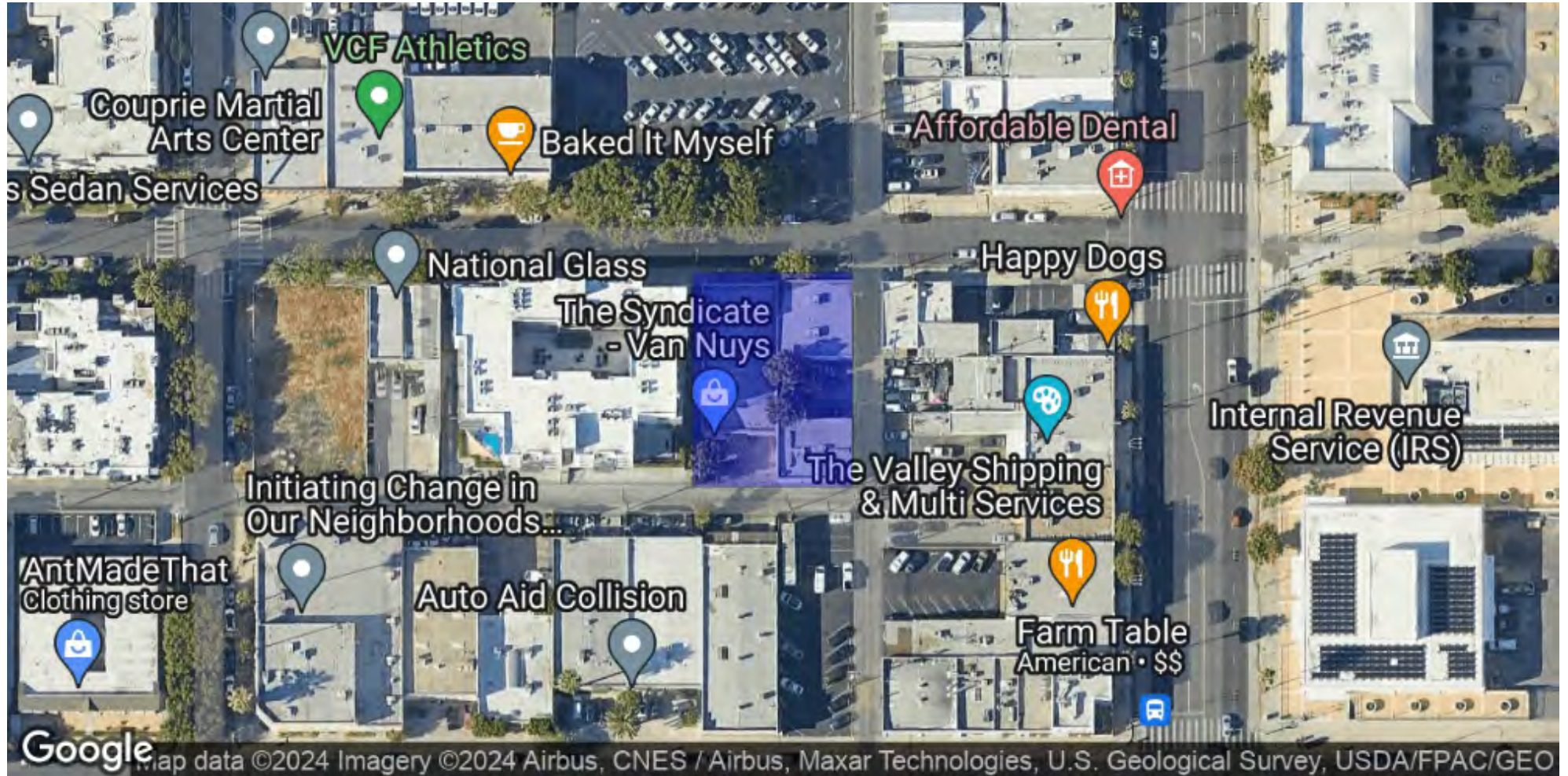
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INFOGRAPHIC: POPULATION TRENDS (DRIVE TIME: 10 MINUTES)



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AERIAL ANNOTATION MAP



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CONTACT



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