

Marcus & Millichap
OVANESS-ROSTAMIAN GROUP



14520
DELANO STREET

14520 DELANO STREET,
VAN NUYS, CA 91411

14520

DELANO STREET

Marcus & Millichap
OVANESS-ROSTAMIAN GROUP





TABLE OF CONTENTS

14520 DELANO STREET, VAN NUYS, CA 91411

EXECUTIVE SUMMARY

01

PROPERTY DESCRIPTION

02

FINANCIAL ANALYSIS

03

MARKET OVERVIEW

04

NON - ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap.

All rights reserved.

NON - ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

Activity ID: ZAE1050433

Marcus & Millichap
OVANESS-ROSTAMIAN GROUP

OFFICES THROUGHOUT THE U.S. AND CANADA
www.marcusmillichap.com

OFFERING SUMMARY



 **\$2,500,000**

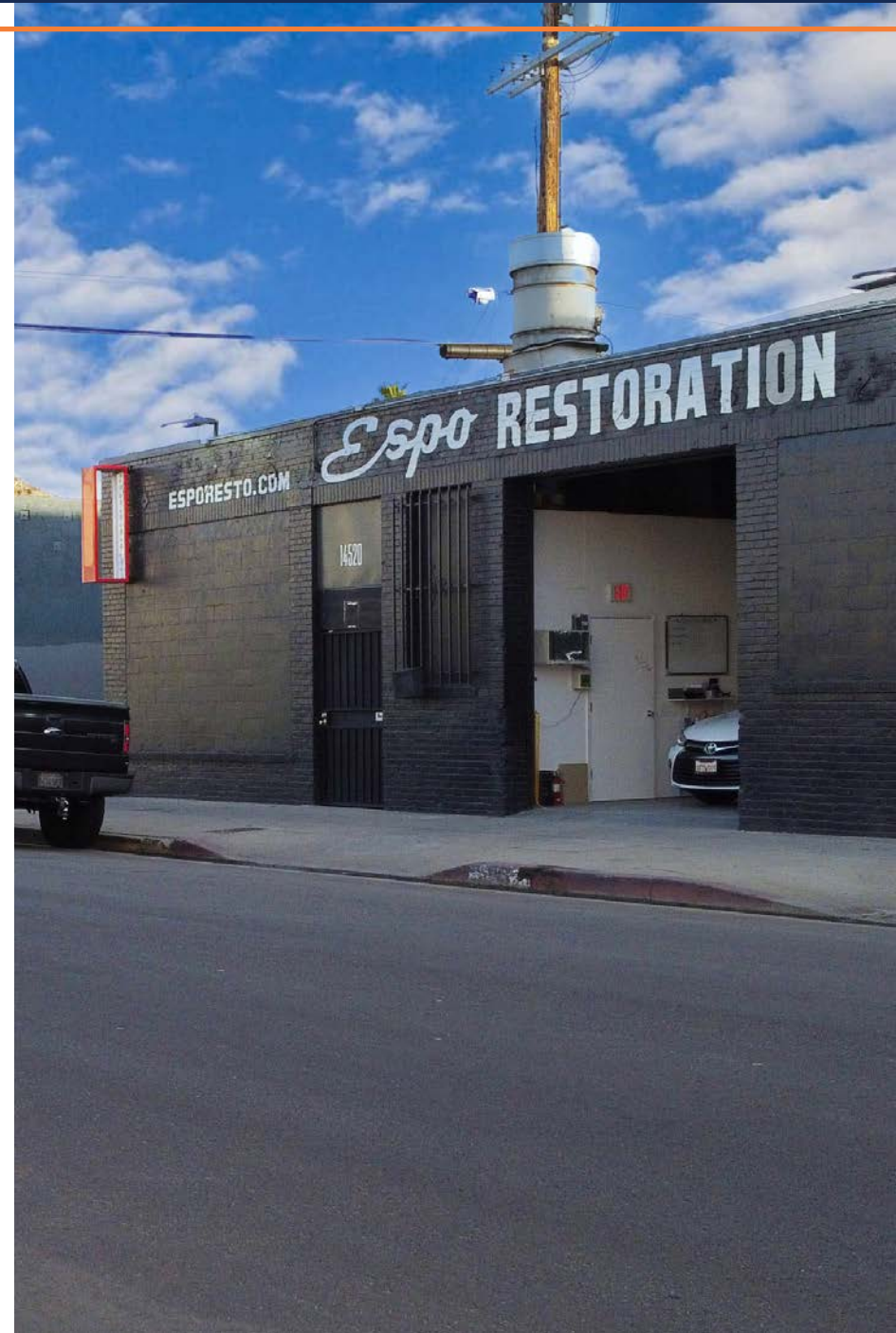
PROPERTY DESCRIPTION

| | |
|-----------------------|-----------------------|
| Property Address | 14520 Delano Steet |
| City, State, ZIP | Van Nuys, CA 91411 |
| Total Building Area | 5,000 SF |
| Total Land Area | 7,545 SF (0.17 Acres) |
| Zoning | LAC2 |
| APN | 2241-020-009 |
| Parking | 11 Spaces |
| Year Built | 1929 |
| Building Price Per SF | \$500 |
| Land Price Per SF | \$331 |



INVESTMENT HIGHLIGHTS

- 14520 Delano Street a Versatile Automotive Use Building Totaling 5,000 SF with High Ceilings, Spray Booth and a Variety of Possible Uses Situated Upon 7,544 SF of Land
- SBA 504 Financing Available, Down Payments of 10-15% and New SBA Incentives
- Variety of Allowable Automotive/Industrial Uses - Los Angeles City [Q] C2-1VL -CDO
- Less than 2 Miles From the 405 Freeway and Los Angeles Valley College (16,194 Students)
- Affluent 5-Mile Demographics: 696,188 Population and Average Household Income of \$106,546
- Highly Desirable Auto Body Shop Use in High Barrier to Entry Market of Van Nuys / San Fernando Valley (Los Angeles)



INVESTMENT OVERVIEW

The Ovaness-Rostamian Group of Marcus & Millichap is pleased to present a rare opportunity to acquire a highly desirable automotive-use commercial building located in the city of Van Nuys (Los Angeles). Due to the variety of auto-related uses the building can accommodate (body repair/body paint w/spray- booth/auto service/auto parts sales/ industrial warehouse/distribution) this value-added or potential owner-user asset will give the new ownership the ability to reposition and/or occupy the subject property. The subject property comprises of approximately 5,000 SF of building situated upon 7,544 SF of land.

An Owner/User can obtain favorable Small Business Administration (SBA) Financing. Effectively, it may be more economical to own the building rather than to lease space considering the low down payment needed (10-15%) coupled with potential tax advantages of real estate ownership.





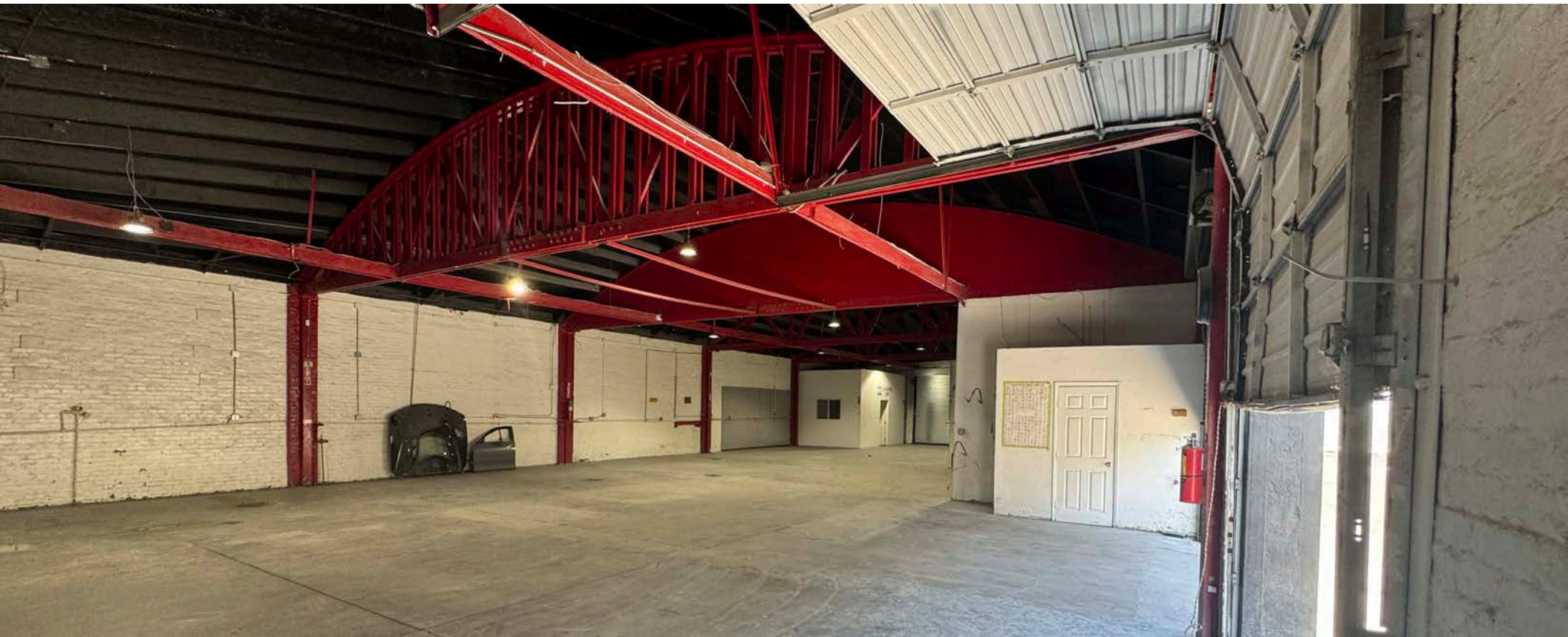
EXTERIOR PHOTOS







INTERIOR PHOTOS







PROPERTY DETAILS

Total Building SF



5,000

Total Land SF



7,545

Zoning



LAC2

Location



Van Nuys, CA

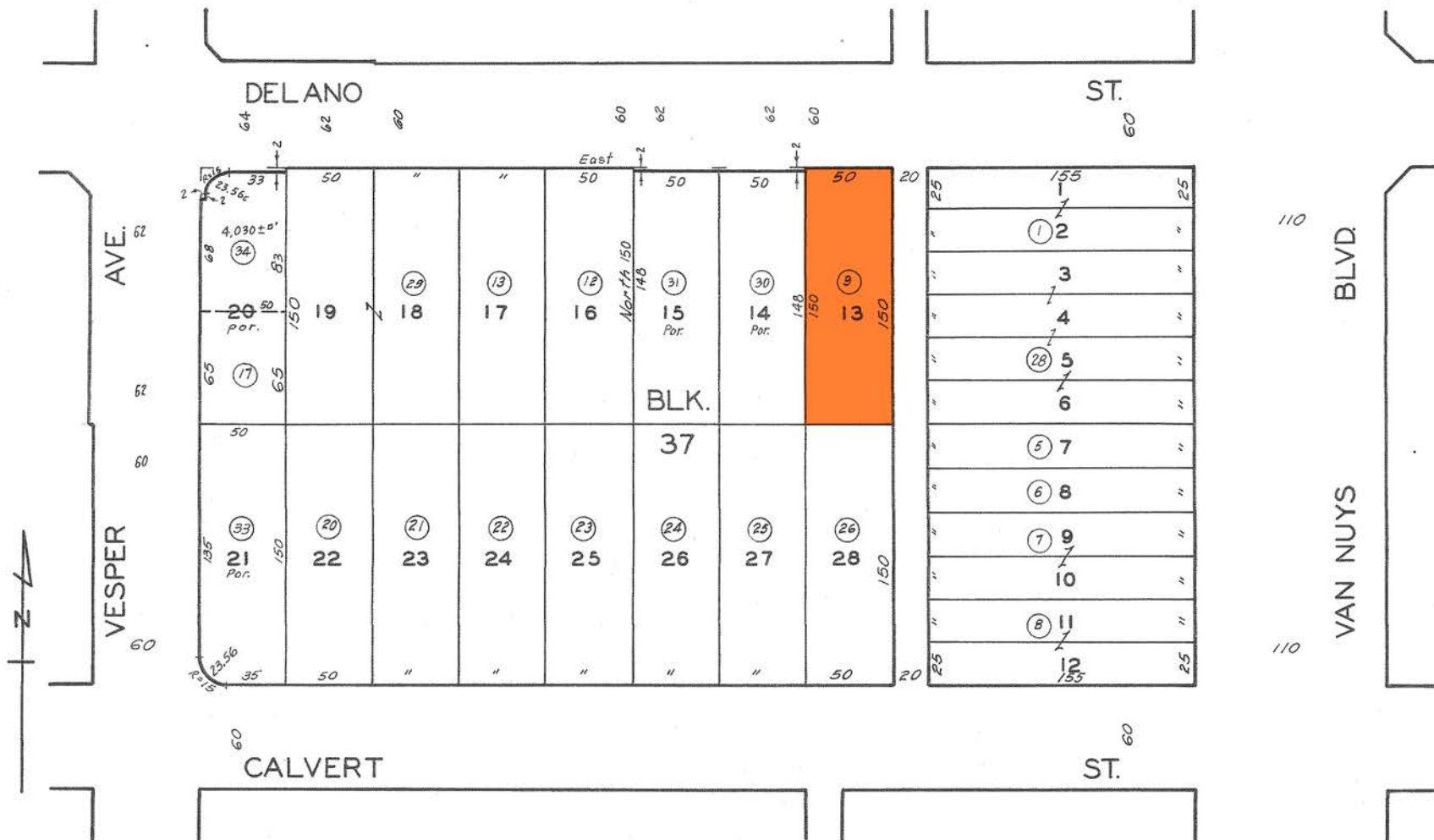
Year Built



1929

PROPERTY HIGHLIGHT

APN: 2241-020-009





VALLEY PRESBYTERIAN HOSPITAL
350 Beds



Sepulveda Basin Recreation Area
Lake Balboa/Anthony C. Beilenson Park
Sepulveda Basin Wildlife Reserve

San Diego Fwy.



Van Nuys High School
2,398 Students

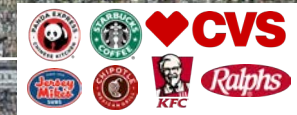


30,870 CARS PER DAY

SUBJECT
14520
DELANO STREET

Delano St.

28,569 CARS PER DAY



217,000 CARS PER DAY



Los Angeles Valley College
16,194 Students



Van Nuys Blvd.

Notre Dame High School
1,230 Students





VALLEY
PRESBYTERIAN
HOSPITAL
350 Beds



Van Nuys High School
2,398 Students



The Erwin
48 Units



SUBJECT
14520
DELANO STREET

28,569 
CARS PER DAY



30,870 
CARS PER DAY



PRICING DETAILS

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information.

14520 DELANO STREET, VAN NUYS, CA 91411

PROPERTY DETAILS

| | |
|------------------|-----------|
| Building Sq. Ft. | 5,000 |
| Land Sq. Ft. | 7,545 |
| Year Built: | 1929 |
| Parking: | 11 Spaces |
| Zoning: | LAC2 |

OPERATING EXPENSES

| | \$ Per Yr. | \$ Per SF |
|--------------------|------------|-----------|
| Property Tax | \$29,120 | \$5.82 |
| Insurance | \$3,750 | \$0.75 |
| Maintenance/Repair | \$2,500 | \$0.50 |
| Total Expenses | (\$35,370) | (\$0.59) |

SBA FINANCING PROVIDED BY:
MARCUS & MILLICHAP CAPITAL CORP.
 CONTACT RONALD J. BALYS
 FOR MORE INFORMATION
 DIRECT: (716) 445-7581
ronald.balys@marcusmillichap.com

Marcus & Millichap
 OVANESS-ROSTAMIAN GROUP

OWNER USER - SBA

| | | |
|--------------------------|--------------|-----|
| Price | \$2,500,000 | |
| Required Equity | \$250,000 | 10% |
| Price/SF Building | \$500 | |
| Price/SF Land | \$331 | |

OPERATING COST

| | | |
|----------------------------|------------------------|-----------------------|
| Property Expenses | (\$35,370) | |
| Mortgage Payment | (\$165,804) | |
| Total Carrying Cost | \$201,174 / Yr. | \$16,764 / Mo. |
| Carrying Cost Per Sq. Ft. | \$40.23 / Yr. | \$3.35 / Mo. |

FINANCING

SBA 20 Yrs. Loan

| | |
|-------------------------|-------------|
| Loan To Value | \$2,250,000 |
| Term | 20 |
| Interest Rate | 5.50% |
| Amortization | 25 |
| Annual Mortgage Payment | \$165,804 |
| Interest Payment | \$122,674 |
| Principle Payment | \$43,130 |

TAX BENEFITS

SBA 20 Yrs. Loan

| | |
|--------------------------------|------------------|
| Standard Depreciation Per Year | \$51,282 |
| Interest Write Off Per Year | \$122,674 |
| Property Tax | \$29,120 |
| Total Annual Write Off | \$203,076 |





City Of VAN NUYS

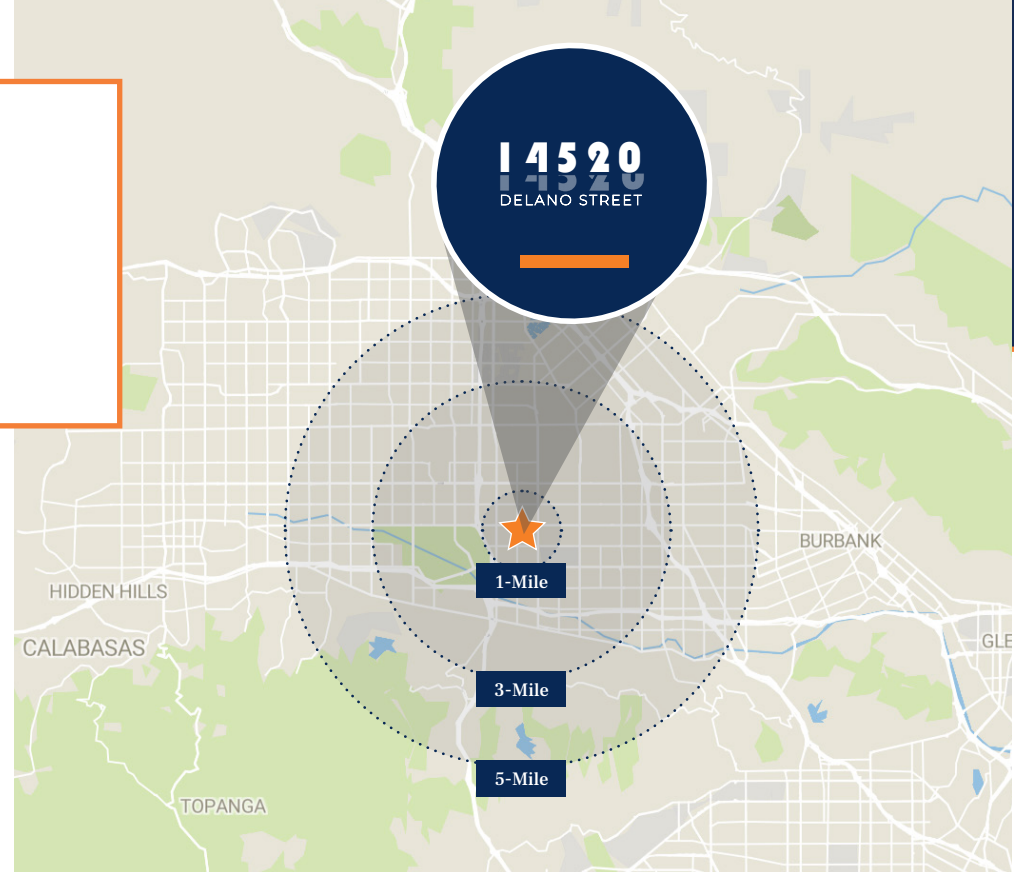
Van Nuys is part of the San Fernando Valley. There, shopping, restaurants, theme parks, and the movie industry abound.

Locals enjoy a suburban feel with a central location to the rest of the metro area. Van Nuys' residents are just 30 minutes from Downtown Los Angeles by car in decent traffic. You can also grab the LA Metro Orange Line to connect by rail or link up to metro buses.

You'll also find other popular neighborhoods brushing up against Van Nuys. Those include Valley Glen, Lake Balboa, Sherman Oaks, and Panorama City.

The central location and ability to hop on the 101 or public transportation make Van Nuys a popular place to live. You're also just 30 minutes from Santa Monica and beaches to soak up the weekend sunshine.

Today, Van Nuys is celebrated for a reasonable cost of living compared to the rest of LA. You can live in the heart of the San Fernando Valley on a budget and still enjoy proximity to the best in city living.





696,188 \$106,546

2023 Total Population
within 5-Mile Radius

Average Household Income
within 5-Mile Radius

\$74,338

Total Average Household Retail Expenditure
within 5-Mile Radius

DEMOGRAPHICS

| POPULATION | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|----------|-----------|-----------|
| 2028 Projection | | | |
| Total Population | 49,676 | 298,736 | 711,019 |
| 2023 Estimate | | | |
| Total Population | 47,175 | 291,797 | 696,188 |
| 2020 Census | | | |
| Total Population | 45,717 | 293,737 | 703,803 |
| 2010 Census | | | |
| Total Population | 44,820 | 281,514 | 685,628 |
| Daytime Population | | | |
| 2023 Estimate | 39,502 | 274,066 | 585,419 |
| HOUSEHOLDS | | | |
| 2028 Projection | | | |
| Total Households | 17,722 | 113,913 | 259,223 |
| 2023 Estimate | | | |
| Total Households | 16,771 | 110,925 | 252,829 |
| Average (Mean) Household Size | 2.8 | 2.6 | 2.8 |
| 2010 Census | | | |
| Total Households | 16,226 | 109,363 | 249,450 |
| 2010 Census | | | |
| Total Households | 15,253 | 102,140 | 234,530 |
| Occupied Units | | | |
| 2028 Projection | 18,294 | 118,083 | 269,039 |
| 2023 Estimate | 17,377 | 115,362 | 263,166 |
| HOUSEHOLDS BY INCOME | | | |
| 2023 Estimate | | | |
| \$150,000 or More | 11.4% | 16.7% | 18.1% |
| \$100,000-\$149,999 | 13.5% | 15.7% | 16.1% |
| \$75,000-\$99,999 | 12.7% | 12.6% | 12.9% |
| \$50,000-\$74,999 | 16.9% | 15.3% | 15.0% |
| \$35,000-\$49,999 | 12.0% | 10.7% | 10.5% |
| Under \$35,000 | 33.5% | 29.0% | 27.4% |
| Average Household Income | \$83,899 | \$101,463 | \$106,546 |
| Median Household Income | \$55,439 | \$66,458 | \$69,866 |
| Per Capita Income | \$30,159 | \$38,815 | \$38,905 |

| HOUSEHOLDS BY EXPENDITURE | 1 Mile | 3 Miles | 5 Miles |
|---|----------|----------|----------|
| Total Average Household Retail Expenditure | \$67,508 | \$72,884 | \$74,338 |
| Consumer Expenditure Top 10 Categories | | | |
| Housing | \$25,232 | \$27,260 | \$27,714 |
| Transportation | \$12,050 | \$12,560 | \$12,728 |
| Food | \$8,858 | \$9,362 | \$9,492 |
| Personal Insurance and Pensions | \$7,414 | \$8,156 | \$8,355 |
| Healthcare | \$4,518 | \$5,004 | \$5,166 |
| Entertainment | \$2,622 | \$2,932 | \$3,022 |
| Apparel | \$1,669 | \$1,805 | \$1,833 |
| Cash Contributions | \$1,584 | \$1,881 | \$1,985 |
| Gifts | \$1,169 | \$1,325 | \$1,371 |
| Education | \$980 | \$1,111 | \$1,163 |
| POPULATION PROFILE | | | |
| Population By Age | | | |
| 2023 Estimate Total Population | 47,175 | 291,797 | 696,188 |
| Under 20 | 24.1% | 22.1% | 22.7% |
| 20 to 34 Years | 25.0% | 23.3% | 23.2% |
| 35 to 39 Years | 8.7% | 8.4% | 8.2% |
| 40 to 49 Years | 14.5% | 14.2% | 13.9% |
| 50 to 64 Years | 17.9% | 18.6% | 18.4% |
| Age 65+ | 9.8% | 13.4% | 13.7% |
| Median Age | 35.5 | 37.6 | 37.5 |
| Population 25+ by Education Level | | | |
| 2023 Estimate Population Age 25+ | 32,916 | 210,975 | 498,039 |
| Elementary (0-8) | 17.6% | 11.4% | 12.1% |
| Some High School (9-11) | 9.3% | 7.5% | 8.2% |
| High School Graduate (12) | 20.4% | 19.1% | 19.6% |
| Some College (13-15) | 19.3% | 18.9% | 18.6% |
| Associate Degree Only | 6.3% | 7.1% | 7.0% |
| Bachelor's Degree Only | 20.1% | 25.2% | 23.7% |
| Graduate Degree | 7.1% | 10.7% | 10.8% |



EXCLUSIVELY LISTED BY:

ORBELL OVANESS

Senior Vice President
Managing Partner
Office: Los Angeles

Direct: (213) 943-1822 // Mobile: (818) 219-5054
orbell.ovaness@marcusmillichap.com
License: CA 01402142

ARA H. ROSTAMIAN, MRED

Vice President
Managing Partner
Office: Los Angeles

Direct: (213) 943-1781 // Mobile: (818) 823-0832
ara.rostamian@marcusmillichap.com
License: CA 01814678

AREN OHANIAN, MBA

Senior Associate
Team Director
Office: Los Angeles

Direct: (213) 943-1876 // Mobile: (818) 613-9526
aren.ohanian@marcusmillichap.com
License: CA 02101342

14520
14520
DELANO STREET

TONY SOLOMON
Broker of Record
Office: Calabasas
License: CA 01238010

Marcus & Millichap
OVANESS-ROSTAMIAN GROUP