

# 13946 Ventura Blvd

13946 Ventura Blvd, Van Nuys, CA 91423



Presented By:  
TOWN AND RANCH REALTY, INC



# 13946 Ventura Blvd

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## Property Details

For Lease | Premier Ventura Boulevard Office or Retail Opportunity

Exceptional two-story office building for lease totaling 4,125 SF, plus 800 SF of usable attic space, constructed in 2008. Located on a prime stretch of Ventura Boulevard, offering excellent visibility, signage potential, and accessibility. The property includes gated parking for 13 cars, a rare and valuable feature. The first floor can be transformed into retail or showroom space with glass frontage, making it ideal for professional services, medical, creative, or high-end commercial users. A versatile, image-forward space in one of the Valley's most sought-after corridors.

**Price: \$55.20 /SF/YR**

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View the full listing here: <https://www.loopnet.com/Listing/13946-Ventura-Blvd-Van-Nuys-CA/39280496/>

Rental Rate:	\$55.20 /SF/YR
Property Type:	Office
Building Class:	C
Rentable Building Area :	4,125 SF
Year Built:	1958
Walk Score ®:	86 (Very Walkable)
Transit Score ®:	49 (Some Transit)
Taxes:	\$0.68 USD/SF/MO
Operating Expenses:	\$0.10 USD/SF/MO
Rental Rate Mo:	\$4.60 /SF/MO

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## Listing space

### 1st Floor

Space Available: 4,125 SF  
Rental Rate: \$55.20 /SF/YR  
Date Available: 30 Days  
Service Type: Triple Net (NNN)  
Space Type: Relet  
Space Use: Office  
Lease Term: Negotiable

Located on very desirable and highly demanded section of Ventura Blvd. The first floor front walls may be replaced by glass doors for retail use. Gated parking for at least 13 cars. The third floor has additional 800 sqft in addition to 4125 sqft usable attic space with couple privet offices. The roof deck is accessible for outdoor space.

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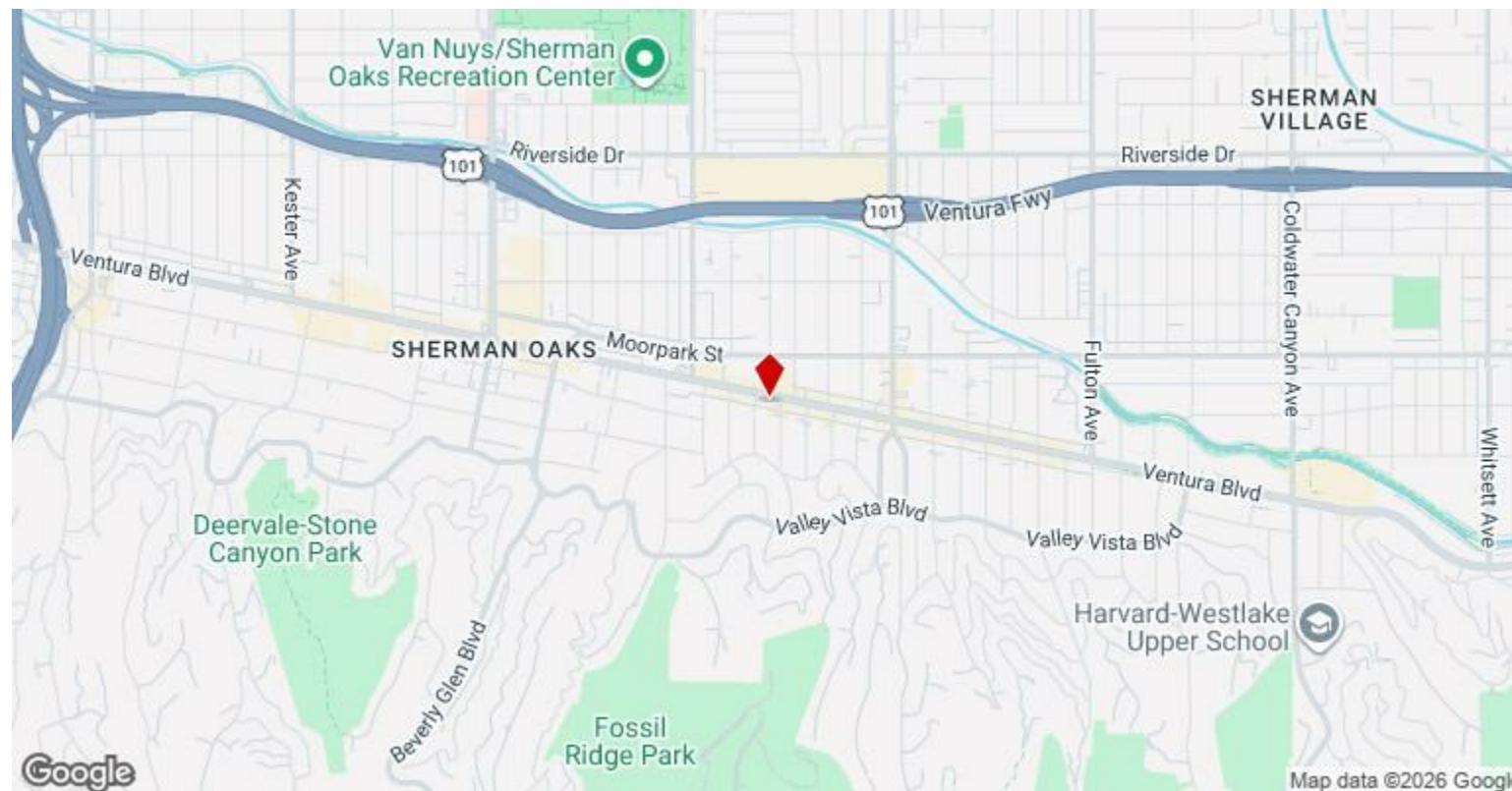
## Major Tenant Information

Tenant	SF Occupied	Lease Expired
Imperial Designs	-	
Jack K Designs	-	
Kelege Jack & Co Inc	-	

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## Location



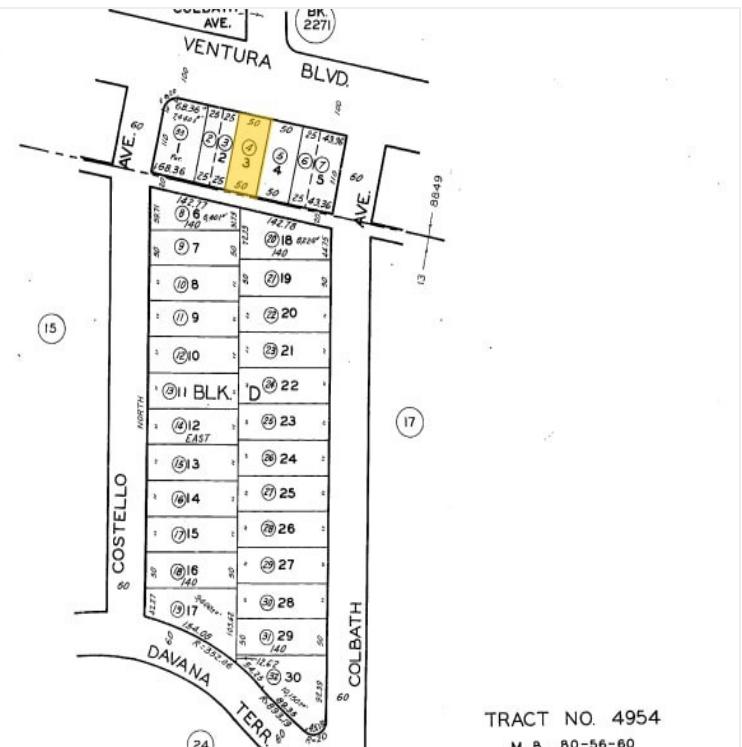
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## Property Photos



01 (24)



Plat Map

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**Stephen Azadian**  
[townandranch@gmail.com](mailto:townandranch@gmail.com)  
(818) 426-4010

**TOWN AND RANCH  
REALTY.INC**  
10210 Bothwell Rd  
Northridge, CA 91324

