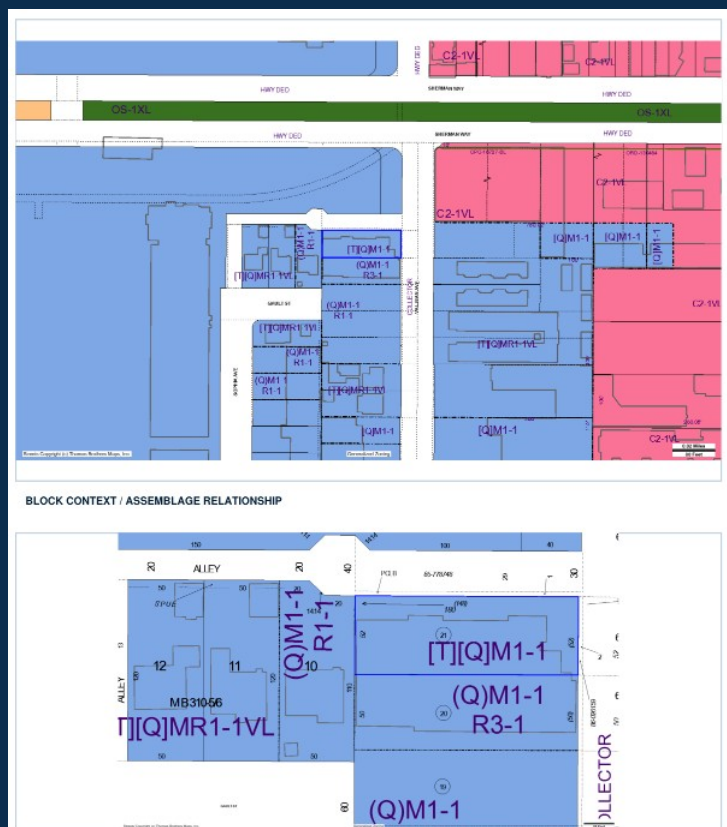


FOR SALE | VAN NUYS AIRPORT-ADJACENT ASSEMBLAGE

VALJEAN ASSEMBLAGE

7141 N. Valjean Avenue + 16217 W. Gault Street

Van Nuys, California



TERRY ADAMS

Senior Vice President

Coldwell Banker Commercial

CA BRE #01432125

Corporate Broker #0616212

Flexible airport-adjacent ownership

7141 N. Valjean Avenue + 16217 W. Gault Street | Van Nuys, California

Two attached/connected legal parcels offered as one 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.

ASSESSOR IMPROVEMENTS	COMBINED LAND AREA	TENANCY
9,364 SF	Approx. 13,460 SF	5 tenants + owner use

Property highlights

- Two separate legal parcels marketed together as one package.
- Limited Manufacturing designation and M1 zoning overlays per existing parcel profiles.
- Fixed-term lease expirations extend through September 2028.
- Reported month-to-month occupancies provide potential future owner-user flexibility.
- Updated first- and second-floor reference exhibits included on separate pages.

Property Summary

PROPERTY	7141 N. VALJEAN	16217 W. GAULT
APN	2224-012-057	2224-012-040
Assessor building area	8,356 SF	1,008 SF
Land area	0.177 acre	0.132 acre
Year built	1987	1948
Zoning	[T][Q]M1-1	(Q)M1-1
Use	Multi-suite office	Office component

Building area summary

PROPERTY	ASSESSOR BUILDING SF
7141 N. Valjean Avenue	8,356
16217 W. Gault Street	1,008
Combined assemblage	9,364

Combined land area: approximately 13,460 SF / 0.309 acre.

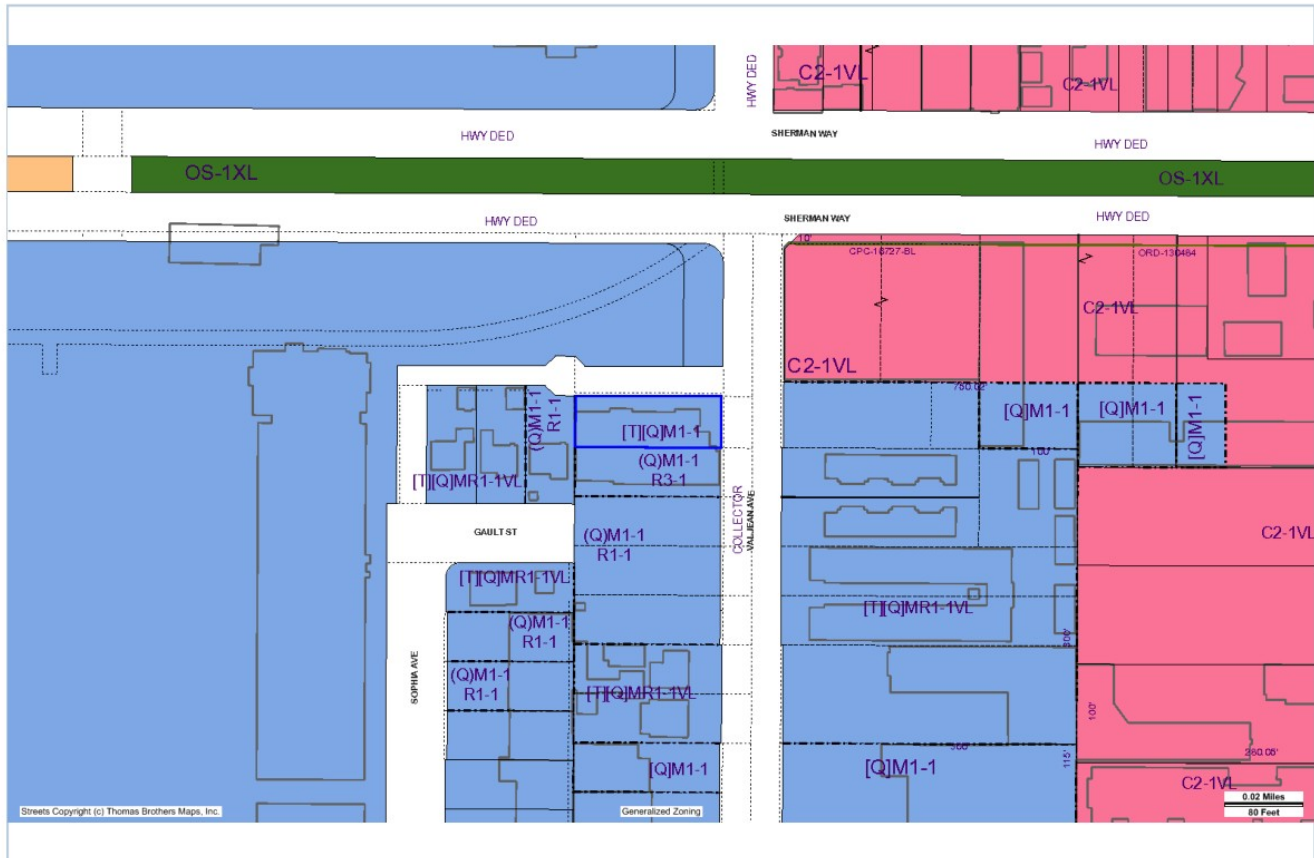
General Plan designation: Limited Manufacturing.

In-Place Income & Tenancy

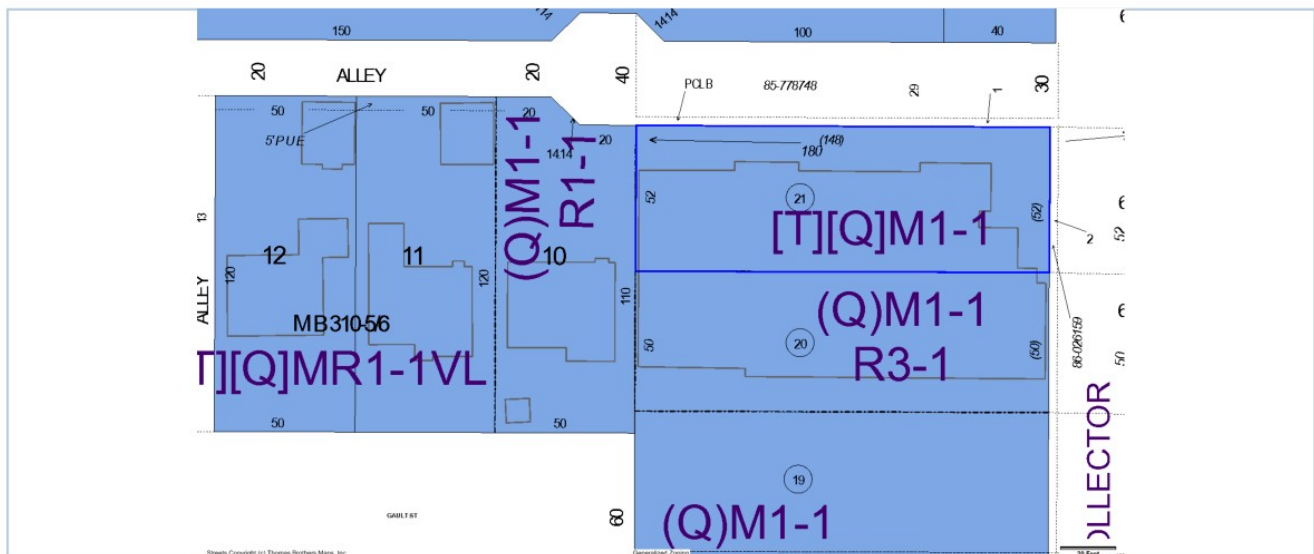
MONTHLY BASE RENT	ANNUALIZED BASE RENT
\$12,445.30	\$149,343.60

TENANT / SUITE	SF	RENT / MO.	EXPIRATION
Bannick / 100	2,350	\$2,157.50	Reported MTM
Century Flight Group / 101	1,414	\$1,742.40	9/30/2028
Owner occupied / 102	137	\$0.00	Owner use
ProCare / Committed / 200 A & B	2,350	\$3,910.40	6/30/2027
Melleka Marketing / 201	1,700	\$2,635.00	9/30/2027
K9 Builders / Gault	1,008	\$2,000.00	Reported MTM

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

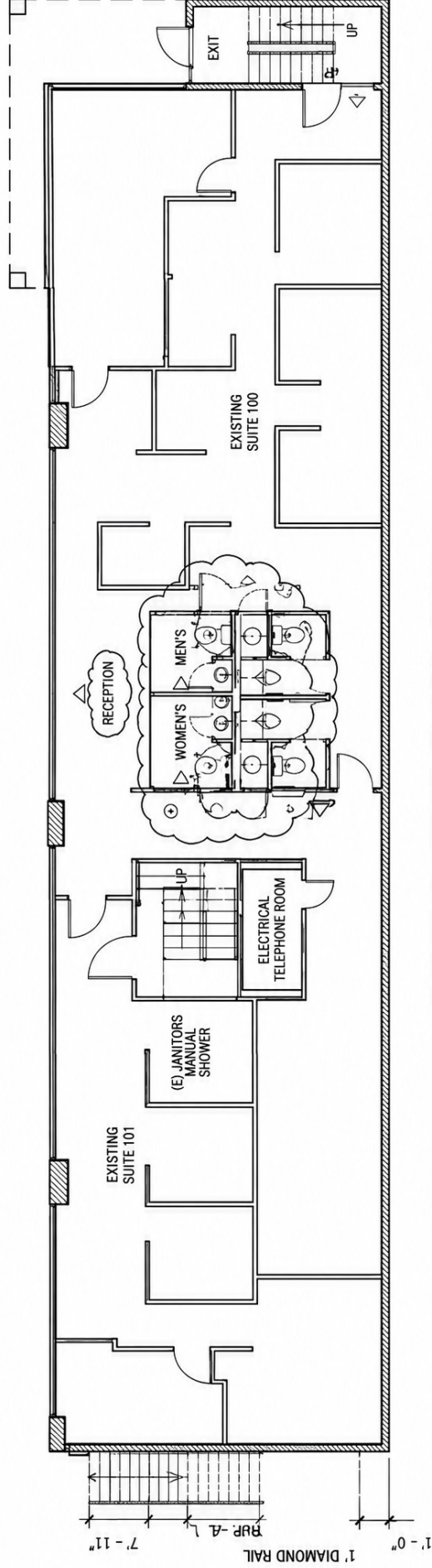


BLOCK CONTEXT / ASSEMBLAGE RELATIONSHIP



First Floor Plan

7141 N. VALJEAN AVENUE | FLOORPLAN EXHIBIT



EXISTING FIRST FLOOR PLAN

Suite areas

Bannick / 100: 2,350 SF | Century / 101: 1,414 SF | Owner / 102: 137 SF

7141 N. VALJEAN AVENUE | FLOORPLAN EXHIBIT



TERRY ADAMS

Senior Vice President
Coldwell Banker Commercial

CA BRE #01432125
Corporate Broker #0616212

VALJEAN ASSEMBLAGE

7141 N. Valjean Avenue + 16217 W. Gault Street
Van Nuys, California

Information is believed reliable but not guaranteed. Buyer to verify areas, tenancy, income, zoning and property conditions. Restored plans are not verified as-built drawings and are not for measurement or construction. Subject to prior sale, withdrawal or change.