



18446 VANOWEN ST, RESEDA CA 91335

SERVICE SHOP / RETAIL



FOR SALE

OFFERING MEMORANDUM



● SITE DESCRIPTION

Ikon Properties is proud to present a rare opportunity to acquire a well-located commercial site at 18446 Vanowen Street, ideally positioned in the heart of the vibrant Reseda neighborhood within the San Fernando Valley. This prime property is situated along a high-visibility arterial corridor, offering excellent street frontage, strong vehicle exposure, and convenient access to major surrounding business districts and the 101 Freeway.

Zoned for commercial and light industrial uses consistent with the Vanowen Street corridor, the site provides exceptional flexibility for an owner-user, investor, or potential redevelopment. Currently delivered vacant, the property offers immediate opportunity for occupancy or repositioning. Strategically located within a dense, mixed-use trade area supported by nearby retail, service, and residential communities, the site benefits from strong local demand and accessibility throughout the larger Los Angeles metro region.

Combining excellent visibility, adaptable zoning, and a prime central location, 18446 Vanowen Street represents a compelling opportunity to secure a premium asset in one of the San Fernando Valley's most active commercial corridors.

PROPERTY TYPE
Service Shop/Retail

PRICE
\$2,175,000

BUILDING
2,775 SF

LOT
16,150 SF

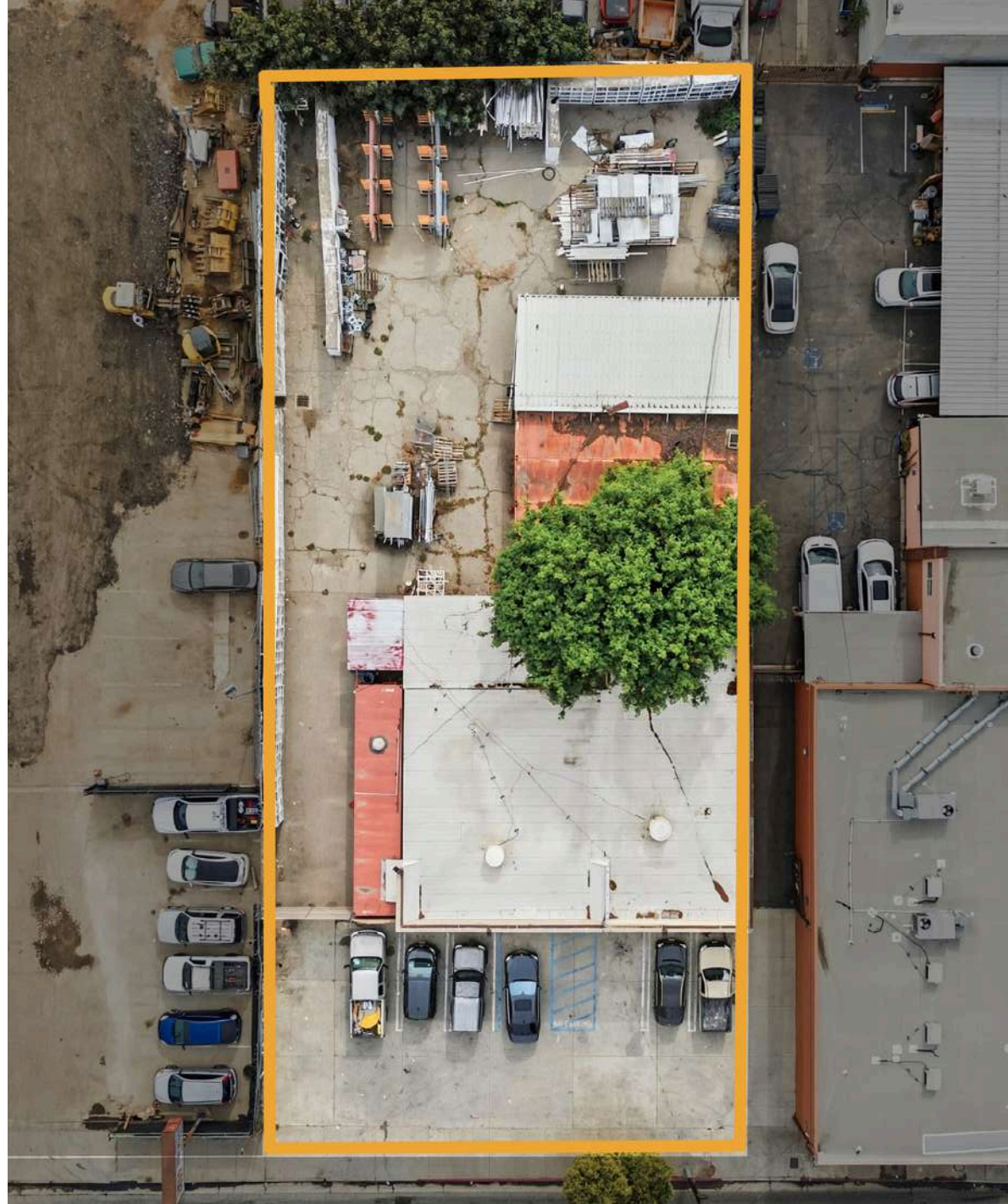
APN
2125-014-015

ZONING
LAC2



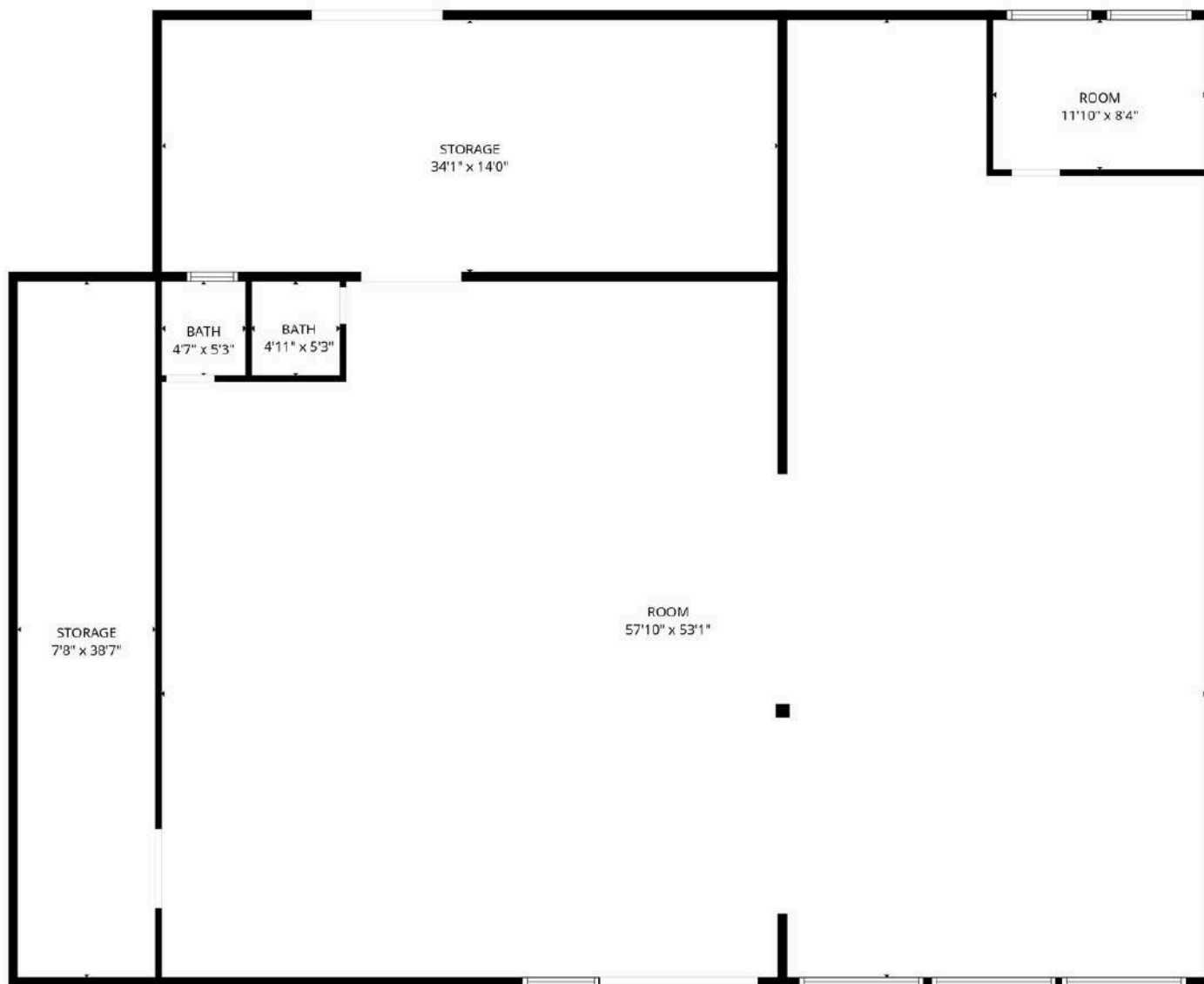
PROPERTY HIGHLIGHTS

- Prime Location – Situated in the Heart of Reseda with easy access to 101 freeway
- Ideal for an owner user or investor or potential redevelopment
- High-Visibility Frontage – Excellent street exposure on Vanowen Street with consistent vehicle traffic and strong signage potential.
- Flexible Commercial/Industrial Zoning – Supports a wide range of commercial, service, and light industrial uses consistent with the surrounding trade-oriented corridor.
- Excellent Connectivity – Convenient access to major San Fernando Valley thoroughfares and nearby business nodes, ensuring efficient regional reach.



FLOOR PLAN

Measurements are deemed highly reliable but not guaranteed.



ENTRANCE

PROPERTY PHOTOS



PROPERTY PHOTOS



RETAIL MAP

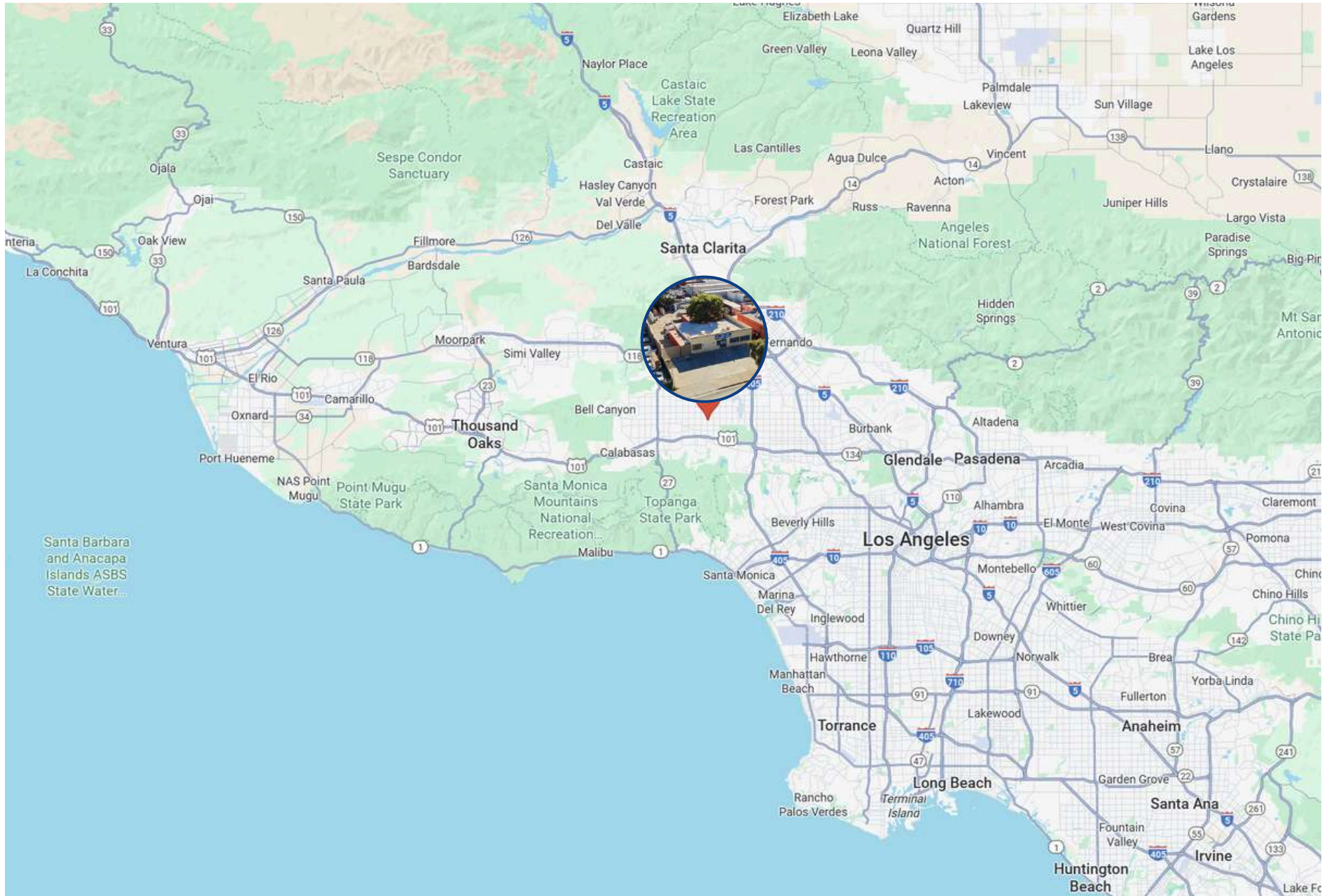


AERIAL MAP

LOCATED ALONG VANOWEN STREET IN RESEDA'S ACTIVE COMMERCIAL CORRIDOR, THIS PROPERTY OFFERS EXCELLENT VISIBILITY, CONVENIENT ACCESS TO MAJOR FREEWAYS, AND PROXIMITY TO A STRONG MIX OF INDUSTRIAL AND SERVICE-ORIENTED BUSINESSES. ITS PRIME LOCATION MAKES IT IDEAL FOR OWNER-USERS OR INVESTORS SEEKING A WELL-POSITIONED COMMERCIAL ASSET IN THE SAN FERNANDO VALLEY.



LOCATION MAP



● NEARBY DEVELOPMENTS



FUTURE MULTIFAMILY REDEVELOPMENT

18434 VANOWEN ST,
RESEDA CA 91335

A new residential project has been proposed for development at 18434 West Vanowen Street in Reseda. The project proposal includes the development of a new seven-story apartment building offering 95 units. The project will replace an onsite commercial building.

TriStar Realty Group is the project applicant. Architect Alan Boivin is designing the apartment complex.



Category	1 Mile	3 Mile	5 Mile
2024 Total Population	35,921	228,086	579,147
2029 Population	34,837	221,731	565,684
Pop Growth 2024-2029	-3.02%	-2.79%	-2.32%
Average Age	40.10	40.50	39.70
2024 Total Households	11,505	77,533	200,721
HH Growth 2024-2029	-3.37%	-3.01%	-2.48%
Median Household Income	\$65,298	\$76,534	\$77,920
Avg Household Size	3.00	2.80	2.80
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$712,302	\$761,048	\$782,398
Median Year Built	1966	1966	1970



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