



For Lease Office Space

Aviation Plaza

16461 Sherman Way, Van Nuys, CA 91406



Accelerating success.

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Colliers

6324 Canoga Avenue
Suite 100
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Highlights



Building Highlights

- Available Suites: 367 - 3,400 RSF
 - No Operating Expense pass throughs
 - Impressive well-maintained courtyard & outdoor common areas
 - Outdoor balconies
 - Free Visitor Parking
-

Location Highlights

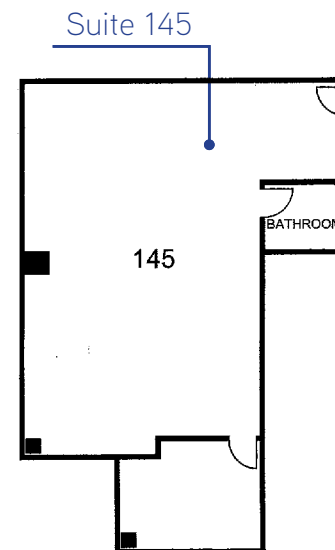
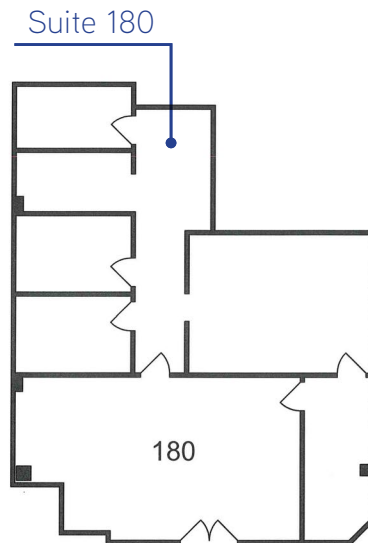
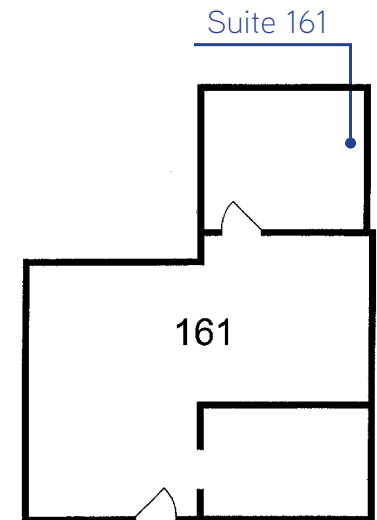
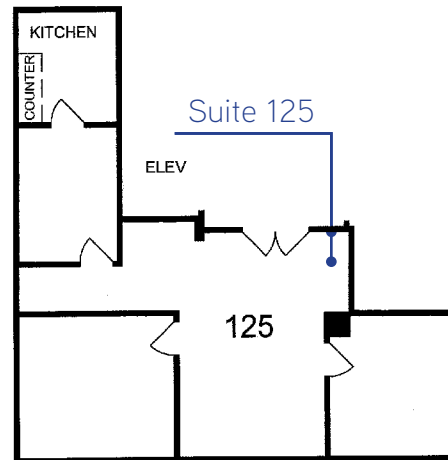
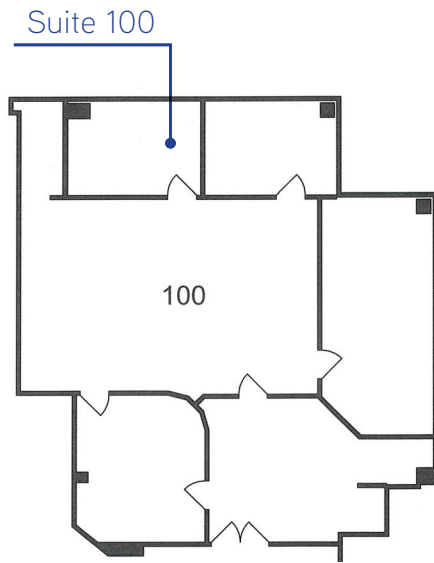
- Walking distance to Van Nuys Airport
- Centrally located in the heart of the San Fernando Valley Impressive well-maintained courtyard & outdoor common areas
- Excellent access to hotel amenities and public transportation
- Conveniently located next to San Diego (405) Freeway and Highway 101

Availabilities

Suite	Size RSF	Rate	Available
125	989	\$2.15 FSG	Immediately
145	1,600	\$2.15 FSG	Immediately
161	776	\$2.15 FSG	Immediately
170B	367	\$2.15 FSG	Immediately
180	1,669	\$2.15 FSG	Immediately
200	3,599	\$2.15 FSG	Immediately
210	2,462	\$2.15 FSG	Immediately
230	1,200	\$2.15 FSG	Immediately
248	720	\$2.15 FSG	Immediately
250	3,400	\$2.15 FSG	Immediately
275	3,350	\$2.15 FSG	Immediately

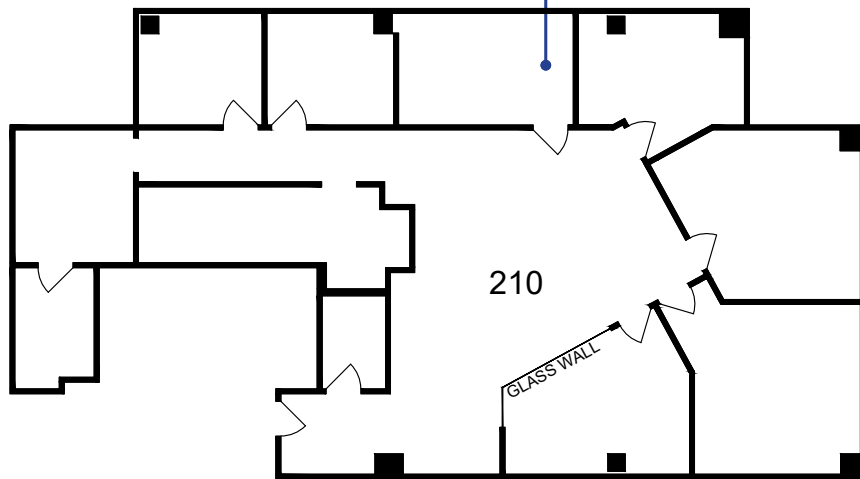


Floor Plans

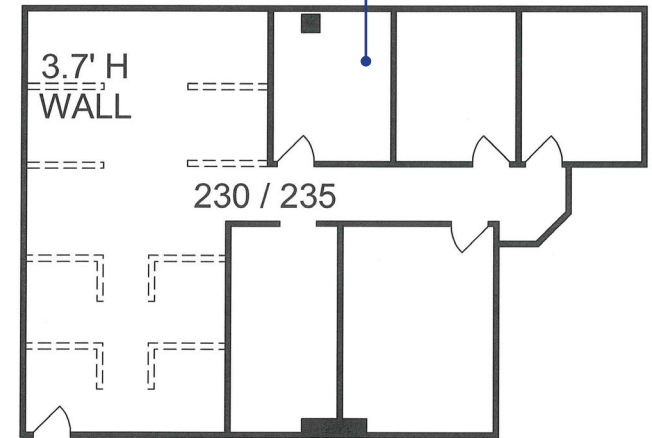


Floor Plans

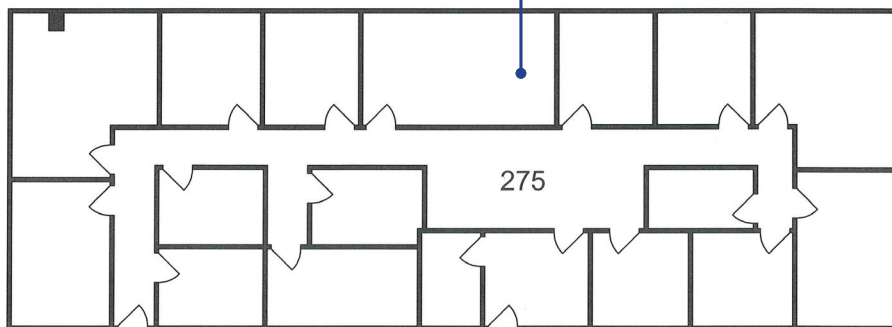
Suite 210



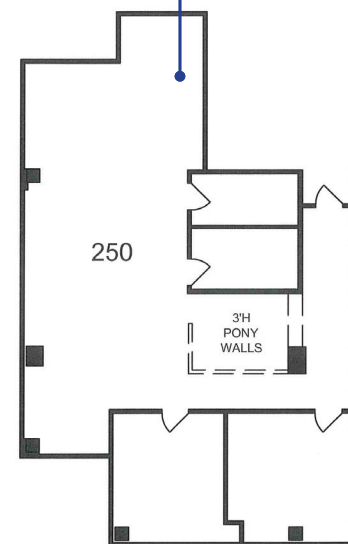
Suite 230/235



Suite 275



Suite 250





Ralphs **Pollo Loco**
RITE AID **STARBUCKS** **PANDA EXPRESS**
CHASE **UPS**
SUBWAY **COLD STONE**

IN-N-OUT
BURGER
Sherman Way

Denny's

Food 4 Less
SUBWAY
POPEYES
LOUISIANA KITCHEN

LEES
SANDWICHES

DEL TACO
WABA
grill

McDonald's
SUBWAY

Jack
in the box
EVERYTABLE

UNITED STATES
POSTAL SERVICE

TACO BELL

VALLEARTA
SUPERMARKETS

McDonald's
WABA
grill

CVS
pharmacy
JONS
fresh marketplace

V VALLEY PRESBYTERIAN
HOSPITAL

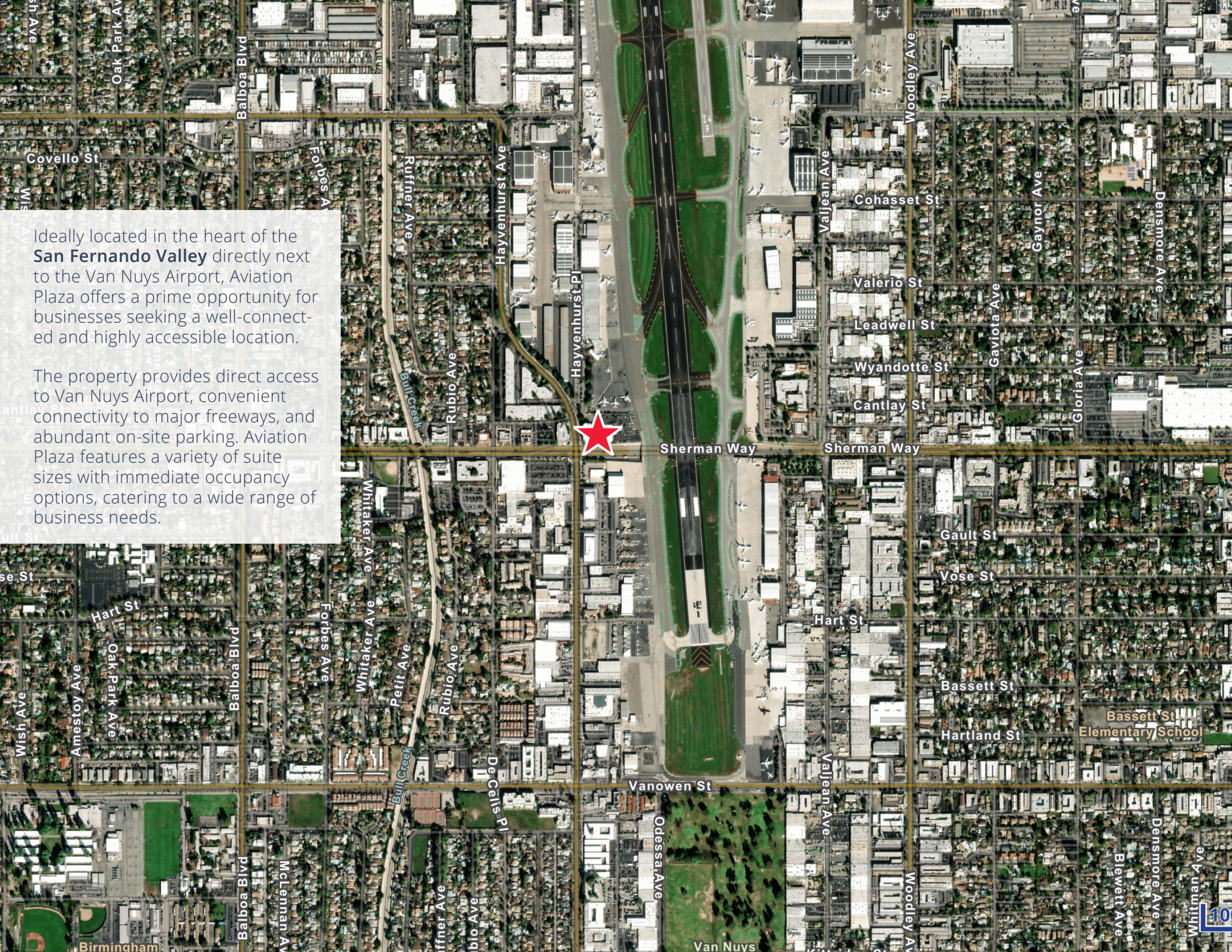
Domino's

Carl's Jr.
Pollo Loco
SUBWAY

99

Ideally located in the heart of the **San Fernando Valley** directly next to the Van Nuys Airport, Aviation Plaza offers a prime opportunity for businesses seeking a well-connected and highly accessible location.

The property provides direct access to Van Nuys Airport, convenient connectivity to major freeways, and abundant on-site parking. Aviation Plaza features a variety of suite sizes with immediate occupancy options, catering to a wide range of business needs.







Market Overview

16461 Sherman Way, Van Nuys, California, 91406

1 mile radius

Household & population characteristics



\$70,528

Median household income



\$771,955

Median home value



38.3%

Owner occupied housing units



37.6

Median age



49.3%

Female population



43.3%

% Married (age 15 or older)

Annual lifestyle spending



\$2,654

Travel



\$23

Tickets to Movies



\$69

Theatre/Operas/Concerts



\$52

Admission to Sports Events



\$9

Online Gaming Services

Households & population



26,429

Current total population



26,077

5 Year total population



9,121

Current total households



9,244

5 year total households

Education

20%

No high school diploma



25%

High school graduate



25%

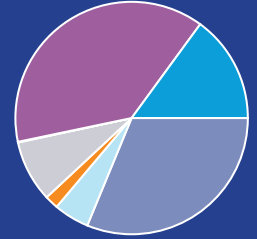
Some college



30%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



1,612

Total businesses



13,676

Total employees

Annual household spending



\$2,110

Apparel & Services



\$256

Computers & Hardware



\$3,547

Eating Out



\$6,503

Groceries



\$5,722

Health Care

Employment



60%

White collar



23%

Blue collar



17%

Services

6.6%

Unemployment rate

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