

14122 AETNA ST

Van Nuys, CA



SCAN FOR MORE DETAILS



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14122 AETNA ST | VAN NUYS



~12,387 SQFT RBA



LAM2 ZONING

14122 AETNA ST | VAN NUYS

Attention investors! Welcome to 14122 Aetna St, located in the prime area of Van Nuys. This commercial property is available for sale and sits on a generous 0.45 acres. It features a 16-space carport for convenient parking. Inside, you'll find extensive office space, and multiple rooms that could serve as break rooms, or more storage rooms. The property also includes three bathrooms and 4 separate industrial-sized warehouse rooms, providing ample storage. Don't miss this incredible opportunity!



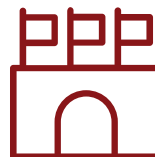
BUSINESS-CENTRIC

Accessible via the 405 and 101 freeways, ideal for businesses serving the greater Los Angeles area.



PUBLIC TRANSPORTATION

Served by the Metro Orange Line busway, ensuring connectivity for employees and customers.



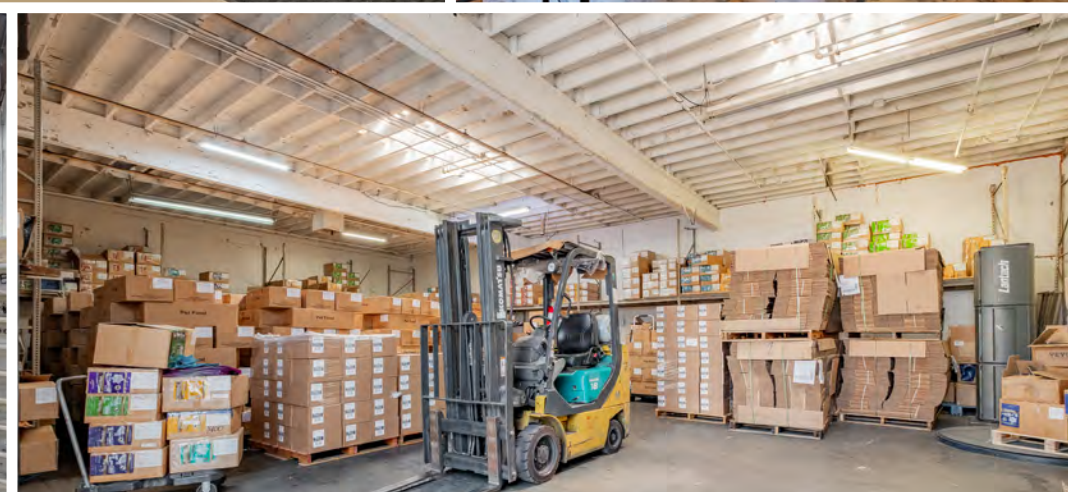
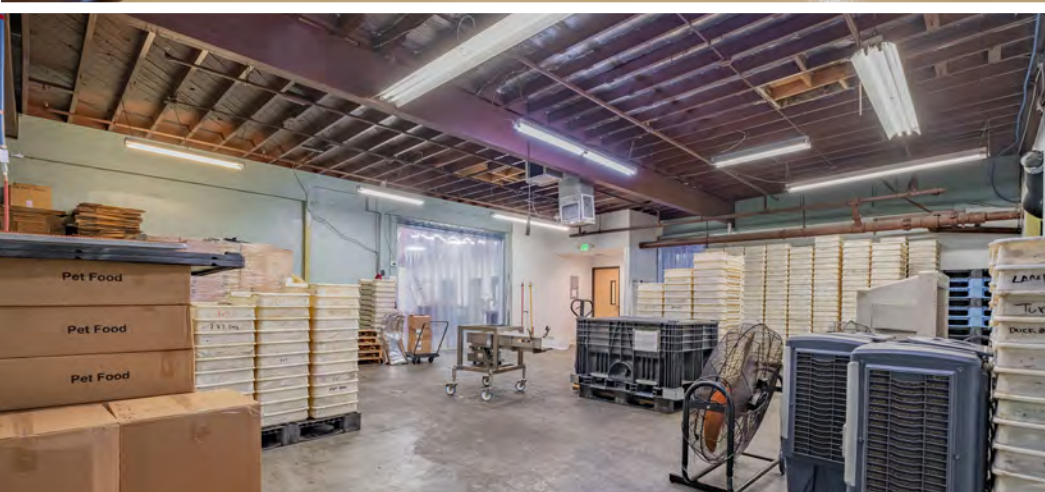
COMMUNITY FACILITIES

Nearby parks and recreational centers increase foot traffic, benefiting businesses.



PRIVATE AIRPORT

Van Nuys boasts a private airport, known for luxury travel via private jets.





DEMOGRAPHICS

OVERVIEW

Van Nuys, CA, has a population of approximately 110,270 people with a median age of 34.9 years. The area is ethnically diverse, with 63% Hispanic, 22% White, 7% Asian, and 5% African American residents, and it has a median household income of \$63,500



36

MEDIAN AGE



~110k

POPULATION



~\$64k

AVERAGE
HOUSEHOLD INCOME



56k

U.S. CITIZENS



~819k

MEDIAN HOME VALUE



63%

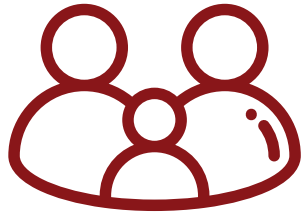
OWNER OCCUPIED
HOUSHOLDS



18%

BACHELOR'S DEGREE

DEMOGRAPHICS



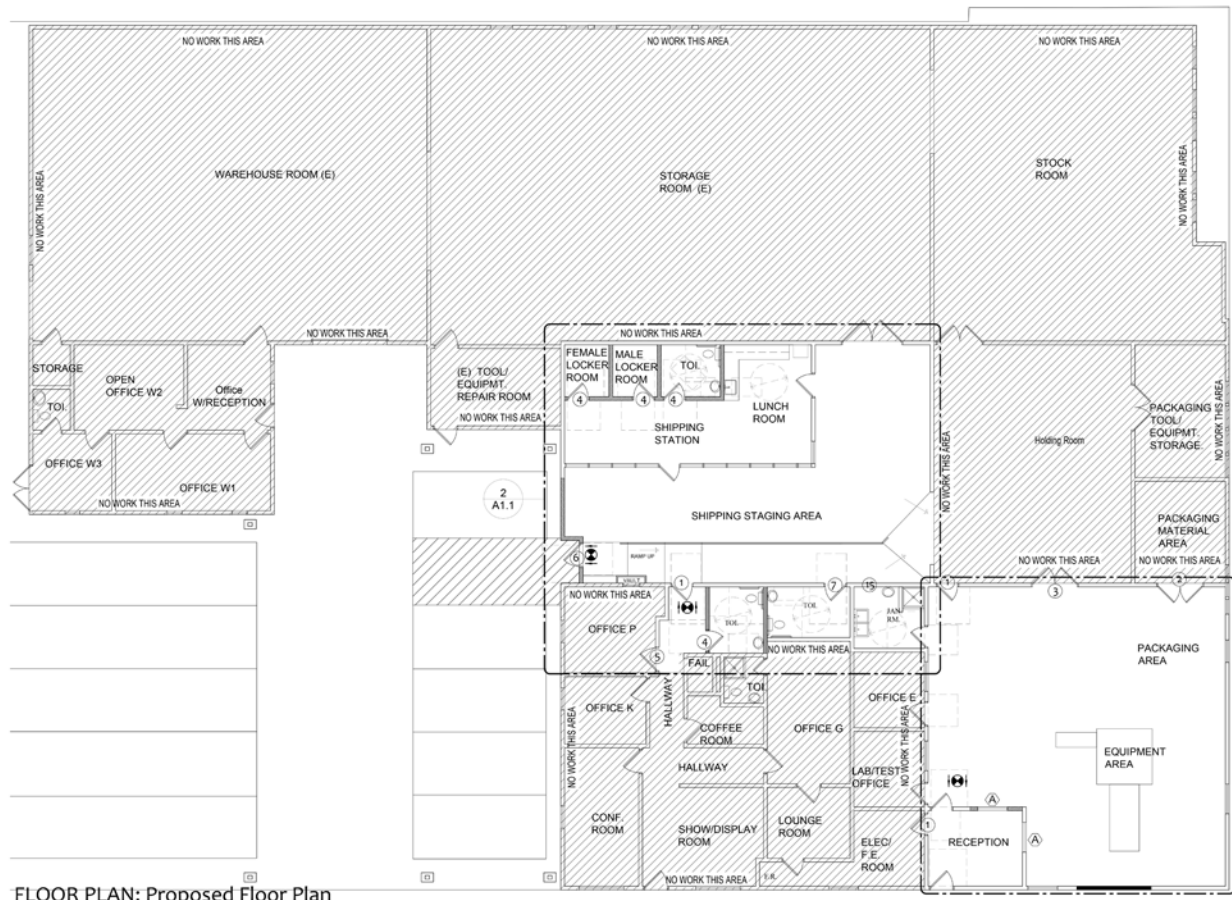
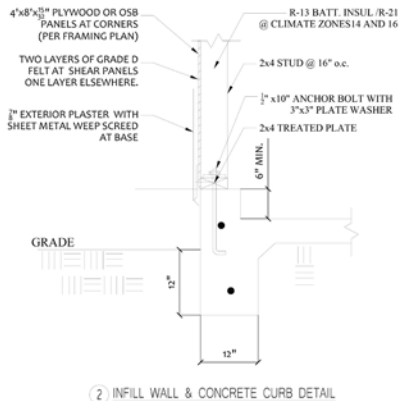
**MAJORITY
FAMILY-OCCUPIED**



**MAJORITY
ATTENDED HIGH SCHOOL**

	5 MILE 2023 PER CAPITA	5 MILE 2023 AVG HOUSEHOLDS
EDUCATION & DAYCARE	\$789	\$2,380
HEALTH CARE	\$519	\$1,565
TRANSPORTATION & MAINTENANCE	\$2,810	\$8,477
HOUSEHOLD	\$574	\$1,732
FOOD & ALCOHOL	\$3,174	\$9,574
ENTERTAINMENT, HOBBIES & PETS	\$1,571	\$4,739
APPAREL	\$612	\$1,847

PROPOSED FLOOR PLAN





TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM PROPERTY
VANOWEN ST	WOODMAN AVE W	23,863	0.04 mi
WOODMAN AVE	VANOWEN ST N	17,074	0.15 mi
VANOWEN ST	GREENBUSH AVE E	28,200	0.23 mi
SUNNYSLOPE AVE	KITTRIDGE ST S	1,777	0.25 mi
KITTRIDGE ST	CANTALOUPE AVE E	266	0.39 mi
WOODMAN AVE	GAULT ST S	31,179	0.39 mi
WOODMAN AVE	KITTRIDGE ST N	26,206	0.40 mi
FULTON AVE	VANOWEN ST S	12,667	0.44 mi
HART ST	PARK MANOR AVE W	868	0.46 mi
GREENBUSH AVE	KITTRIDGE ST N	1,038	0.48 mi

AREA LAYOUT

14122 Aetna St in Van Nuys, CA, is located in a vibrant industrial and business-centric area with easy access to major freeways. The area is conveniently close to local amenities like the Van Nuys Airport, restaurants, shopping centers, and community facilities such as parks and recreational centers.



14122 AETNA ST

Van Nuys, CA

Covered Parking Spaces



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