

FOR LEASE | 3,236 SF

PRIME AUTOMOTIVE FACILITY



4 SERVICE BAYS | FENCED & SECURED | EXCELLENT VAN NUYS LOCATION

14748 CALVERT STREET | VAN NUYS, CA 91411

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PROPERTY FEATURES

-  Prime Freestanding Industrial Automotive Facility
-  Gated and Secured Parking Lot
-  Excellent 16' Warehouse Clearance
-  Clean Interior Space- Polished Concrete Floors
-  Four (4) Service Bays
- One (1) (20' x 13') & Three (3) (12' x 13')
-  Three Auto Lifts Available
-  Well Designed Layout with Small Office
-  Excellent Signage Opportunity
-  200 Amps / 3 Phase Power 4 Wire
(Prospective Tenant to Verify)
-  M2 Zoning (Prospective Tenant to Verify Use and Zoning)



LOCATION HIGHLIGHTS

-  Sherman Oaks Adjacent
-  Close Proximity to Area Amenities, Restaurants, Shopping, Public Transportation, & Van Nuys Airport
-  Easy Freeway Access - 1.3 Miles from 405 On-Ramp

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FLOOR PLAN



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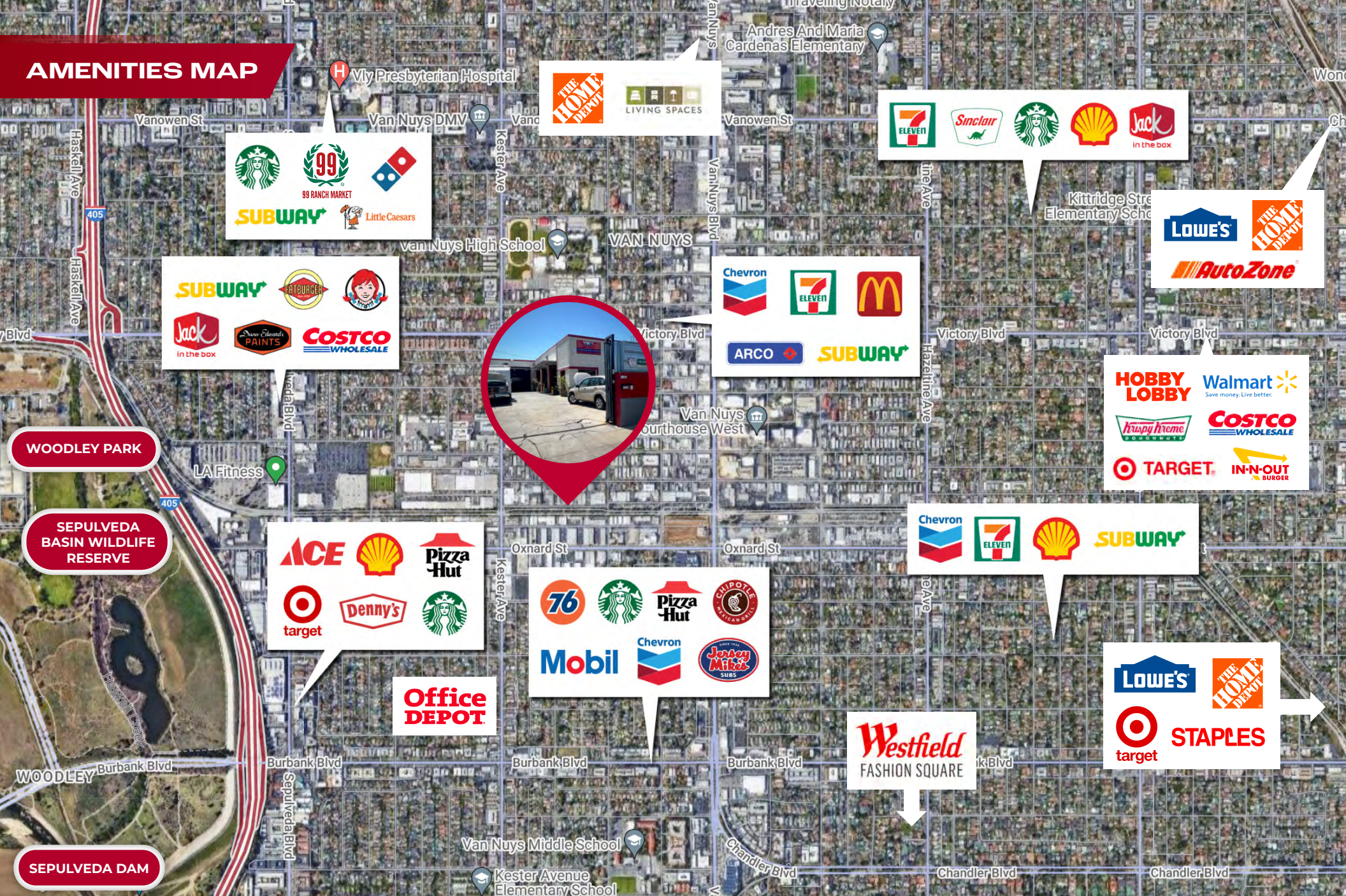
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AMENITIES MAP



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DEMOGRAPHIC DATA



POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	41,911	273,992	666,851
Estimated Households	14,888	103,206	239,252



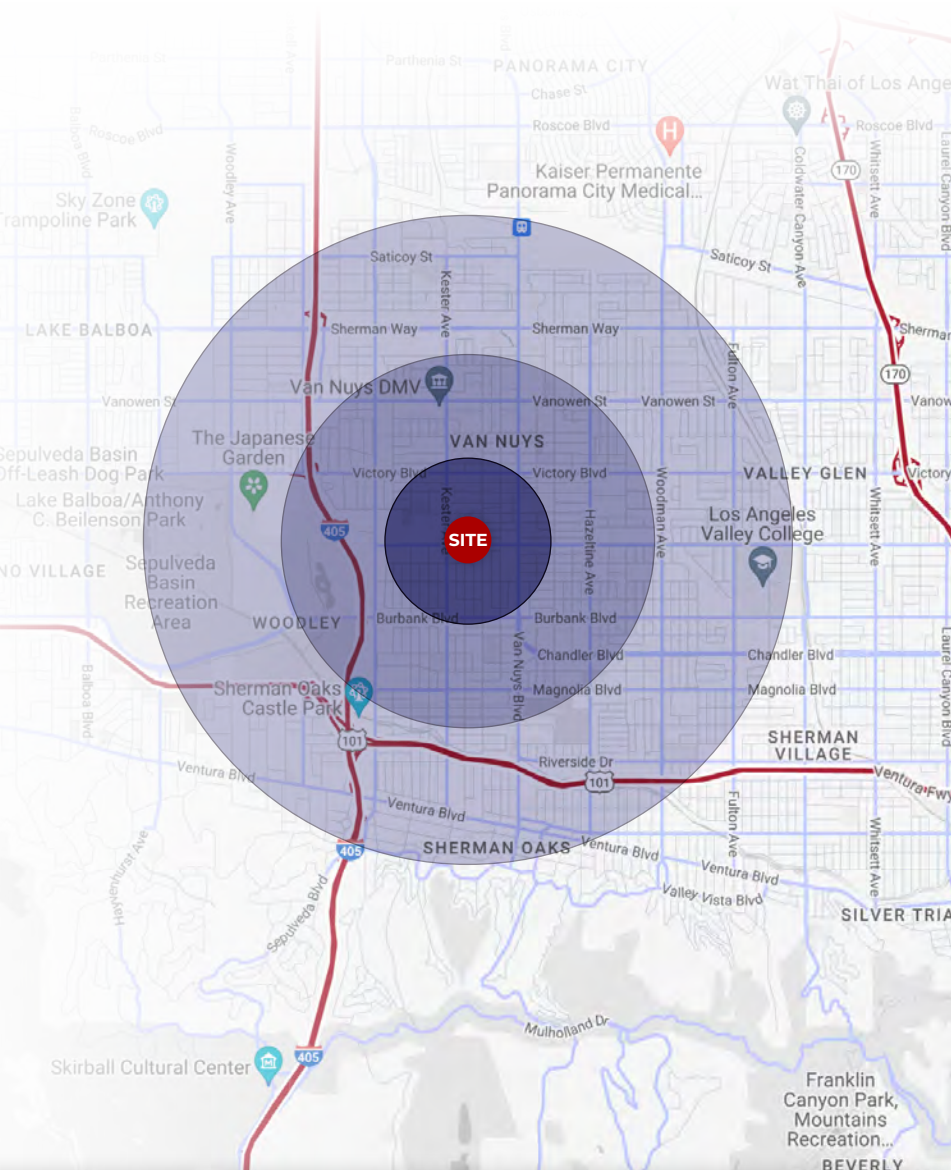
HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Average Household Income	\$89,371	\$109,214	\$115,144
Median Household Income	\$68,238	\$74,494	\$80,038



DAYTIME POPULATION

	1 MILE	3 MILES	5 MILES
Total Businesses	3,188	22,378	41,312
Total Employees	23,172	157,560	279,051



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