CLASS A INDUSTRIAL CONDOMINIUMS

7502 – 7536 Tyrone Avenue, Van Nuys, CA 91405

FOR SALE

3,241 SF – 5,386 SF

OWN THE SPACE. GROW YOUR BUSINESS.

OFFERING SUMMARY

NAI Capital Commercial is proud to present an exceptionally rare opportunity to acquire a premier Class A industrial condominium in one of the San Fernando Valley's most desirable infill locations. Located within the exclusive Tyrone Business Park, this ±34,384 SF boutique project consists of just ten (10) units, each with their own APN and address. Designed with owner-users in mind, these units provide the opportunity to secure a modern, highly functional industrial facility while converting occupancy costs into long-term equity, establishing both operational control and lasting investment value in a supply-constrained market.

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

MODERN CONSTRUCTION FOR MODERN BUSINESSES.

Built in 2009 and fully upgraded in 2026, the Tyrone Business Park is among the newest industrial developments in the market, where the majority of competing inventory was constructed in the 1970s and 1980s. This newer-generation product offers superior functionality, modern construction standards, and reduced maintenance concerns associated with aging industrial facilities, creating a distinct advantage for today's owner-user.

Each unit is delivered with office space, two restrooms, polished concrete floors, freshly painted walls, exposed ceilings, LED lighting, HVAC, fire-life-safety systems, and an oversized automatic roll-up door.

DIGITALLY RENDERED • FOR ILLUSTRATION PURPOSES ONLY

OWN THE SPACE.
SHOWCASE YOUR PASSION.

Transform your unit into the ultimate private showroom, collector garage, or entertaining space. These flexible ownership suites provide the perfect environment to combine passion, lifestyle, and functionality.

Ideal for:

- Luxury & Exotic Car Collections
- Executive Man Caves
- Private Showrooms
- Fine Art Collections
- RV & Boat Storage
- Entertainment & Podcast Studios

BUILDING FEATURES

AVAILABLE UNITS:
±3,241 SF | ±3,278 SF
±3,570 SF | ±5,386 SF

TOTAL UNITS:
10

CLEAR HEIGHT:
±20’

GRADE LEVEL DOORS:
(12’ x 10’)

CONSTRUCTION TYPE:
Concrete-Tilt-Up

YEAR BUILT:
2009
(Fully Upgraded in 2026)

ZONING:
LA-M2

FIRE SPRINKLERS:
.33/3,000

POWER:
*200 Amps; 120/208 Volt
3 Phase (per unit)

PARKING:
69 Stalls
(2/1,000)

Key Highlights

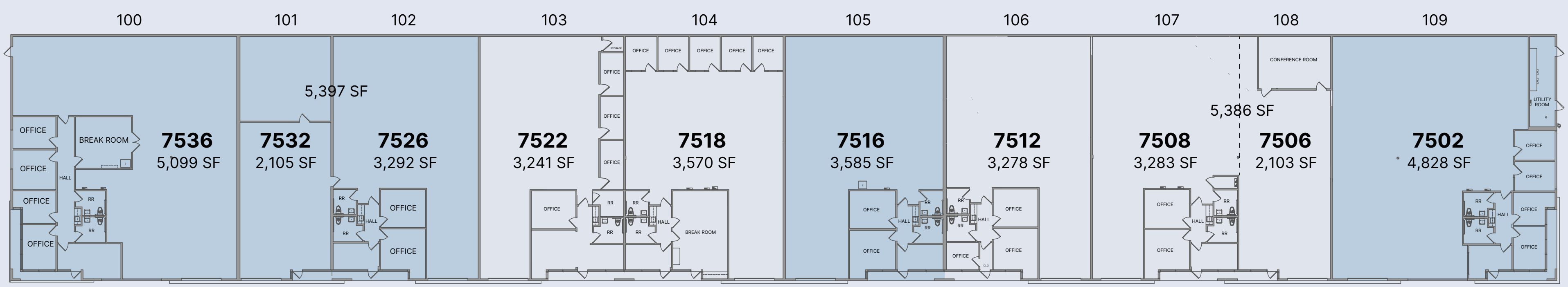
- Durable concrete tilt up construction designed for low maintenance and long term ownership.
- ±665 SF of air conditioned office space per unit with two private offices and built in coffee bar.
- Two ADA unisex restrooms per unit.
- *All units feature 100 Amps; 277/480 Volt; 3 Phase; 4 Wire with 75 KVA Transformer providing 200 Amps of 120/208 Volt; 3 Phase
- Expansive glass storefront window lines.
- Motorized roll-up doors

Recent Capital Improvements

- New exterior painting.
- The installation of an elastomeric roof overlay with transferable 10-Year warranty.
- Fully remodeled and upgraded office space and restrooms.
- Newly polished concrete floors throughout the warehouse and office areas of the vacant units.
- New LED warehouse lighting.
- Professionally designed landscaping with drip line irrigation.

THE UNITS

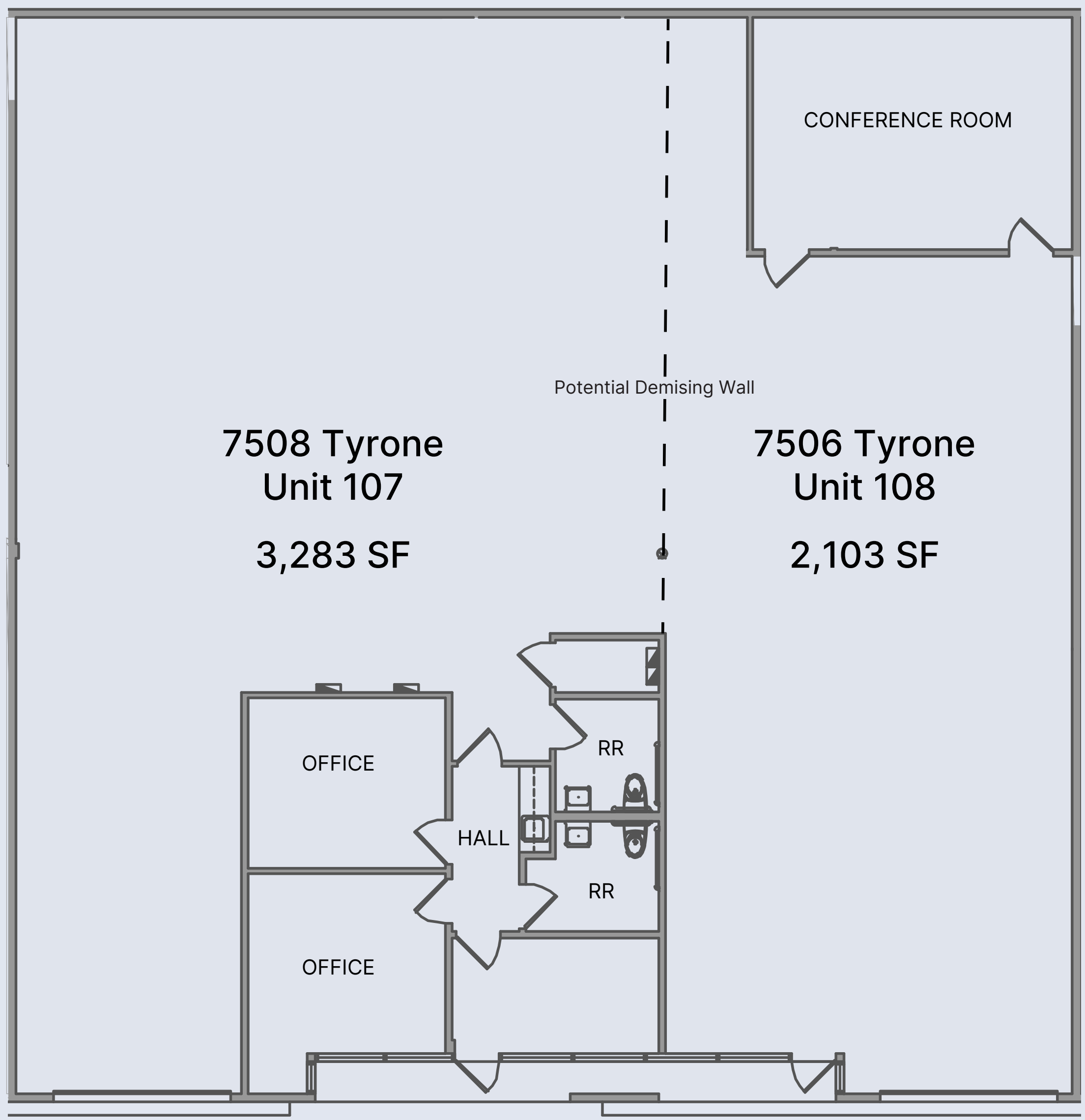
The fully gated property features two (2) double-wide driveways for efficient access, complemented by mature landscaping that enhances its professional appearance. Units range from ±3,241 SF to ±5,386 SF and have been fully remodeled to provide a modern, high-image environment designed for efficiency and long-term growth. Each unit includes ±665 SF of upgraded office space featuring two (2) private offices, a reception area, a coffee bar with sink and built in cabinetry, and two (2) ADA-compliant unisex restrooms.



Available Occupied

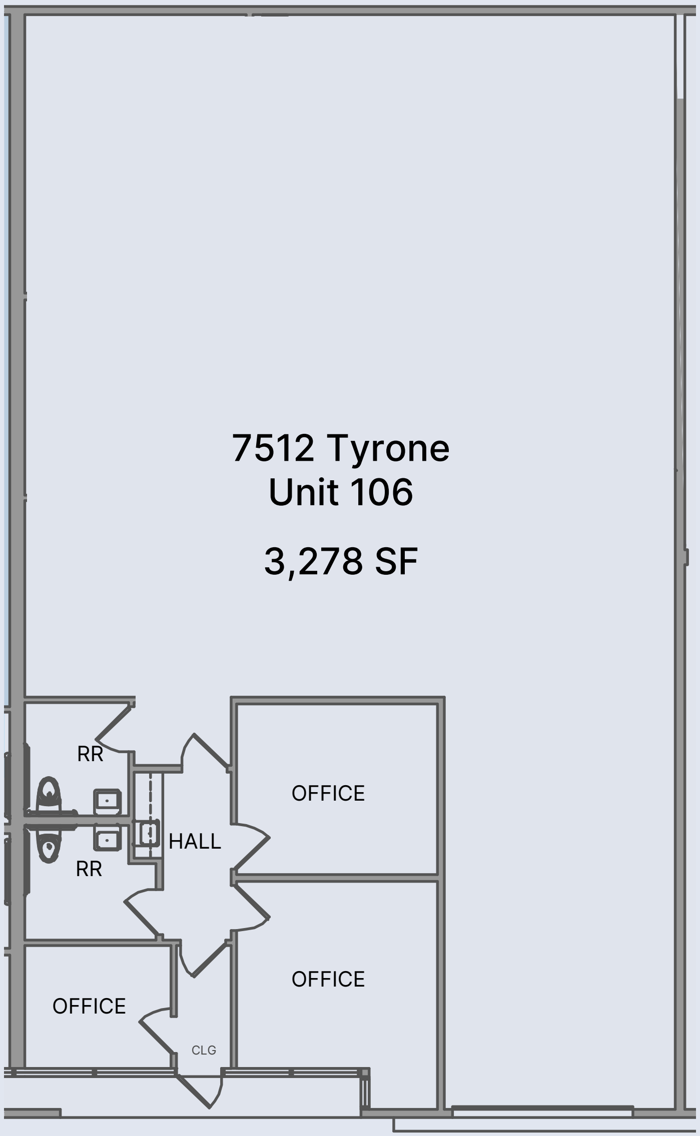
FLOOR PLAN

7506-7508 Tyrone Avenue
Total Unit Size: ±5,386 SF | Office Area: ±865 SF

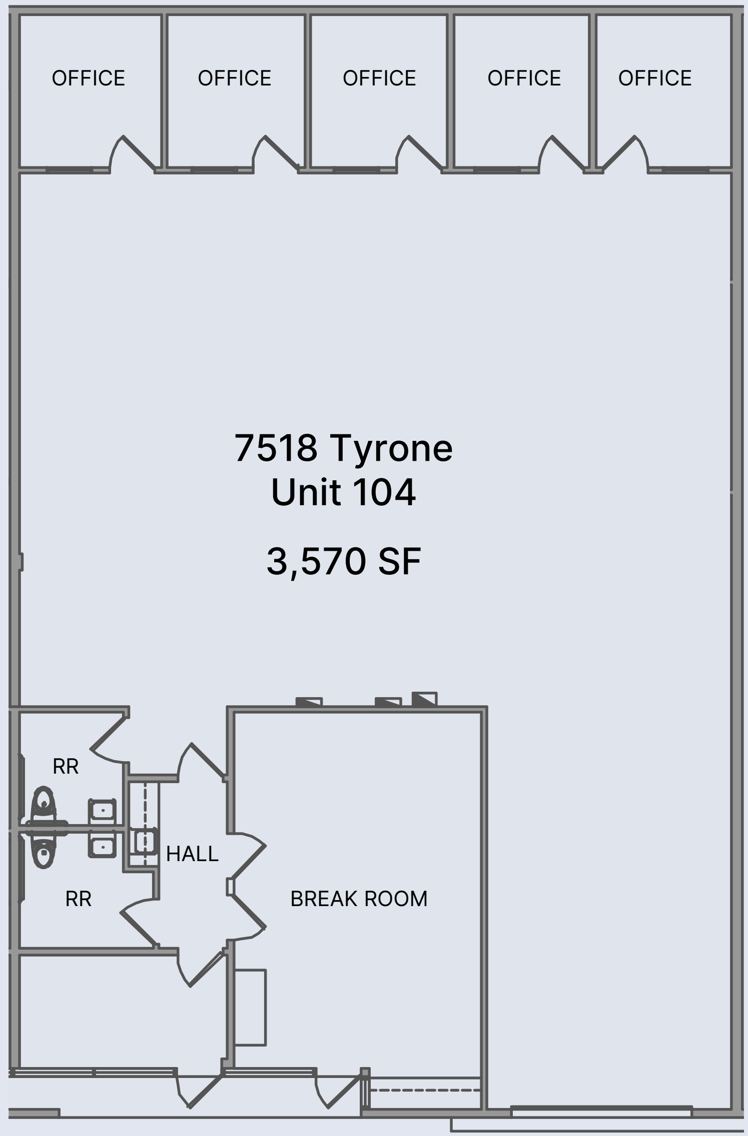


FLOOR PLAN

7512 Tyrone Avenue
Total Unit Size: ±3,278 SF | Office Area: ±665 SF

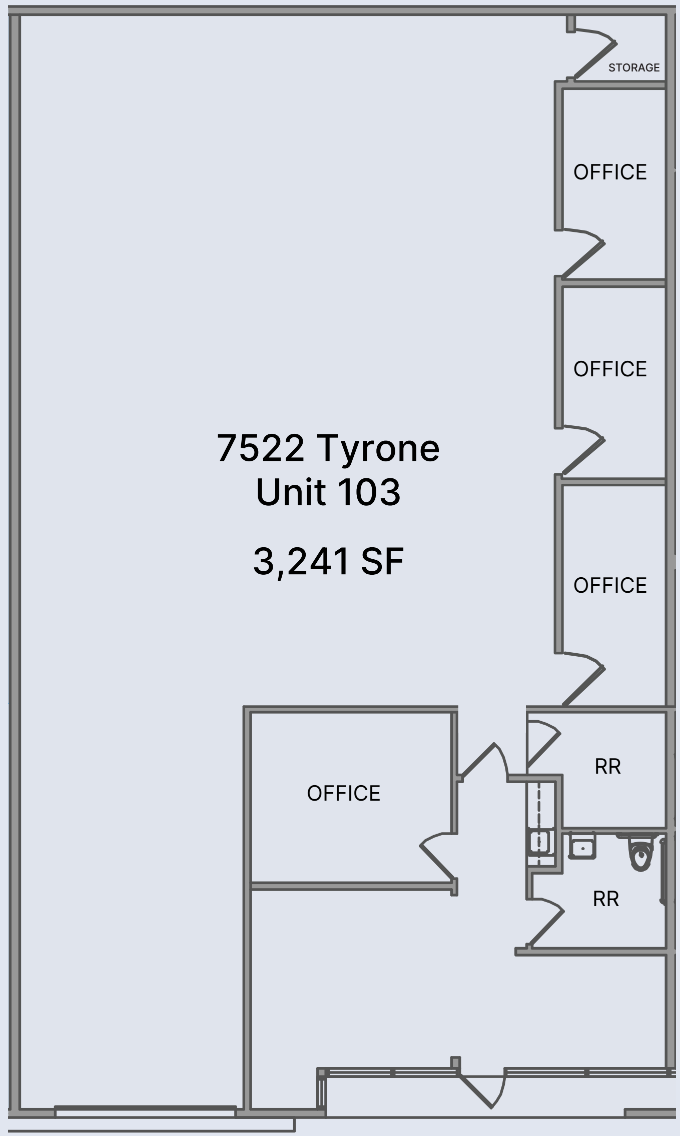


7518 Tyrone Avenue
Total Unit Size: ±3,570 SF | Office Area: ±1,342 SF

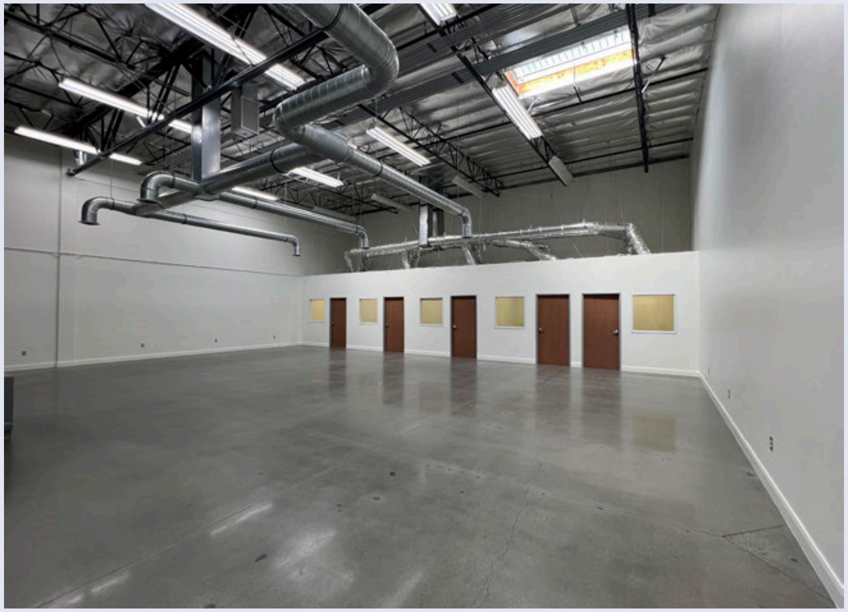


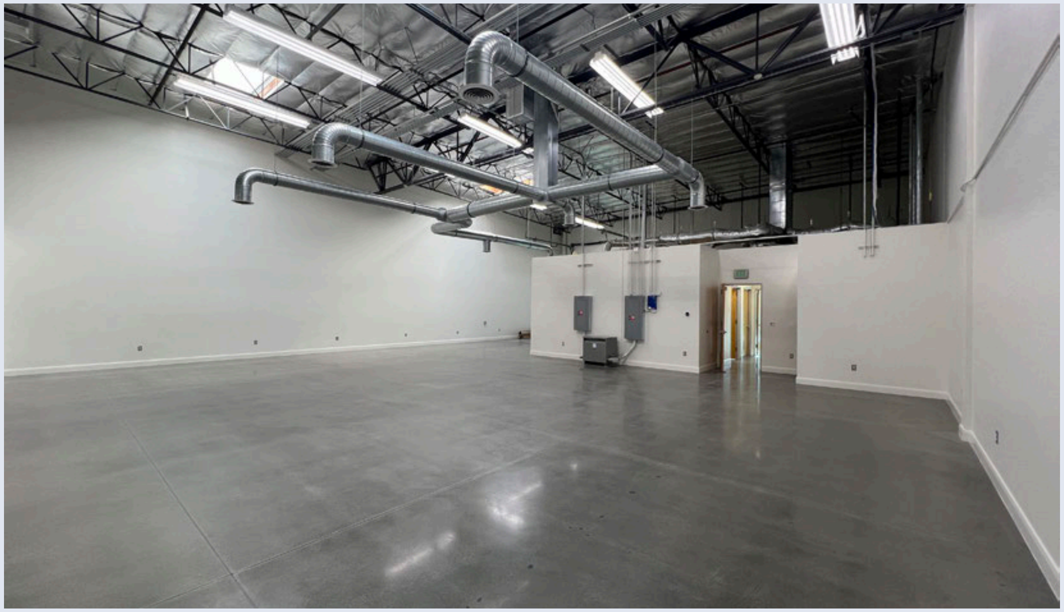
FLOOR PLAN

7522 Tyrone Avenue
Total Unit Size: ±3,241 SF | Office Area: ±1,097 SF



PROPERTY PHOTOS

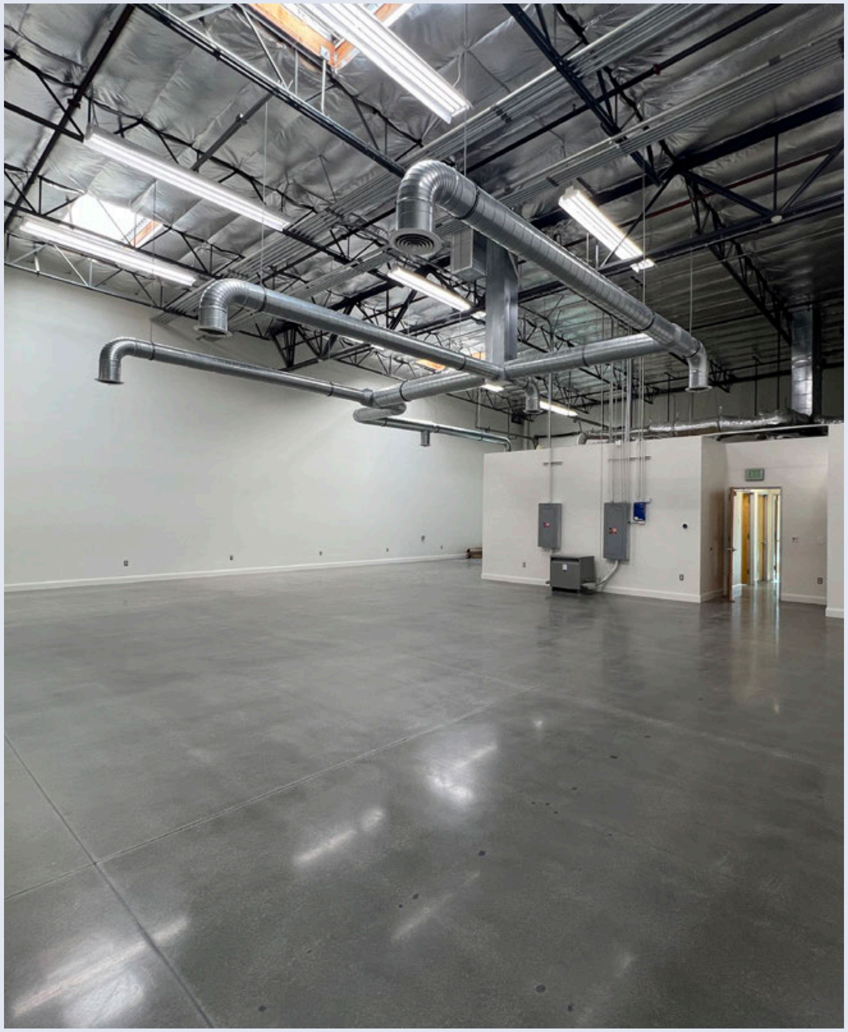




NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

STOP PAYING RENT.
START BUILDING EQUITY.

Own your space, control your future, and transform a monthly expense into a long-term investment.



TURN YOUR OCCUPANCY COST INTO AN INVESTMENT

Owning your facility provides more than just a place to operate—it provides stability, control, and the opportunity to build long-term wealth while gaining control over your occupancy costs. Instead of paying rent to a landlord, ownership allows you to convert a monthly occupancy expense into a tangible asset while benefiting from potential appreciation and equity growth.

A RARE OPPORTUNITY

With only five (5) units in the project presently available for purchase, and limited industrial development opportunities remaining in the San Fernando Valley, The Tyrone Business Park offers a rare opportunity to own, control, and grow within a premier Class A industrial environment.

WHY OWN RATHER THAN LEASE?

Build Equity
Turn monthly occupancy costs into ownership of a valuable real estate asset.

Control Your Space
Create the showroom, headquarters, warehouse, or dream garage.

Protect Against Rising Rents
Reduce exposure to future lease renewals and escalating rental rates.

Create Long-Term Wealth
Benefit from principal paydown and potential appreciation over time.

Full Flexibility
Occupy, lease, or sell your unit based on your future needs.

AVAILABLE UNITS | SIZES & PRICING

ADDRESS	UNIT SIZE	OFFICE AREA	WAREHOUSE AREA	CLEAR HEIGHT	LOADING DOORS	TOTAL RESTROOMS	RESERVED PARKING STALLS	PURCHASE PRICE	PRICE PER SF
*7506 – 08 Tyrone Ave Units 107 & 108	5,386 SF	865 SF	4,521 SF	20'	2	2	10	$2,845,000	$528.22
*7506 Tyrone Ave Unit 107	2,103 SF	200 SF	1,903 SF	20’	1	1	4	$1,203,000	$572.00
*7508 Tyrone Ave Unit 108	3,283 SF	665 SF	2,618 SF	20’	1	1	6	$1,878,000	$572.00
7512 Tyrone Ave Unit 106	3,278 SF	665 SF	2,613 SF	20'	1	2	6	$1,875,000	$572.00
7518 Tyrone Ave Unit 104	3,570 SF	1,342 SF	2,228 SF	20'	1	2	7	$1,995,000	$558.82
7522 Tyrone Ave Unit 103	3,241 SF	1,097 SF	2,144 SF	20'	1	2	6	$1,855,000	$572.35

*Each unit has its own APN and Address and can be purchased separately or together for a total of 5,386 SF.

Professional Ownership Association

Ownership within the Project includes participation in a professionally managed Owners Association dedicated to preserving the appearance, functionality, and long-term value of the business park. The Association will oversee common area maintenance, landscaping, building standards, insurance for shared components, and the administration of project-wide operational guidelines, creating a cohesive and professionally managed ownership environment for all businesses operating within the Project.

Key Benefits:

- Professionally maintained common areas
- Consistent architectural and property standards
- Long-term asset value preservation
- Predictable maintenance and operational oversight

FINANCING OPTIONS

7506-08 TYRONE AVE (5,386 SF)

City National Bank

Behnam Malekzadeh
Senior Vice President
Business Development Officer
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EST. RATE, TERMS & FEES	SBA 504		SBA 7(A)	CONVENTIONAL
Purchase Price	$2,845,000		$2,845,000	$2,845,000
Down payment	$284,500		$284,500	$711,250
	Bank 1st TD @ 50% LTV	SBA Loan @ 40% LTV	Bank 1st TD @ 90% LTV	Bank 1st TD @ 75% LTV
Loan Amount	$1,422,500	$1,170,657	$2,560,500	$2,133,750
Terms (months)	120	300	300	60
Amortization (months)	300	300	300	300
Interest Rate	Estimated Blended Rate 6.29% (+/-)		6.49% (+/-) 10-yr fixed & Reset options	6.21% (+/-)
Prepayment Penalties	3, 2, 1, 0	10 years	5,3,1, 0	3, 2, 1, 0
Loan Fees	0.25%	TBD by SBA	TBD by SBA	0.25%
Additional collateral	N/A	N/A	Additional collateral may be required	N/A
Est. Total Monthly P&I Payment	Estimated Combined Monthly Payment $17,252 (+/-)		$17,417/month (+/-)	$14,137/month (+/-)

*Rate subject to change without notice due to market conditions

FINANCING OPTIONS

7512 TYRONE AVE (3,278 SF)

City National Bank

Behnam Malekzadeh
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Business Development Officer
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EST. RATE, TERMS & FEES	SBA 504		SBA 7(A)	CONVENTIONAL
Purchase Price	$1,875,000		$1,875,000	$1,875,000
Down payment	$187,500		$187,500	$468,750
	Bank 1st TD @ 50% LTV	SBA Loan @ 40% LTV	Bank 1st TD @ 90% LTV	Bank 1st TD @ 75% LTV
Loan Amount	$937,500	$772,375	$1,687,500	$1,406,250
Terms (months)	120	300	300	60
Amortization (months)	300	300	300	300
Interest Rate	Estimated Blended Rate 6.29% (+/-)		6.49% (+/-) 10-yr fixed & Reset options	6.21% (+/-)
Prepayment Penalties	3, 2, 1, 0	10 years	5,3,1, 0	3, 2, 1, 0
Loan Fees	0.25%	TBD by SBA	TBD by SBA	0.25%
Additional collateral	N/A	N/A	Additional collateral may be required	N/A
Est. Total Monthly P&I Payment	Estimated Combined Monthly Payment $11,376 (+/-)		$11,479 month (+/-)	$9,317/month (+/-)

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FINANCING OPTIONS

7518 TYRONE AVE (3,570 SF)

City National Bank

Behnam Malekzadeh
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Business Development Officer
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EST. RATE, TERMS & FEES	SBA 504		SBA 7(A)	CONVENTIONAL
Purchase Price	$1,995,000		$1,995,000	$1,995,000
Down payment	$199,500		$199,500	$498,750
	Bank 1st TD @ 50% LTV	SBA Loan @ 40% LTV	Bank 1st TD @ 90% LTV	Bank 1st TD @ 75% LTV
Loan Amount	$997,500	$821,647	$1,795,500	$1,496,250
Terms (months)	120	300	300	60
Amortization (months)	300	300	300	300
Interest Rate	Estimated Blended Rate 6.29% (+/-)		6.49% (+/-) 10-yr fixed & Reset options	6.21% (+/-)
Prepayment Penalties	3, 2, 1, 0	10 years	5,3,1, 0	3, 2, 1, 0
Loan Fees	0.25%	TBD by SBA	TBD by SBA	0.25%
Additional collateral	N/A	N/A	Additional collateral may be required	N/A
Est. Total Monthly P&I Payment	Estimated Combined Monthly Payment $12,103 (+/-)		$12,213/month (+/-)	$9,913/month (+/-)

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FINANCING OPTIONS

7522 TYRONE AVE (3,241 SF)

City National Bank

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EST. RATE, TERMS & FEES	SBA 504		SBA 7(A)	CONVENTIONAL
Purchase Price	$1,855,000		$1,855,000	$1,855,000
Down payment	$185,500		$185,500	$463,750
	Bank 1st TD @ 50% LTV	SBA Loan @ 40% LTV	Bank 1st TD @ 90% LTV	Bank 1st TD @ 75% LTV
Loan Amount	$927,500	$764,163	$1,669,500	$1,391,250
Terms (months)	120	300	300	60
Amortization (months)	300	300	300	300
Interest Rate	Estimated Blended Rate 6.29% (+/-)		6.49% (+/-) 10-yr fixed & Reset options	6.21% (+/-)
Prepayment Penalties	3, 2, 1, 0	10 years	5,3,1, 0	3, 2, 1, 0
Loan Fees	0.25%	TBD by SBA	TBD by SBA	0.25%
Additional collateral	N/A	N/A	Additional collateral may be required	N/A
Est. Total Monthly P&I Payment	Estimated Combined Monthly Payment $ 11,255 (+/-)		$11,356/month (+/-)	$9,217/month (+/-)

*Rate subject to change without notice due to market conditions

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

AERIAL MAP


210
118
405
5
N
ARLETA
NORTH HILLS
PANORAMA CITY
ROSCOE BLVD
2.5 MILES DISTANCE TO VAN NUYS AIRPORT
SITE
VAN NUYS BLVD
VAN NUYS
VALERIO ST

SUPERIOR CENTRAL SAN FERNANDO VALLEY LOCATION

Van Nuys is one of the most strategically positioned industrial submarkets in Los Angeles, offering a compelling combination of connectivity, infrastructure, labor access, and long term owner user demand. Tyrone Business Park is centrally located within the San Fernando Valley, allowing businesses to efficiently serve Los Angeles, Ventura County, and the greater Southern California region while minimizing travel time for employees, deliveries, and operations.

Exceptional Transportation Access

Owners benefit from immediate access to key transportation corridors, including:

- ±1.7 miles to Interstate 405 (primary north–south artery)
- ±3.5 miles to U.S. Highway 101 (major east–west corridor)
- ±2.5 miles to SR 170, with convenient access to I 5 and SR 118

This connectivity supports efficient last mile access and regional distribution for owner occupied operations.

Proximity to Van Nuys Airport

Van Nuys Airport—one of the busiest general aviation airports globally—provides a strategic advantage for owner users by supporting:

- Efficient business and executive travel
- Aerospace and aviation adjacent operations
- Specialized and time sensitive cargo needs

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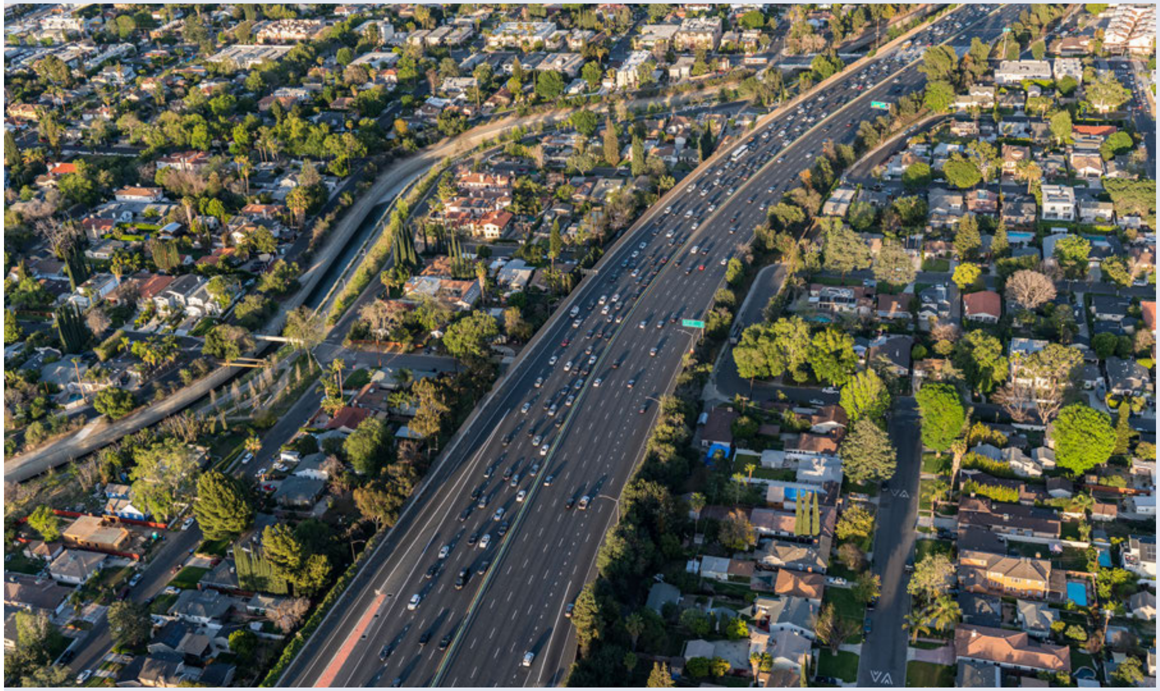

Diverse Business Ecosystem

Van Nuys supports a dense concentration of owner operated and service based businesses, including:

- Light manufacturing
- Aerospace and defense suppliers
- Automotive, construction, and trade users
- Film, media, and creative production support
- Logistics and service oriented companies

This established ecosystem enhances operational efficiency and long term demand.

Large and Skilled Labor Pool

With a surrounding population exceeding 1.8 million residents in the San Fernando Valley, owner users benefit from access to a deep and diverse labor pool, including skilled trades, technical roles, warehouse labor, and creative talent. Shorter commute times contribute to improved employee retention and reduced workforce costs.

High Barriers To Entry & Long Term Value

The Van Nuys industrial market is characterized by:

- Limited land availability for new industrial development
- Strict zoning and entitlement constraints
- Consistently high occupancy driven by owner-user demand

These characteristics support long term value preservation and reinforce the appeal of owning versus leasing in an increasingly constrained infill industrial environment.

CLASS A INDUSTRIAL CONDOMINIUMS

7502 – 7536 Tyrone Avenue, Van Nuys, CA 91405

FOR SALE

3,241 SF – 5,386 SF

Exclusively Listed By:

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