

BEST STREET IN VAN NUYS / CLOSE TO FREEWAY

FOR LEASE

±8,300 SF AVAILABLE

6656

VAN NUYS | CA

Valjean Ave.

Califa Jiu Jitsu

Valjean Ave

Valjean Ave

Valjean Ave

EXCLUSIVE LISTING AGENT

KRIS COONTZ

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DAUM
COMMERCIAL REAL ESTATE SERVICES

66.56

Valjean Ave.

VAN NUYS | CA

BUILDING HIGHLIGHTS



Available SF: ±8,300 SF



Zoned LAM1



Total Land: ±30,000 SF



16' Clear Height



Move-In Ready Office or
Modify to Warehouse Space



2 Ground Level Doors



Masonry Construction



400 Amps



Secured and Private Parking



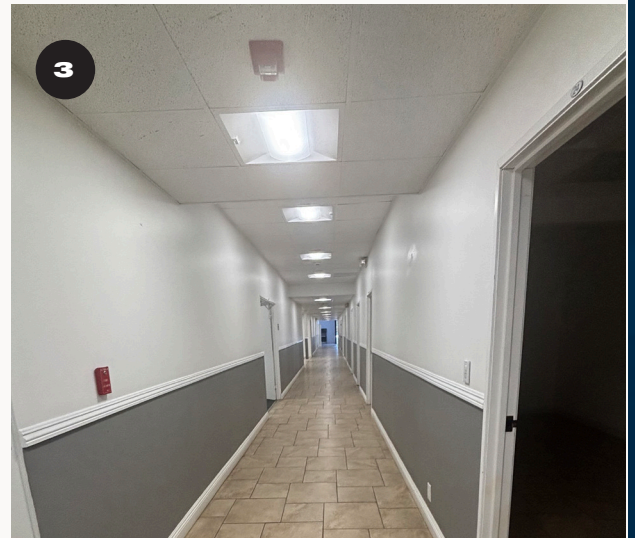
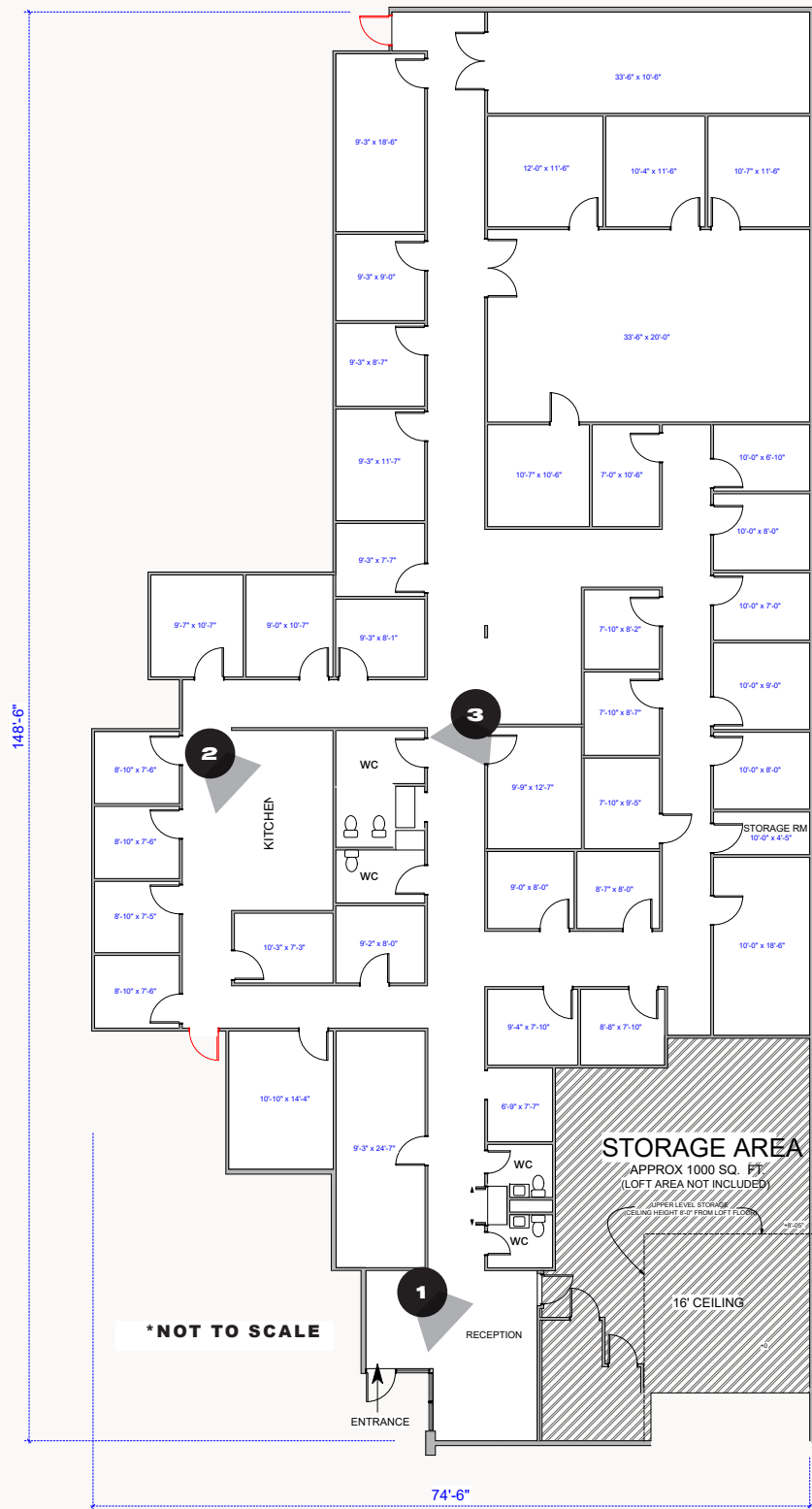
Close Freeway Access 101/405

ABOUT THE PROPERTY

FOR LEASE

2





Van Nuys, California is a major commercial and industrial hub located in the heart of the San Fernando Valley, within the City of Los Angeles. Known for its strong concentration of industrial, manufacturing, aviation, media, and service-oriented businesses, Van Nuys plays a critical role in the Valley's economic engine and logistics infrastructure.



ADJACENT TO THE 405 + 101 FWYS

VAN NUYS AIRPORT
5 MIN | 1.5 MI

BOB HOPE AIRPORT
15 MIN | 8.5 MI

LOS ANGELES INTERNATIONAL AIRPORT
29 MIN | 20.4 MI

LONG BEACH-DAUGHERTY FIELD AIRPORT
47 MIN | 37.9 MI



VAN NUYS (VENTURA COUNTY LINE - SOUTHERN CALIFORNIA REGIONAL RAIL)

9 MIN | 3.7 MI

NORTHRIDGE (VENTURA COUNTY LINE - SOUTHERN CALIFORNIA REGIONAL RAIL)
14 MIN | 6.3 MI

LOCATION:

Van Nuys is centrally positioned in the San Fernando Valley, approximately 18 miles northwest of Downtown Los Angeles. Its strategic location provides convenient access to Greater Los Angeles markets, making it a desirable area for industrial, flex, and creative users serving regional and local distribution needs.

NEIGHBORHOODS:

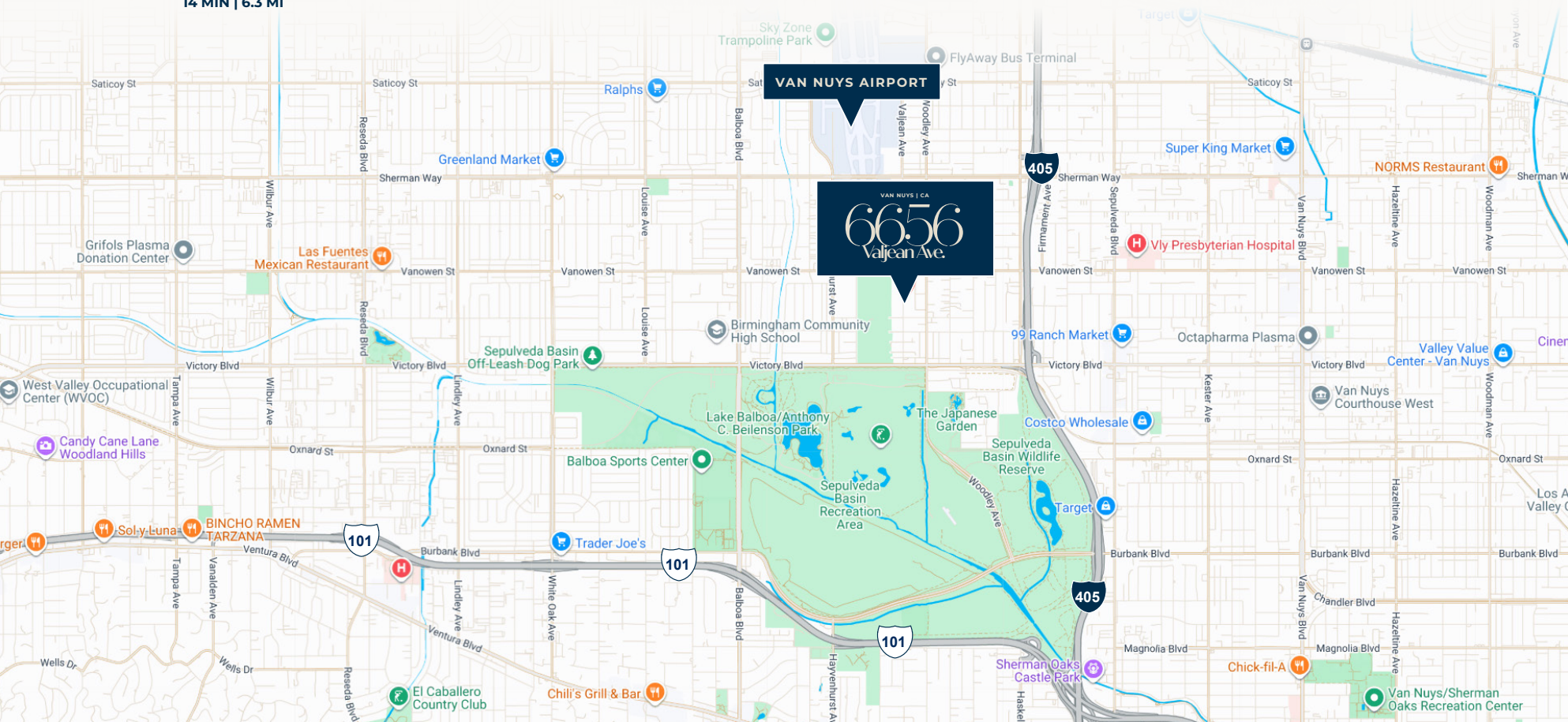
Van Nuys is surrounded by established Valley communities including North Hollywood, Sherman Oaks, Panorama City, and Valley Glen. The area offers a mix of commercial corridors and industrial zones, supported by nearby housing, retail, and service amenities that attract a diverse workforce.

ECONOMY:

The local economy is driven by industrial manufacturing, aerospace, aviation services, creative production, and logistics-related businesses. Van Nuys Airport—one of the busiest general aviation airports in the world—serves as a major economic anchor, supporting aircraft manufacturing, maintenance, media production, and specialized service industries.

TRANSPORTATION:

Van Nuys offers excellent connectivity with close proximity to major freeway systems including US-101, I-405, I-170, and SR-118. Public transportation options include Metro bus lines and the Metrolink Ventura County Line, providing efficient access throughout Los Angeles County. The area's freeway access and central Valley location make it ideal for distribution and service operations.



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