

# FOR SALE

VACANT  
RETAIL / OFFICE

OWNER-USER / INVESTMENT OPPORTUNITY

14554 FRIAR ST  
LOS ANGELES, CA 91411



**GREG ECKHARDT**

310.395.2663 X103

GECKO@PARCOMMERCIAL.COM

LIC# 01255469



# PROPERTY OVERVIEW

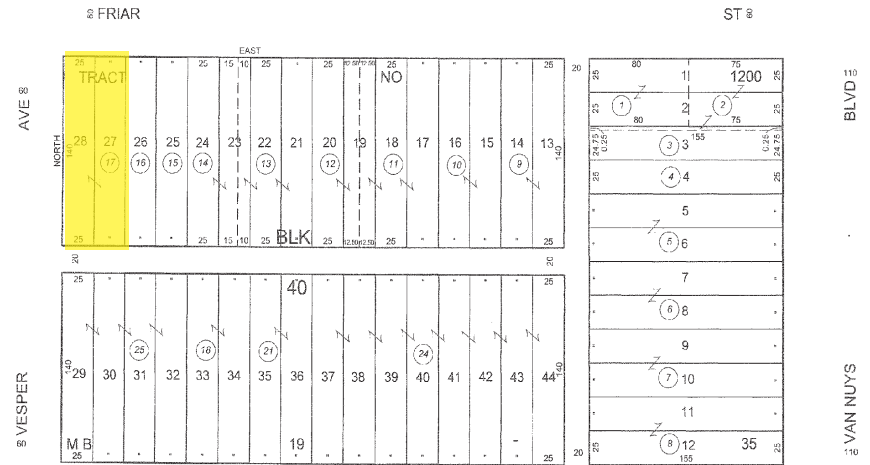
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## FINANCIAL SUMMARY

OFFERING PRICE:	\$1,995,000.00
PRICE PSF:	\$339 (Per Assessor)
CAP RATE (CURRENT):	Vacant

## PROPERTY FEATURES

BUILDING AREA:	5,880 SF (Per Assessor)
LOT SIZE:	7,000 SF
YEAR BUILT:	1946
NUMBER OF PARCELS:	1
ZONING:	LAC 1.5 LV
STORIES:	1
BUILDINGS:	1
PARKING STALLS:	2
STREET FRONTAGE:	50' Along Friar Street
STREET POSITION:	Corner Location
APN:	2241-005-017



## MECHANICAL

HVAC:	Forced-Air
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## CONSTRUCTION

FRAMING:	Wood
EXTERIOR	Stucco
ROOF	Composition

*At the intersection of Friar Street and Vesper Avenue*

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# PROPERTY PHOTOS

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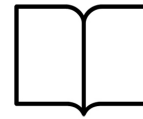
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# AREA DEMOGRAPHICS

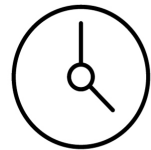
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Housing Units  
**17,624**



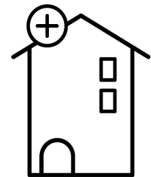
Educational Attainment  
**30%**  
with college or higher degree



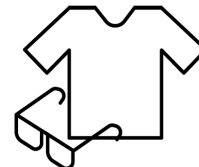
Estimated Population  
**47,328**



Average Household Income  
**\$90,144**



Median Home Price  
**\$856,735**



Apparel, Food/Entertainment & Services  
**\$227,370**

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
<b>POPULATION</b>			
2030 Proj. Popul	47,209	301,342	711,839
2025 Est. Popul	47,328	301,552	712,750
2020 Census 4	7,652	301,267	713,846
Growth 2025-2030	-0.25%	-0.07%	-0.13%
Growth 2020-2025	-0.68%	0.09%	-0.15%
<b>ESTIMATED HOUSEHOLDS BY HH INCOME \$50,000+</b>			
\$50,000-\$74,999	2,670	17,504	38,505
\$75,000-\$99,000	2,243	13,201	30,045
\$100,000+	4,903	24,001	101,865
<b>TOTAL:</b>	<b>9,816</b>	<b>54,706</b>	<b>170,415</b>
2025 EST AVG HH INC	\$90,144	\$104,965	\$111,696
2025 EST HOUSEHOLDS	15,826	108,808	248,528

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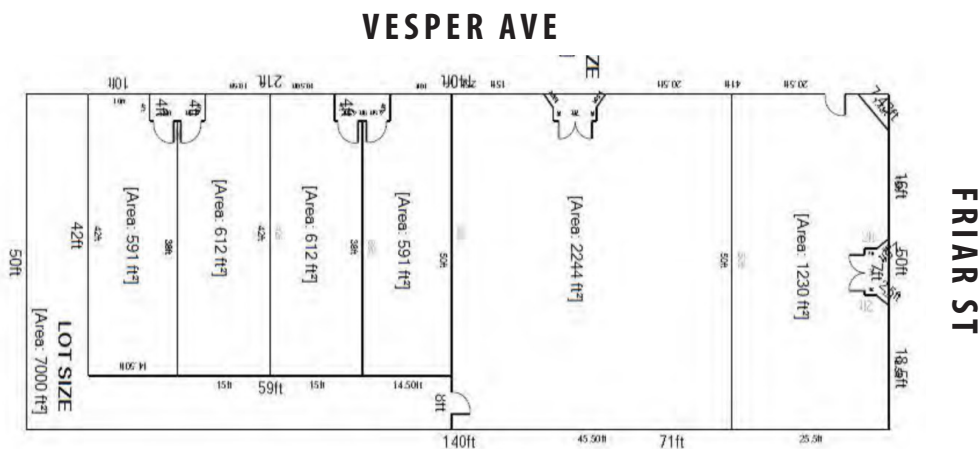
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# AREA OVERVIEW

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Located in the heart of the San Fernando Valley, Van Nuys offers a dense, centrally positioned market with strong daytime population and convenient access to major freeways including the 405 and 101. The area serves as a key commercial hub within Los Angeles, supported by a diverse mix of government offices, medical facilities, and established retail corridors that drive consistent foot traffic. With competitive lease rates relative to neighboring submarkets and proximity to Van Nuys Airport, Van Nuys presents an attractive opportunity for both retail and office tenants seeking value and accessibility.



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