

14416 & 14424 Vanowen Ave

Land Development Opportunity | Van Nuys, CA 91405



RJC
REAL ESTATE SERVICES

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01
EXECUTIVE SUMMARY

PROPERTY SUMMARY

\$3,500,000
OFFERING PRICE

| | |
|-------------|---|
| YEAR BUILT | ▪ 1931 |
| BUILDING SF | ▪ 3,918 SF ▪ 3,101 SF |
| LOT SF | ▪ 19,449 SF ▪ 16,794 SF |
| ZONING | ▪ 14424 Vanowen LAR3P ▪ 14416 Vanowen LAR3 |
| BUILDINGS | ▪ 6 Total |



The Location



The subject property is situated in the Van Nuys neighborhood of Los Angeles' San Fernando Valley, a centrally located and highly populated urban-suburban community within the City of Los Angeles. Van Nuys is known as the "Heart of the Valley" and serves as a regional hub for government services, employment, and transportation. Vanowen Avenue is a key east-west corridor that runs through central Van Nuys and connects to major arterial streets, providing visibility and accessibility. The subject parcels sit just west of Van Nuys Boulevard, one of the Valley's primary commercial spines.

Property Highlights

- Central Van Nuys Location – Situated near major transit corridors, employment hubs, shopping, dining, and civic services
- Excellent walkability and easy freeway access (101, 170, 405)
- Generous lot sizes – 19,449 & 16,794 SF
- Flat and buildable with favorable zoning for high-density residential
- Close to the Van Nuys Metro Station and future Sepulveda Transit Corridor

Property OVERVIEW

These properties consist of the following: Two free-standing buildings, one of which includes a single-family residence, five bungalows, and a covered parking structure. The main building was previously used as a church and meeting hall. Rare multifamily development opportunity in the heart of Van Nuys, one of Los Angeles' fastest-growing neighborhoods. Also suited for a contractor that needs a storage facility. These strategically located parcels may offer an ideal canvas for a modern apartment complex, appealing to both developers and investors seeking to meet the rising demand for housing in the San Fernando Valley.

Van Nuys is undergoing revitalization, with rising rental rates and continued migration from central Los Angeles. Utilities available. All major services onsite or nearby, reducing upfront infrastructure costs. Both properties shall be delivered vacant at close of escrow. These properties are sold in "AS-IS, WHERE-IS" condition with no representations or warranties of any kind whatsoever from the Seller. Broker, Broker's agents, and Seller do not represent or guarantee measurements or dimensions. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals to satisfy themselves.



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Interior Gallery

14416 & 14424 Vanowen Ave





02

LOCATION OVERVIEW

Van Nuys

CALIFORNIA

Van Nuys is a neighborhood located in the central San Fernando Valley region of Los Angeles, California, United States. It is bordered by North Hills to the north, Panorama City to the northeast, Valley Glen to the east, Sherman Oaks to the south, Lake Balboa to the west, and Reseda to the northwest. Van Nuys is a densely populated neighborhood, with a mix of residential, commercial, and industrial areas. It is home to Van Nuys Airport, which is one of the busiest general aviation airports in the world. The neighborhood is also known for its Van Nuys Boulevard, which is a popular cruising destination for car enthusiasts.

DEMOGRAPHICS



\$72,148

Median Household Income



168,441

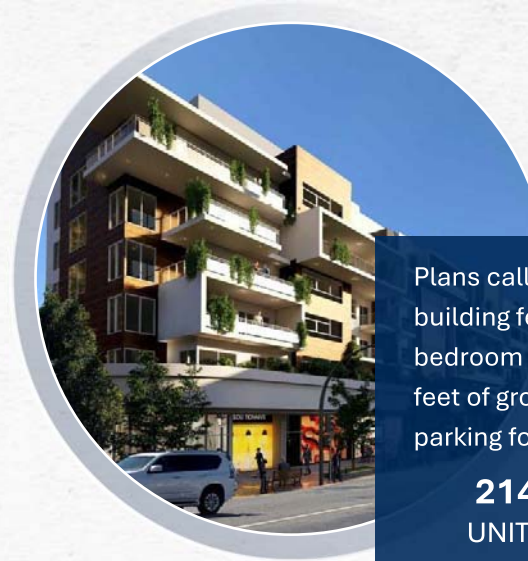
Population



\$780,000

Median Home Value

Major Developments



7115 Van Nuys Blvd

Plans call for the construction of a five-story building featuring 214 studio, one-, and two-bedroom apartments above 15,800 square feet of ground-floor commercial space and parking for 238 vehicles.

214
UNITS

15,800
SF RETAIL

238
VEHICLES

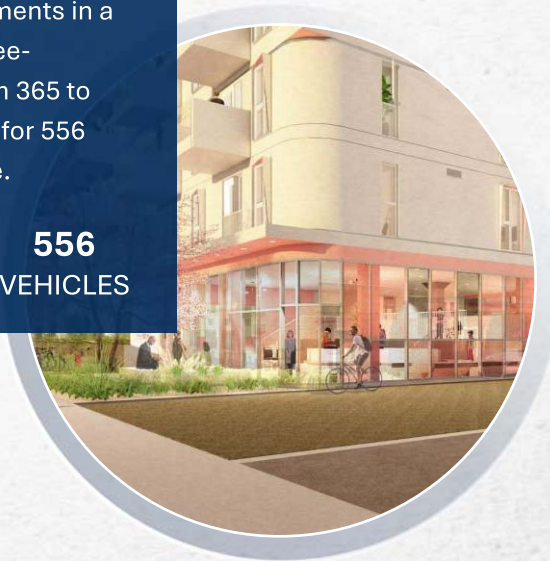
Plans call for a total of 405 apartments in a mix of studio, one-, two-, and three-bedroom floor plans, ranging from 365 to 1,185 square feet in size. Parking for 556 vehicles in a subterranean garage.

405
UNITS

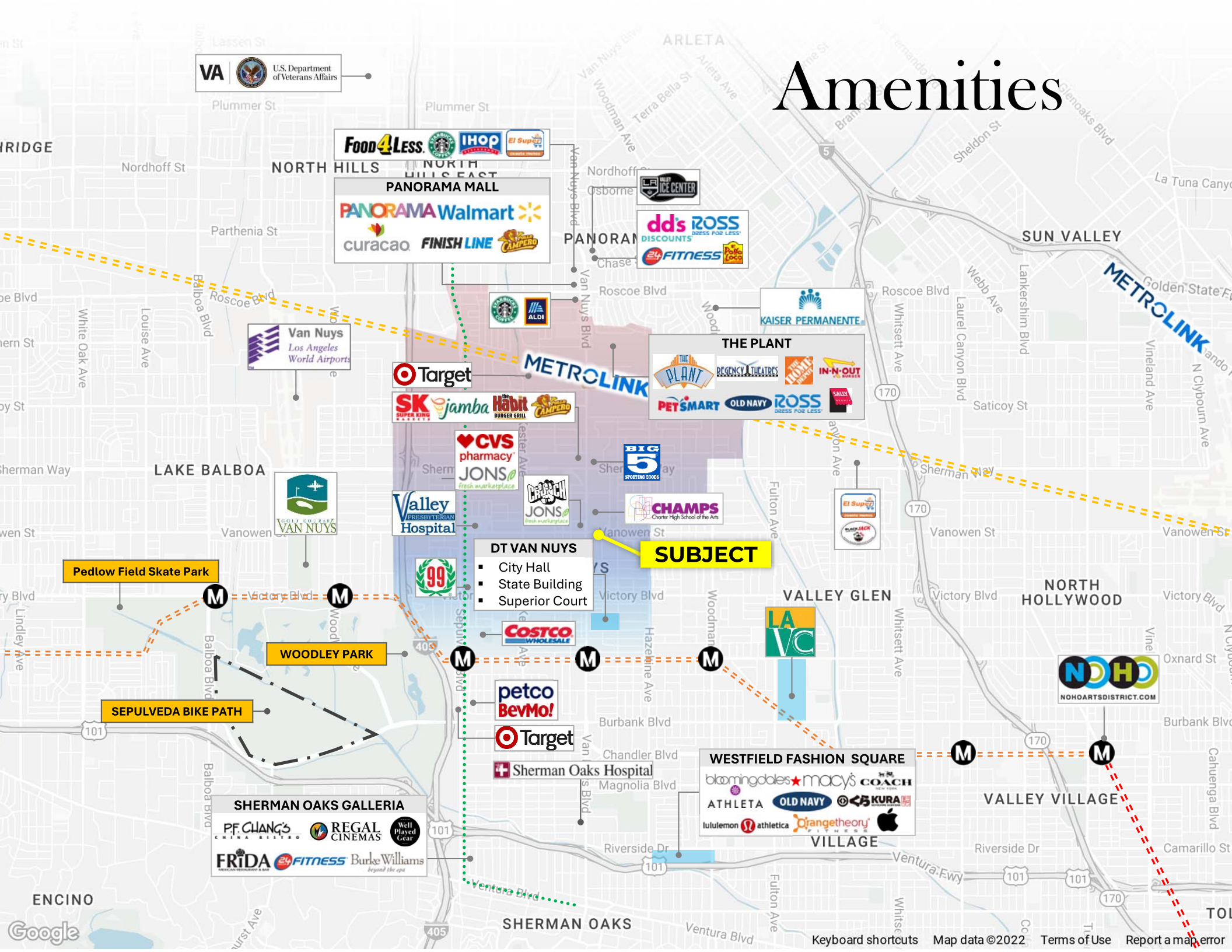
41
AFFORDABLE

556
VEHICLES

6728 Sepulveda Blvd



Amenities



VA U.S. Department of Veterans Affairs

Food 4 Less, Starbucks, **IHOP**, El Super

PANORAMA MALL
PANORAMA Walmart
 curacao, **FINISH LINE**, **CAMPBELL'S**

ICE CENTER
dds, **ROSS** (DRESS FOR LESS)
DISCOUNTS, **24 FITNESS**, **WAL-TOBAC**

Van Nuys
 Los Angeles World Airports

Target
SK SUPER KING, **Jamba**, **Habit Burger Grill**, **CAMPBELL'S**

THE PLANT
REGENCY THEATRES, **THE PLANT**, **IN-N-OUT**
PET SMART, **OLD NAVY**, **ROSS**, **SALLY HANES**

CVS pharmacy, **JONS** (fresh marketplace), **ALDI**

BIG 5 (Sporting Goods)

Valley Presbyterian Hospital, **JONS** (fresh marketplace)

CHAMPS (Charter High School of the Arts)

- DT VAN NUYS**
- City Hall
 - State Building
 - Superior Court

SUBJECT

Costco WHOLESALE

petco, **BevMo!**

Target

Sherman Oaks Hospital

SHERMAN OAKS GALLERIA
P.F. CHANG'S, **REGAL CINEMAS**, **Well Played Golf**
FRIDA, **24 FITNESS**, **Burke Williams** (beyond the spa)

WESTFIELD FASHION SQUARE
 bloomingdales, macy's, COACH
 ATHLETA, **OLD NAVY**, **KURA**
 lululemon, athletica, **Orangetheory**, **Apple**

NOHO
 NOHOARTSDISTRICT.COM

HIGH

BARRIER-TO-ENTRY - MARKET

Demand for single-family homes in the Van Nuys submarket is consistently high due to several factors. The city's desirable location, proximity to major employment hubs, and lifestyle amenities attract a high number of families and individuals seeking a suburban setting with access to urban amenities

In terms of supply, Van Nuys has a limited amount of new development land. This, coupled strict zoning regulations, contribute to a relatively limited supply of single-family homes. As a result, the market for single-family homes in Van Nuys tends to be competitive, with properties often selling quickly at or above asking prices.



\$72,148

Median Household Income



42 Days

Median Days On Market



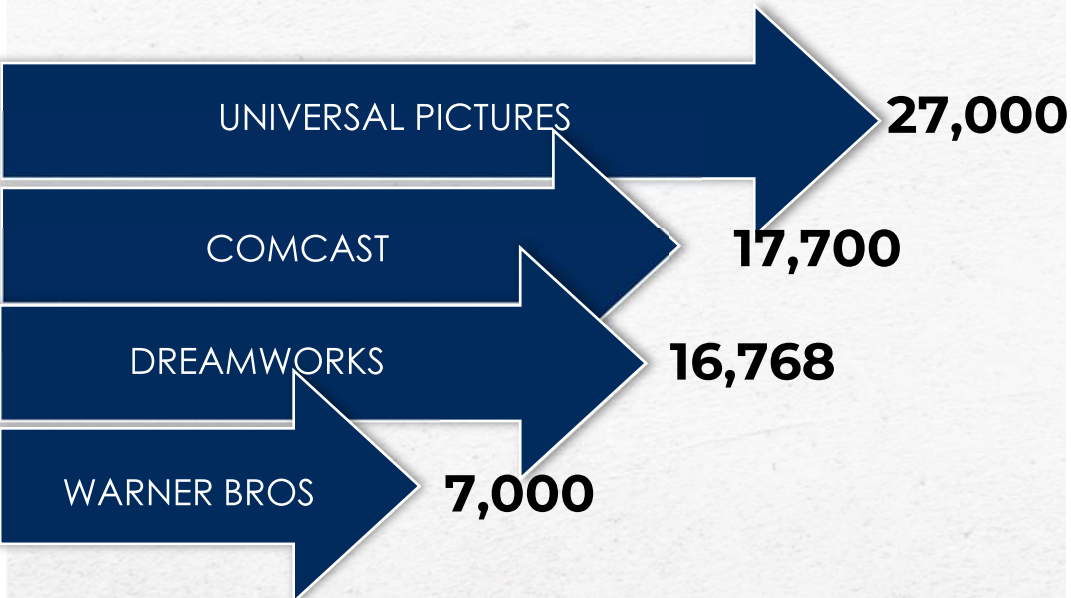
\$780,000

Median Home Sale Price

VAN NUYS: SINGLE FAMILY MARKET

FORTUNE 500

WITHIN A 7-MILE RADIUS



Cutting through the middle of the neighborhood is the 405 freeway (San Diego Freeway), but the community is also near the 101 (Ventura Freeway), 170 (Hollywood Freeway), 118 (Simi Valley Freeway), and the I-5 (Golden State Freeway). Residents living in this neighborhood can also skip the busy commute to LAX, and instead, hop on a flight out of Van Nuys Airport.

LOCATION

Ideally located in the heart of the San Fernando Valley, North Hills is home to one of the most dense and diverse populations in the region.

AIRPORT

With the Van Nuys Airport just a few miles west of the property and the ease of access to the 101 and 405 Freeways, North Hills is one of the most traveled areas in greater LA

POPULATION

Van Nuys is a fast-growing city in Los Angeles with a projected population growth of over 4% by 2025. The area boasts a population more than 110,000 within a 1-mile radius

EMPLOYERS

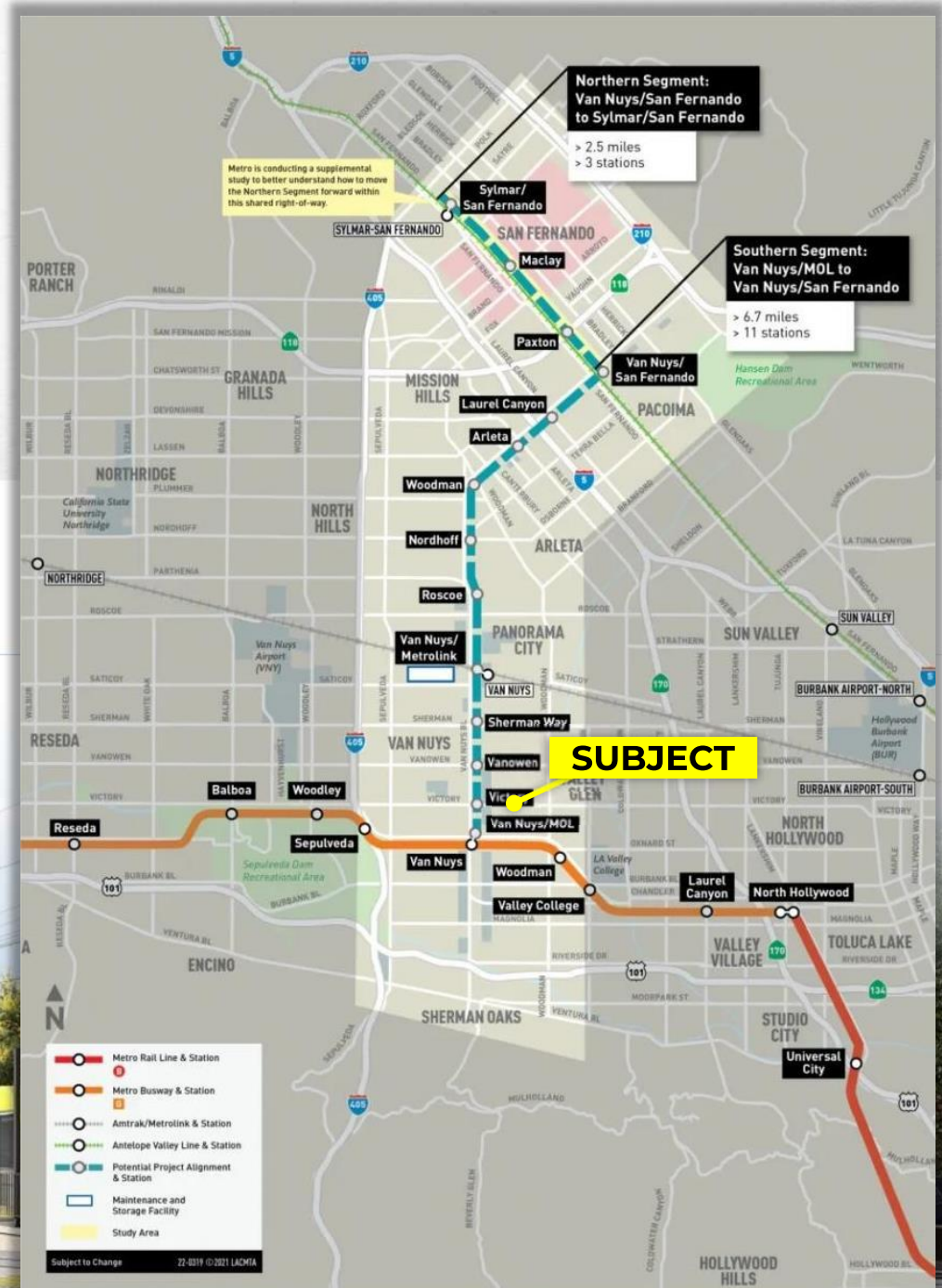
Home to a large range of employers, Van Nuys borders other large cities such as, Sherman Oaks, North Hollywood, and Reseda it provides for a wide customer draw.

M Opening in 2031

Feds provide \$893M grant for Van Nuys Boulevard light rail line

The East San Fernando Valley line will travel 6.7 miles within the median of Van Nuys Boulevard, spanning from Van Nuys to Pacoima. Its 11 stations will include connections to the G Line Busway, Metrolink's Ventura County Line, Amtrak's Pacific Surfliner.

Full construction is expected to commence before the end of 2024, and completion of the \$3.6-billion light rail line is expected in 2031. That schedule is years behind what was originally hoped for by Metro, which had once intended to begin serving passengers on Van Nuys Boulevard as early as 2028.



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DESIGN BY CRESC