

# MULTI-TENANT (OWNER/USER) OPPORTUNITY

7502 – 7536 Tyrone Avenue, Van Nuys, CA 91405

# FOR SALE

±34,366 SF



## OFFERING SUMMARY

NAI Capital Commercial is pleased to present a rare opportunity to purchase The Tyrone Business Park, a 34,366 square foot, Class-A multi-tenant industrial property **comprised of eight (8) units ranging in size from 3,286 square feet to 5,379 square feet.**

Originally constructed in 2009 and updated in 2026, the property offers a secure, modern industrial environment designed for owner users seeking control, functionality, and a professional image.

The site is **fully fenced with two (2) automated access gates**, after hours closure, keycard controlled entry, and exterior security lighting, providing peace of mind for equipment, inventory, and after hours operations.

The flexible building design allows the asset to scale alongside business growth, making it a durable solution for both current needs and long-term expansion.

### 15,494 SF IS AVAILABLE FOR IMMEDIATE OCCUPANCY BY AN OWNER/USER.

- The remaining 18,872 SF (54.87% of the building) is presently leased and **generating \$48,467.68 in scheduled monthly gross income.**
- Within the next 12 months, an Owner/User will have the ability to **occupy up to 23,878 square feet** (69.54% of the building), while continuing to collect rent on 10,488 square feet of space (30.46% of the building).



## BUILDING FEATURES



**BUILDING SIZE:**  
±34,366 SF  
Class-A Facility



**CLEAR HEIGHT:**  
±20'



**CONSTRUCTION TYPE:**  
Concrete-Tilt-Up



**GRADE LEVEL DOORS:**  
10 (10' x 10')



**FIRE SPRINKLERS:**  
.33/3,000



**YEAR BUILT:**  
2009



**PARCEL SIZE:**  
±1.86 Acres



**ZONING:**  
LA-M2



**PARKING:**  
69 Stalls  
(2/1,000)



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

### Building 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.
- Individually metered electrical service with 200 amps of 120/208V, 3 phase power per unit.
- Expansive glass storefront window lines.

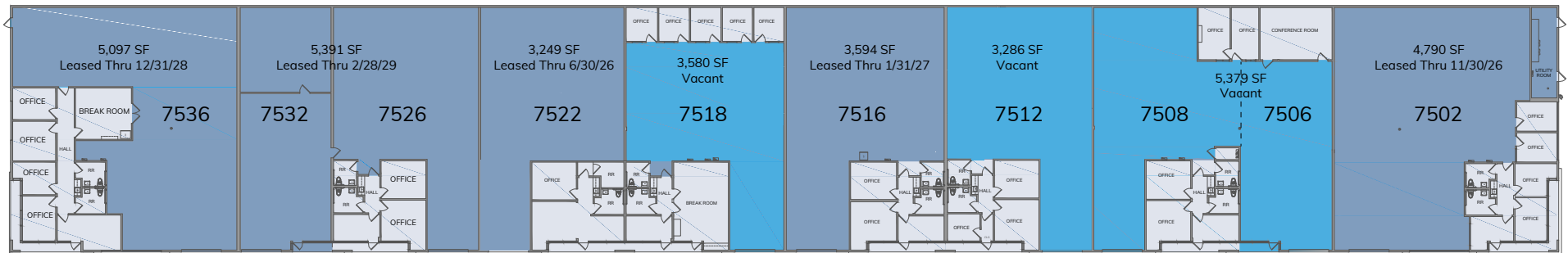
### Recent Capital Improvements

- Recently Completed Condo Map.
- New Exterior Painting.
- The Installation of an Elastomeric Roof Overlay with Transferable 10-Year Warranty.
- Newly Polished Concrete Floors Throughout the Warehouse and Office Areas of the Vacant Units.
- Professionally designed landscaping with drip line irrigation.

# COMPLETED CONDO MAPPING

## Future Enhanced Value Via In-Place Condo Map Overlay

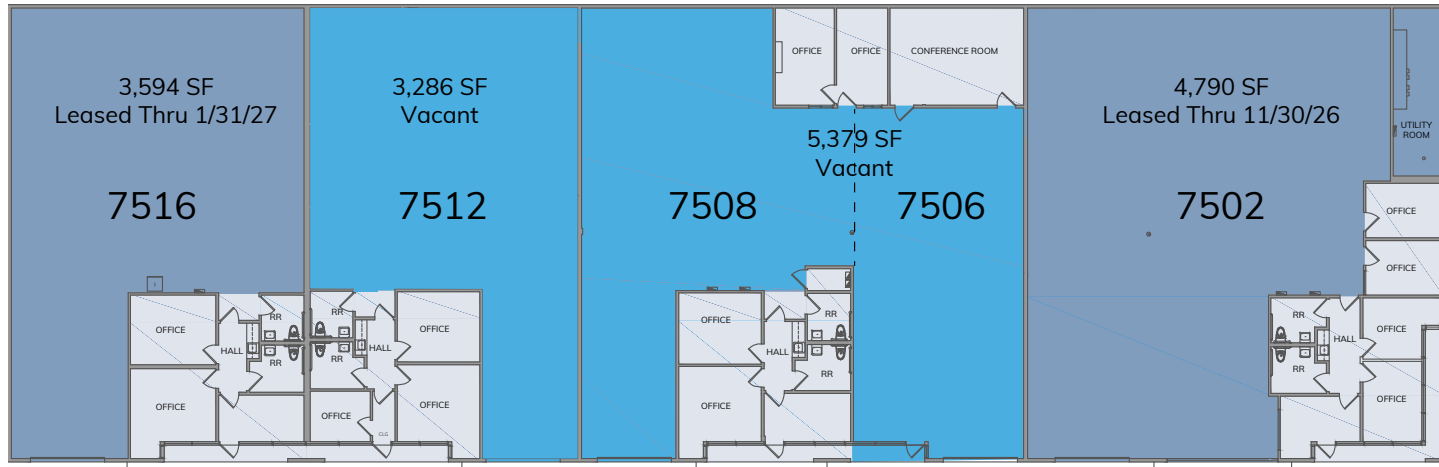
The building will be sold with a newly completed condo-map in place, which will allow a future owner the ability to sell individual units, if desired. Each unit is individually addressed and separately metered, allowing for clear branding, operational independence, and long term ownership flexibility, which is an increasingly rare advantage in today's industrial market.



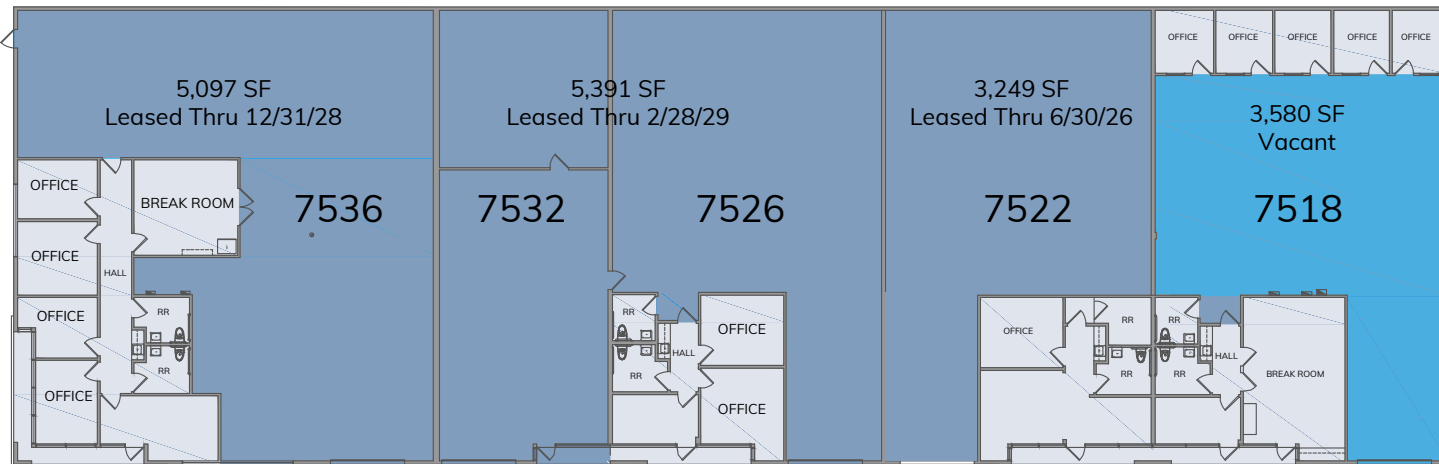
■ Vacant ■ Leased

# SITE PLAN

## 7502-7516 Tyrone



## 7518-7536 Tyrone



■ Vacant ■ Leased

## 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





## 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.



# AERIAL MAP



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