

OFFERING MEMORANDUM

6856 VAN NUYS BLVD

*±15,945 SF Building and Rear Parcel for
Combined ±53,362 of Land.*



VAN NUYS, CA 91405

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*Exclusively
Listed by*

RYAN MCKENZIE, CCIM

Vice President

818.939.2660

ryan.mckenzie@kidder.com

LIC N° 01787433

KIDDER.COM



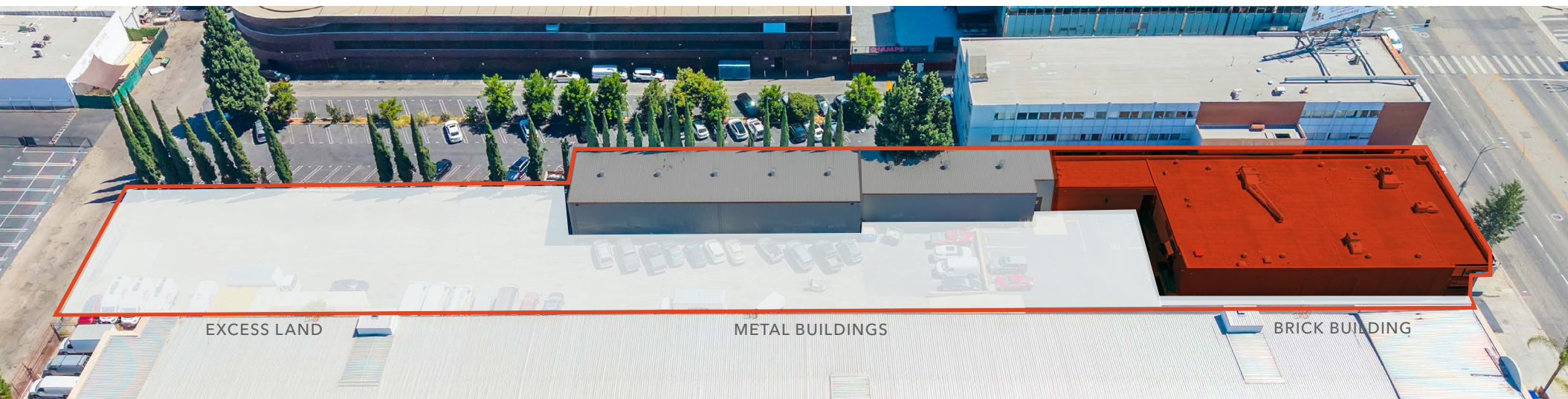
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PREMIER OFFERING IN THE HEART OF VAN NUYS, CA

*±15,945 SF Building and Rear
Parcel for Combined ±53,362
of Land.*



RETAIL WITH DEVELOPMENT POTENTIAL

6856 Van Nuys Boulevard presents a rare opportunity to acquire a high-profile commercial asset situated on approximately 53,362 SF of C2-1L and P-1L zoned land along one of the San Fernando Valley's most traveled corridors. The property comprises two parcels with a combined 15,945 SF of building area, consisting of a 9,550 SF retail building with an attached 6,395 SF metal building extension. Frontage on Van Nuys Boulevard delivers exceptional visibility with a daily traffic count of approximately 39,000 vehicles, while rear alley access, multiple truck loading positions, and proximity to the 101/405 freeways provide operational versatility few comparable properties can offer. The asset is well-suited to capture demand from owner-users, investors, and developers alike, with C2 zoning accommodating a wide range of commercial uses and excess land creating meaningful optionality for parking expansion or future development.

For development-oriented buyers, the site may offer significant redevelopment potential, which prospective purchasers are encouraged to independently verify with the City of Los Angeles and qualified entitlement counsel. The property falls within a TOC Tier 4 and AB 2097 entitlement incentive area, and preliminary third-party architectural review has suggested the potential for multifamily development; however, all unit counts, use assumptions, and development yields are unverified and subject to buyer's own due diligence. The combination of parcel size, low existing FAR, transit proximity, and zoning flexibility makes 6856 Van Nuys Boulevard a compelling opportunity in a supply-constrained submarket.



INVESTMENT HIGHLIGHTS

PRIME VAN NUYS BOULEVARD FRONTAGE

Exceptional visibility along one of the San Fernando Valley's most active commercial corridors, with a daily traffic count of approximately 39,000 vehicles and direct access from both Van Nuys Blvd and a rear alley.

SIGNIFICANT LAND POSITION

Two parcels totaling approximately 53,362 SF with a low existing FAR of 0.43, providing substantial excess land for parking, outdoor operations, or future development relative to the improvements.

FLEXIBLE C2 ZONING

C2-1L commercial zoning accommodates a broad range of retail, service, and commercial uses, offering owner-users and investors alike a wide operational footprint from day one.

TRANSIT & FREEWAY ACCESSIBILITY

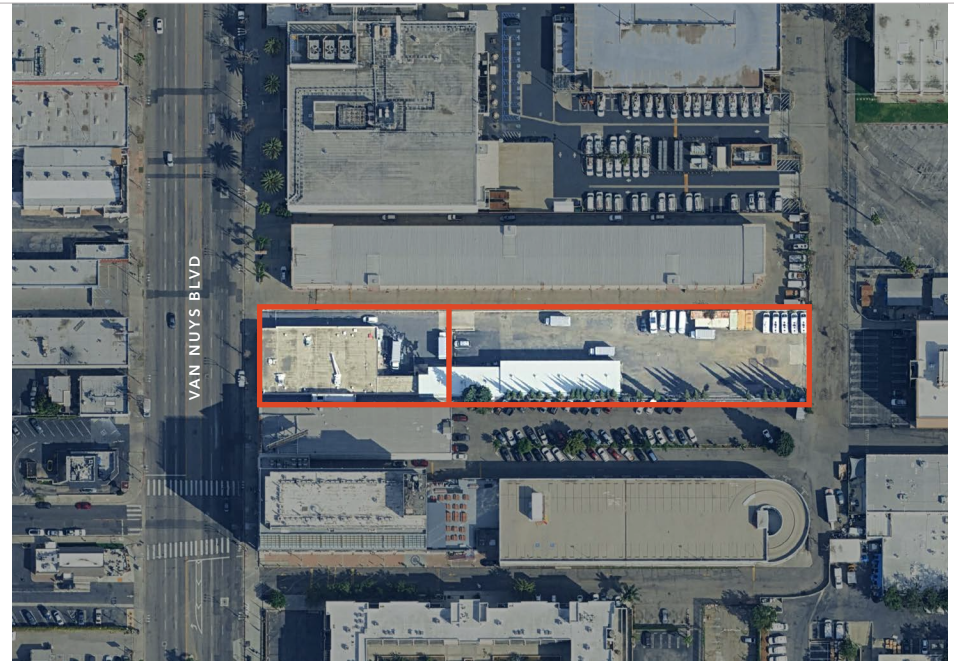
Strategically located with convenient access to the 101/405 freeways and proximate to the forthcoming East San Fernando Valley Metro Light Rail line, enhancing long-term connectivity and asset value.

REDEVELOPMENT OPTIONALITY

The site falls within a TOC Tier 4 and AB 2097 entitlement incentive area, suggesting potential redevelopment upside that prospective buyers are encouraged to independently verify with the City and qualified entitlement counsel.

FUNCTIONAL COMMERCIAL INFRASTRUCTURE

The existing improvements feature multiple truck loading positions, roll-up doors, and excess parking, making the property immediately functional for a wide variety of owner-user or investment scenarios.



6856 VAN NUYS BLVD RETAIL OVERVIEW

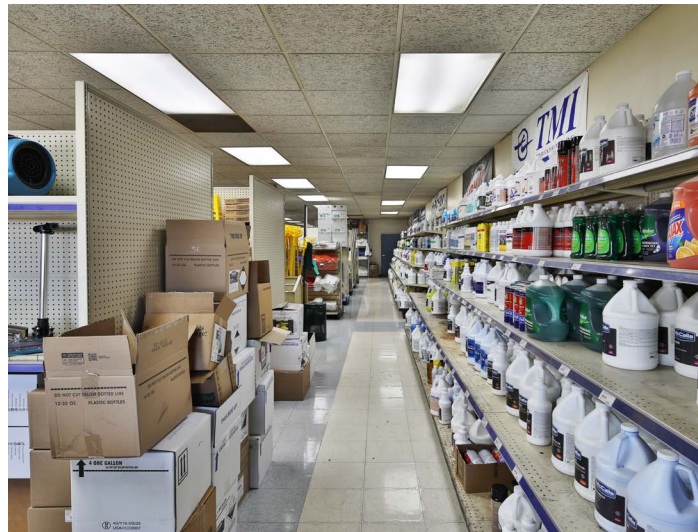
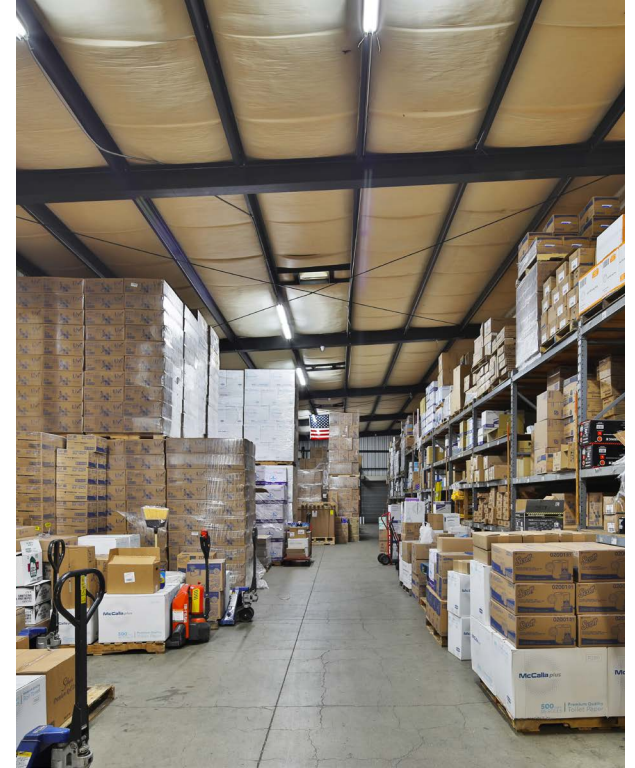
The retail component of 6856 Van Nuys Boulevard consists of a 15,945 square foot freestanding building fronting Van Nuys Boulevard, offering direct street exposure to approximately 39,000 vehicles per day. The building features roll-up door access, functional floor-loading capability, and a layout well-suited for a range of retail, showroom, or service-commercial uses.

With C2 zoning and an established presence along one of the Valley's highest-traffic corridors, the retail building represents a strong owner-user or investment opportunity with the ability to command market rents upon lease-up and configuration.

ADDRESS	6856 Van Nuys Blvd Van Nuys, CA 91405
PARCEL NUMBERS	2217-009-034 2017-009-007
BUILDING SIZE	±15,945 SF (combined)
GROSS LAND SIZE	±53,362 SF (combined)
ZONING	LAC2-1L P-1L
CLEAR HEIGHT	11' - 18'
LOADING	3 Powered Dock Doors - 8', 11' and 14'
POWER	Potential up to 400A, 120/240 Single Phase, 225A/240 Three, Phase 4W (Per Panel - Buyer Must Verify)



PROPERTY OVERVIEW



DRIVE TIME DEMOGRAPHICS



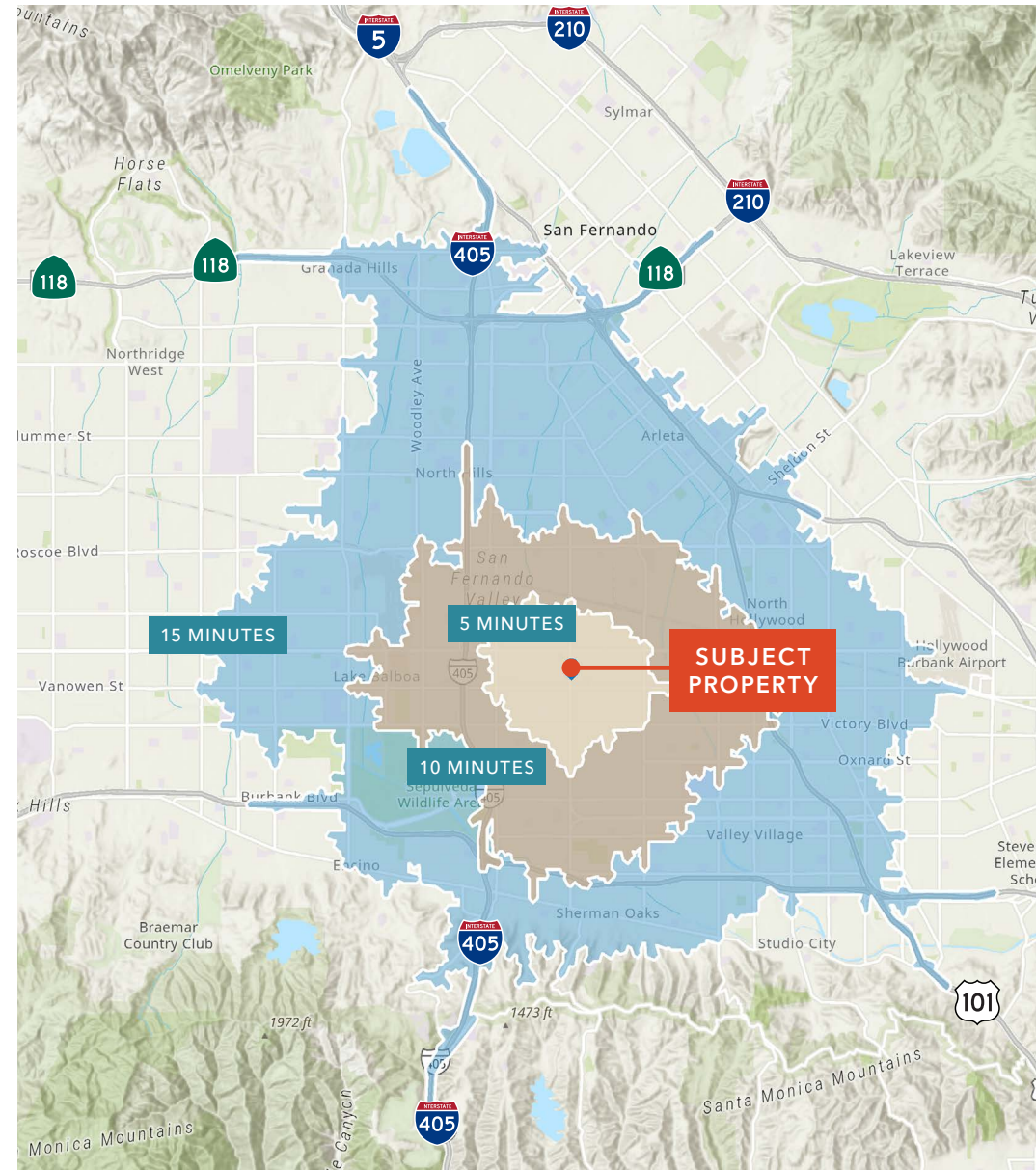
2020 Census

	5 Minutes	10 Minutes	15 Minutes
POPULATION	63,594	231,465	628,789
HOUSEHOLDS	21,267	79,758	215,910
AVG HOUSEHOLD SIZE	2.94	2.86	2.88



2031 Summary

	5 Minutes	10 Minutes	15 Minutes
RENTER OCCUPIED HH UNITS	17,341	59,976	140,170
MEDIAN AGE	38.6	39.3	39.6
MEDIAN HOUSEHOLD INCOME	\$82,158	\$86,685	\$101,282
AVG HOUSEHOLD INCOME	\$117,649	\$126,522	\$145,914



POTENTIAL DEVELOPMENT SCENARIOS

The preliminary zoning analysis supports multiple feasible affordable housing configurations under the MIIP - Single Affordability Procedural Track. Conceptual scenarios demonstrate the site's flexibility to accommodate a range of unit mixes and affordability strategies.

Conceptual Scenarios Prepared By

ROBERTO VAZQUEZ

Lead Architect
213.878.5737
rvazquez@hed.co

HED

SCENARIO 1 - HIGH DENSITY

Approx 297 units

- Average Unit Size: ~600 SF (Gross)
- Unit Mix:
 - 1-BR Units: 66% (approximately 196 units)
 - Studio Units: 34% (approximately 101 units)

SCENARIO 2 - AVERAGE DENSITY

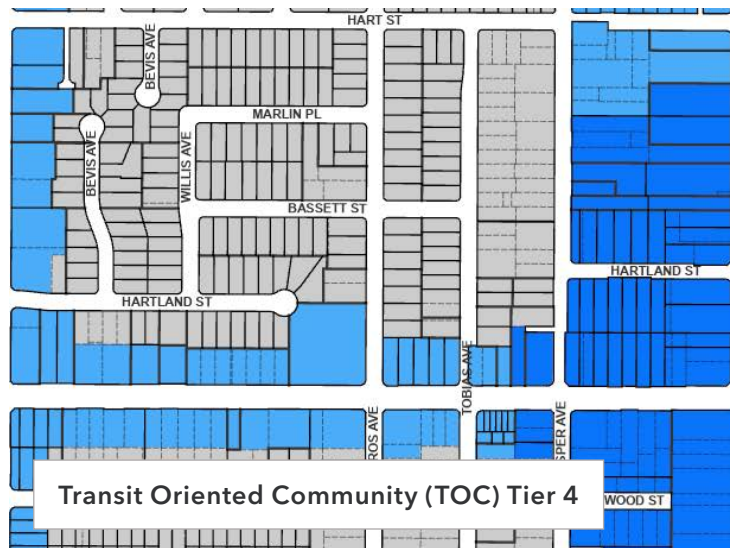
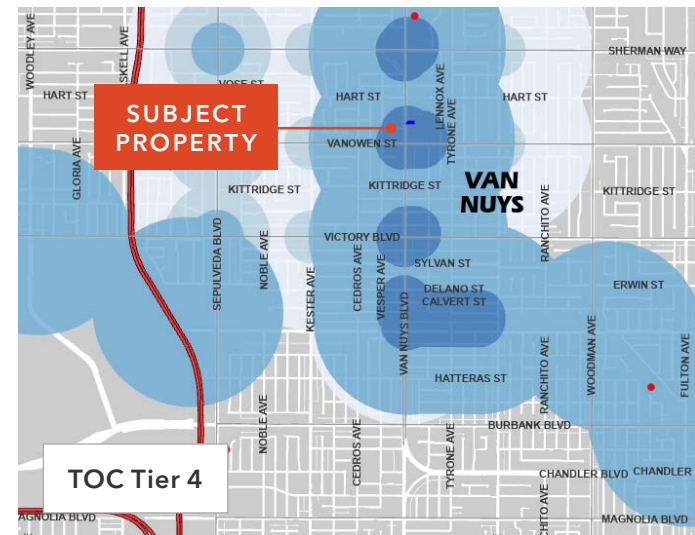
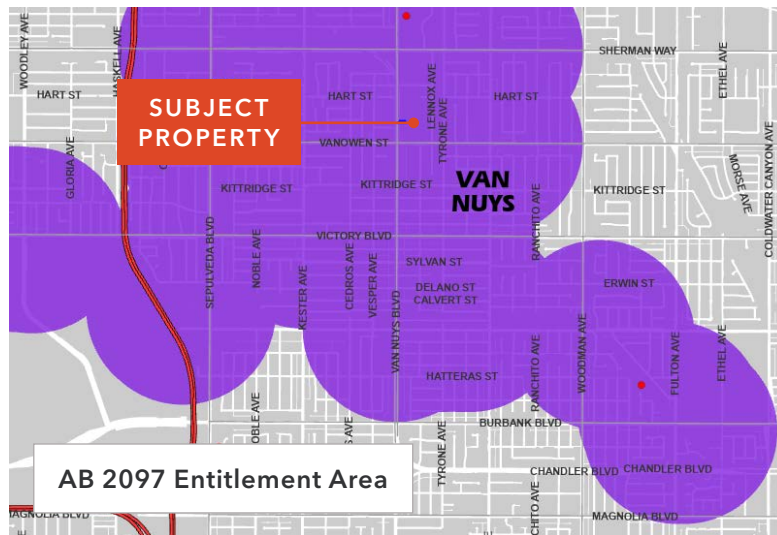
Approx 214 units

- Average Unit Size: ~711 SF (Gross)
- Unit Mix:
 - 2-BR Units: 25% (approximately 54 units)
 - 1-BR Units: 50% (approximately 107 units)
 - Studio Units: 25% (approximately 53 units)

BUILDING & SITE ASSUMPTIONS- BOTH SCENARIOS

- Estimated Height: ~88 feet (not a high-rise)
- Building Form: 8 stories (3-level podium + 5 levels of wood-frame construction)
- Estimated Parking: ~136 stalls utilizing a split first-floor configuration with a puzzler parking system and residential units
- Base FAR: ~1.5:1 (up to 4.5:1, approximately 239,929 SF maximum floor area)
- Estimated Floor Area: ~163,000 SF
- Estimated Gross Building Area: ~183,000 SF (including approximately 12,000 SF of podium parking)
- Estimated Net Leasable Residential Area: ~140,000 SF / Lot Utilization: ~40%
- Estimated Affordability Set-Aside: 15% Very Low Income
- Construction efficiency assumes an 8-story maximum for cost feasibility.

LOS ANGELES CITY ENTITLEMENT & OPPORTUNITY OVERLAYS



IN THE PATH OF PROGRESS

East San Fernando Valley Light Rail Transit Project.

Metro's plan for better transit includes more rail service in the heart of the San Fernando Valley and will be building a new 6.7-mile light rail line with 11 stations along Van Nuys Boulevard from the G Line to San Fernando Road. This project improves access to jobs, schools, healthcare, and key destinations, while reducing emissions.

Eleven stations are planned along Van Nuys Boulevard, including at Van Nuys G Line Station, Victory, Sherman Way, Van Nuys Metrolink, Arleta, and San Fernando. Metro is studying a 2.5-mile northern extension to the Sylmar/San Fernando Metrolink Station to improve access in Pacoima, Sylmar, and San Fernando. Trains are expected every 7-10 minutes during peak hours for frequent, predictable service.

Funding comes from Measure M, state sources, federal grants, and the Infrastructure Investment and Jobs Act (IIJA).



LOCATION OVERVIEW



VAN NUYS CITY OVERVIEW

Located just north of the Greater Los Angeles, Van Nuys is a vast multicultural hub.

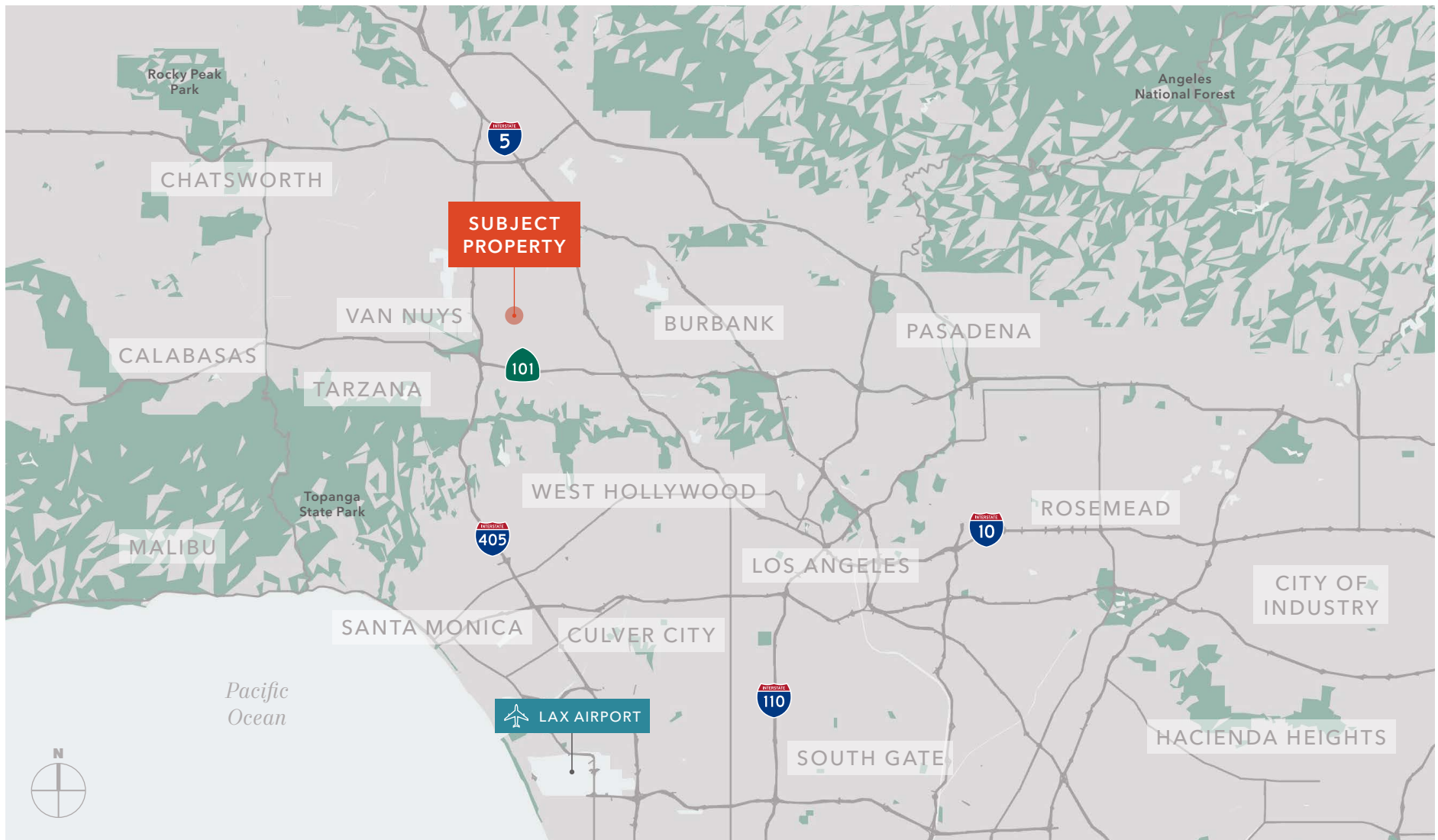
Van Nuys is the most populous and centrally located neighborhood in the San Fernando Valley region of Los Angeles, California. It is a bustling, ethnically diverse, and densely populated community that balances an urban-suburban feel with major transportation hubs, commercial corridors, and significant civic and administrative facilities.

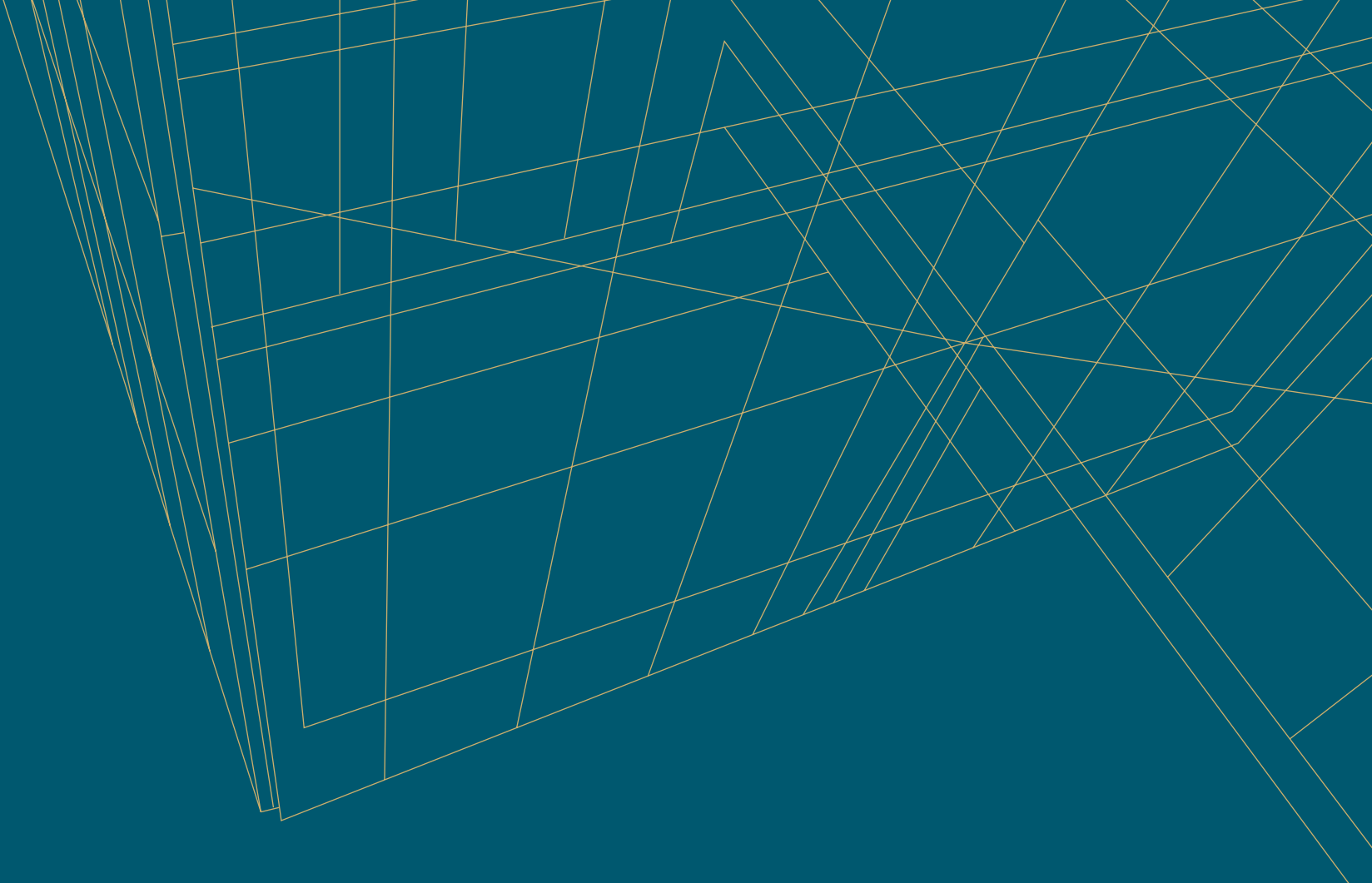
This community offers major accessibility via the 405 freeway, Victory Blvd., Sherman Way, Sepulveda Blvd., and Van Nuys Blvd., which make Van Nuys an attractive destination for businesses seeking connectivity and logistical advantages.

Retail and manufacturing are major industries, which includes auto dealers (auto row), retail stores, and small businesses that exist within the Van Nuys community in the Van Nuys Central Business District. Known for its sunny weather and proximity to major attractions, Van Nuys provides residents and visitors with various recreational opportunities, shopping centers, and dining options. The area is home to several parks and green spaces, enriching the overall quality of life. With a supportive infrastructure, ample resources, and a thriving entrepreneurial spirit, Van Nuys continues to play a crucial role in shaping the economic landscape of Los Angeles, offering a conducive environment for businesses to grow and prosper.

Source: 2025 CoStar

REGIONAL MAP





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RYAN MCKENZIE, CCIM
Vice President
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LIC N° 01787433

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