

FOR LEASE | 6,572 SF

FREESTANDING INDUSTRIAL BUILDING

LARGE GATED YARD/PARKING AREA



PRIME VAN NUYS AIRPORT LOCATION | PROMINENT CORNER LOCATION

16540 GAULT STREET | VAN NUYS, CA 91406

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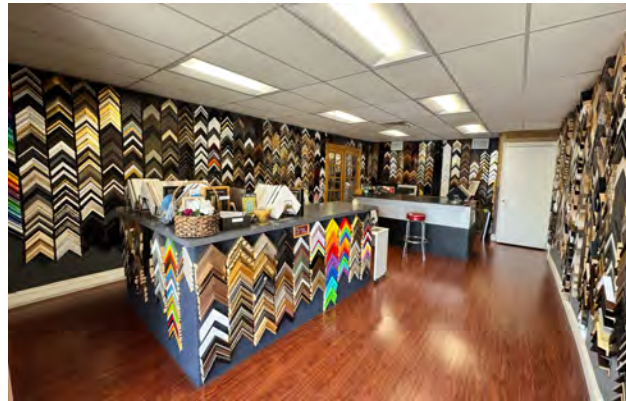
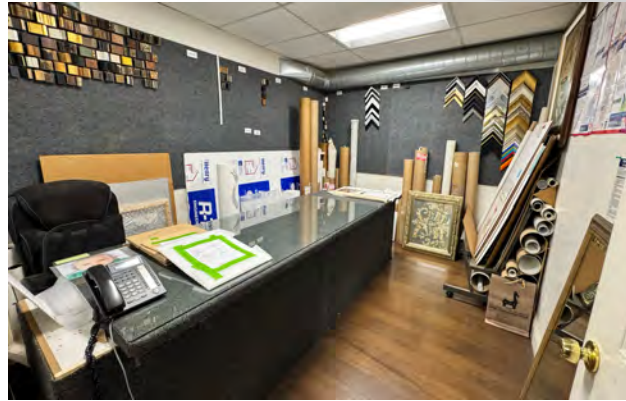
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PROPERTY FEATURES

-  Freestanding Industrial Building
-  Large Gated Yard/Parking Area
-  Functional & Flexible Layout
-  Well Designed Office Layout with Showroom & Kitchenette
-  Free Bonus Storage Mezzanine
-  15' Warehouse Clearance
-  2 Ground Level Loading Doors (10'x14')
-  Ample Power

LOCATION HIGHLIGHTS

-  Prime Van Nuys Airport Location
-  Excellent Demographics & Strong Workforce
-  Minutes to Local Amenities, Restaurants, Public Transportation, FlyAway
-  Easy Freeway Access



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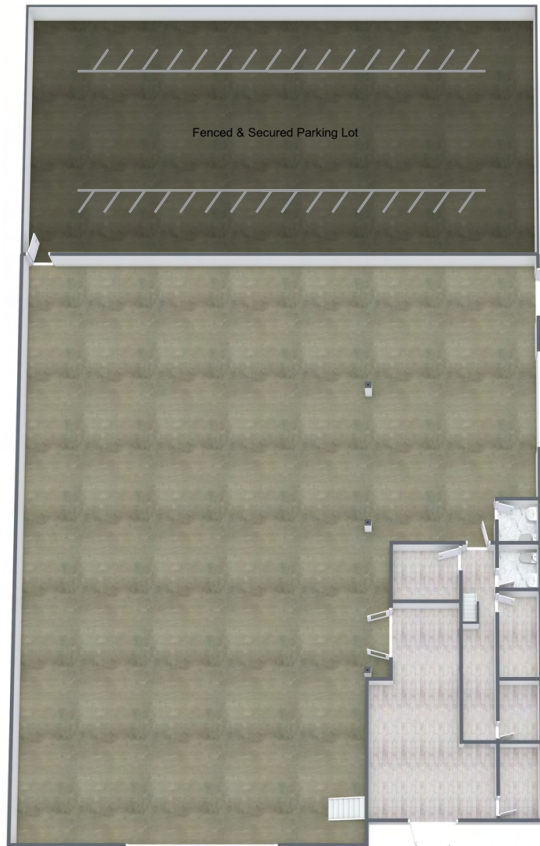
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FLOOR PLANS

DE CELIS PLACE



1ST FLOOR



2ND FLOOR

CAULT STREET



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AMENITIES MAP



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AREA OVERVIEW



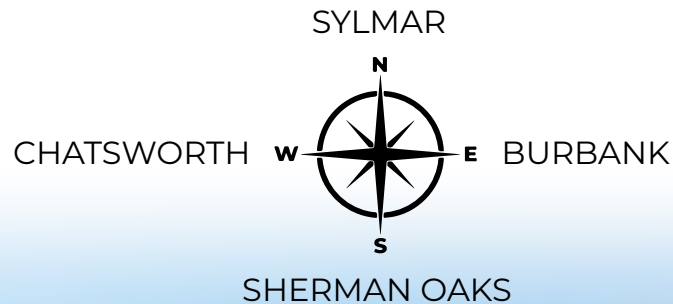
VAN NUYS OVERVIEW

Van Nuys is a neighborhood in the central San Fernando Valley region of Los Angeles, California. Home to Van Nuys Airport and the Valley Municipal Building, it is the most populous neighborhood in the San Fernando Valley.

Living in Van Nuys offers residents an urban feel and most residents rent their homes. In Van Nuys there are a lot of coffee shops and parks. Many families and young professionals live in Van Nuys and residents tend to be liberal. The public schools in Van Nuys are above average.

Despite having its fair share of shops and businesses, Van Nuys is primarily a residential area. New developments in the mid-priced bracket are rare, with most development focusing on high-end homes. However, main roads and building facades are being renovated in a bid to freshen up Van Nuys.

SURROUNDING NEIGHBORHOODS



QUALITY OF LIFE

To Panorama City residents, it's more than a shopping center – it's a place where neighbors gather, eat meals together at outdoor tables and catch up. At close by Panorama Mall, residents get their retail therapy fix, shopping stores like Fashion Nova and Finish Line.



PARKS & RECREATION

Families head to the Panorama City Recreation Center and Park - while health enthusiasts exercise on the outdoor fitness equipment. In the summer, a splash pad cools kids off, and various sports courts offer spots for friendly competition.



RESTAURANTS & DINING

Due to the neighborhood's urban density, locals are close to a plethora of shopping and dining options. Local favorites include Bamboo Bistro on Van Nuys Boulevard, which serves Filipino cuisine and hosts karaoke nights, and Ponchos Taqueria, located within Plaza del Valle.



TRANSPORTATION

In Panorama City, transportation options include Metro buses and trains, DASH buses for local routes - LADOT's DASH (Neighborhood Transit) buses offer local, low-cost service within specific neighborhoods, including Panorama City and Van Nuys.



DEMOGRAPHIC DATA



POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	26,199	274,958	680,782
Estimated Households	9,237	96,699	238,566



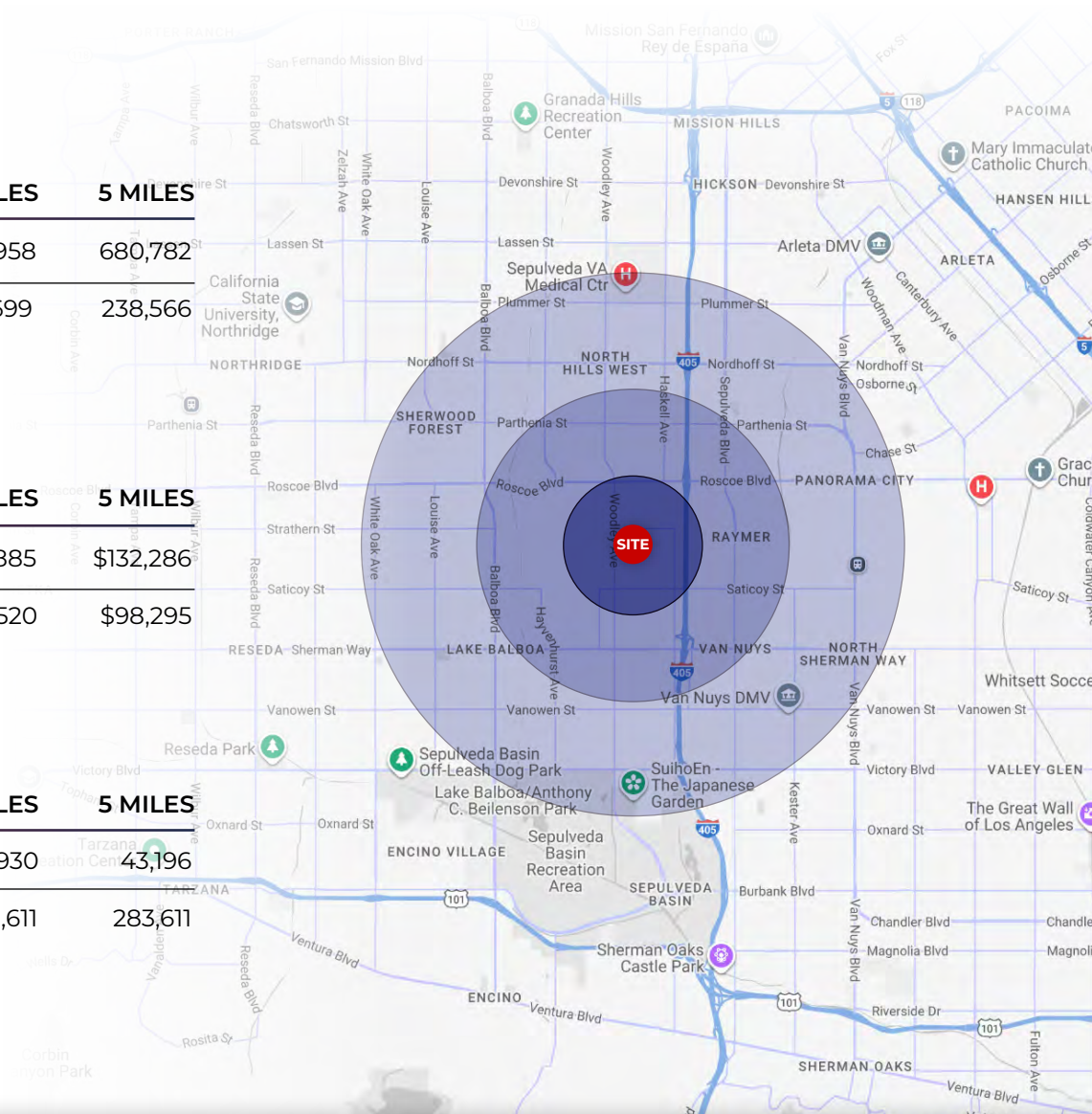
HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Average Household Income	\$105,058	\$114,885	\$132,286
Median Household Income	\$84,586	\$89,520	\$98,295



DAYTIME POPULATION

	1 MILE	3 MILES	5 MILES
Total Businesses	2,024	17,930	43,196
Total Employees	15,373	120,611	283,611



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