

OFFERING MEMORANDUM

16531 SATICOY ST

*Industrial Owner-User Opportunity
— Fully Air-Conditioned Building
Adjacent to Van Nuys Airport*



VAN NUYS, CA 91406



COLDWELL BANKER
REALTY



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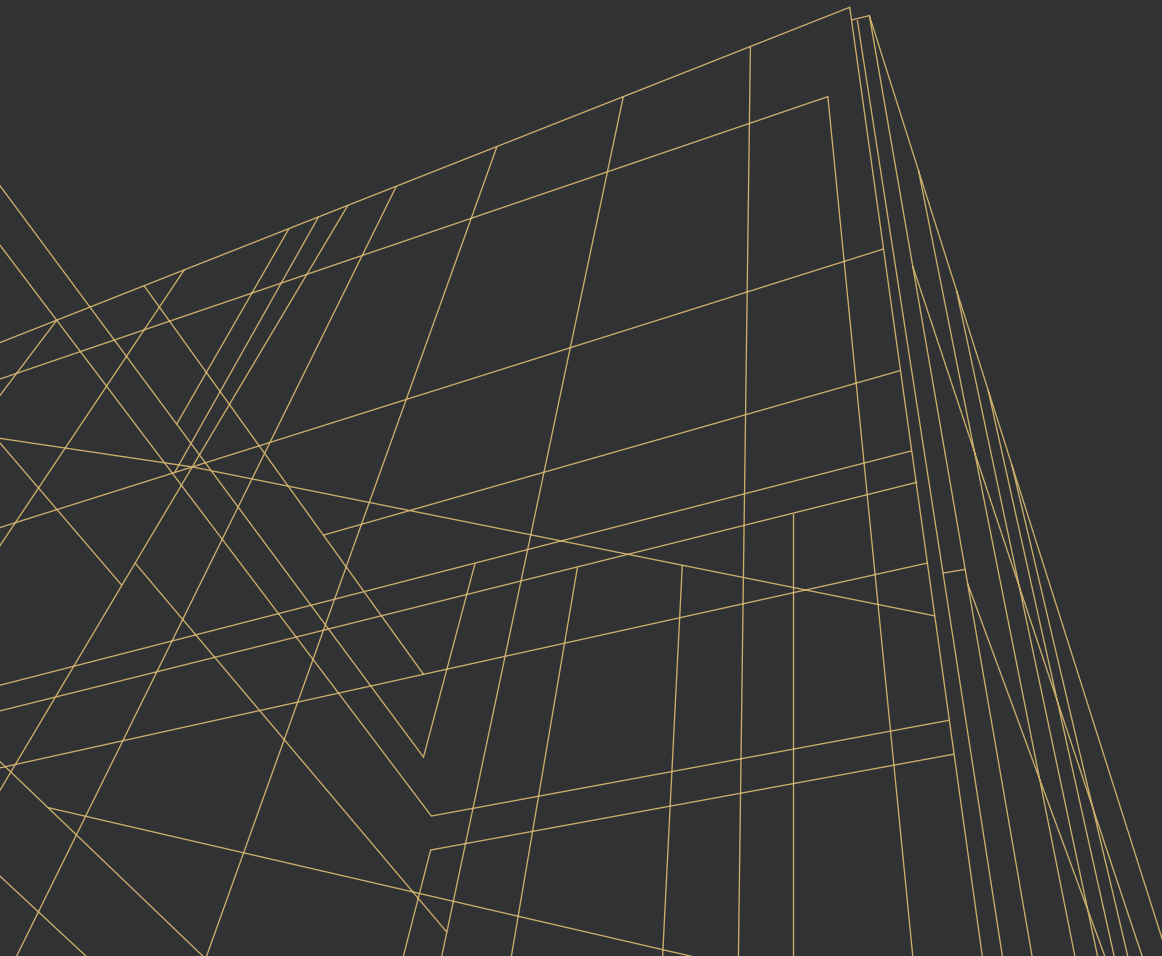
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EXECUTIVE SUMMARY

THE OFFERING

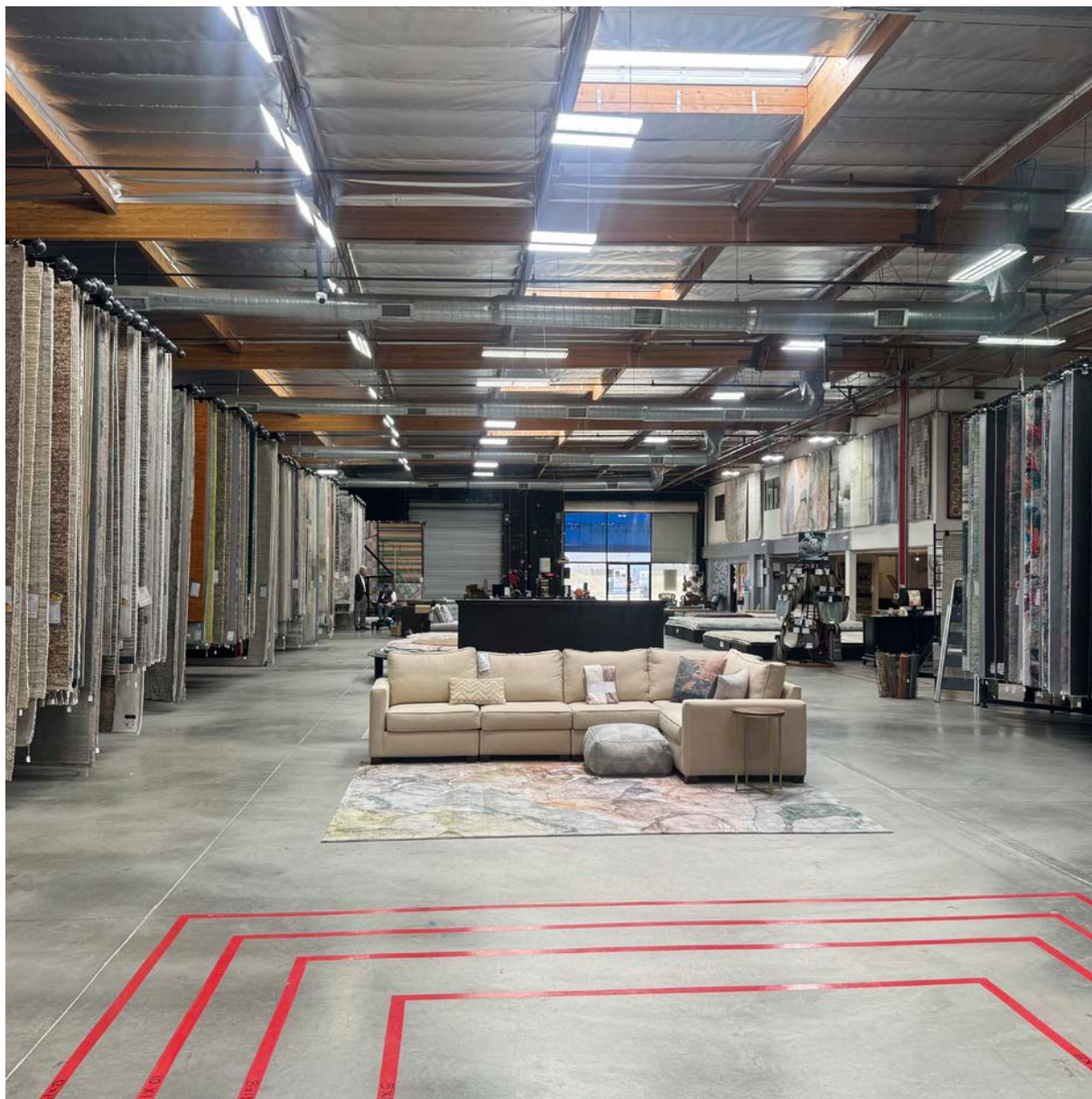
16531 Saticoy Street is a ±17,950 square foot industrial building situated on a ±22,651 square foot lot in the heart of the Van Nuys industrial corridor.

Improved in 1989 and immaculately maintained, the Property offers a rare owner-user opportunity in one of the San Fernando Valley's most sought-after industrial submarkets. The building is fully air-conditioned throughout the warehouse and office areas, includes ±3,000 square feet of mezzanine office space, and benefits from secure, privately gated parking, all just moments from the Van Nuys Airport and immediate freeway access.

The Property is further enhanced by its location within a California State Enterprise Zone, providing a qualified owner-user with significant tax credits, deductions, and streamlined parking entitlements (see page 7).

CALL FOR PRICING

ASKING PRICE



PROPERTY HIGHLIGHTS

Fully air-conditioned warehouse and office space – a rare feature for Valley industrial product

±3,000 SF of mezzanine office space, above and beyond the total building square footage

Ideal owner-user opportunity with functional, turnkey improvements

Secure, privately gated on-site parking (28 striped tandem spaces)

Located within a California State Enterprise Zone, offering meaningful tax and parking incentives

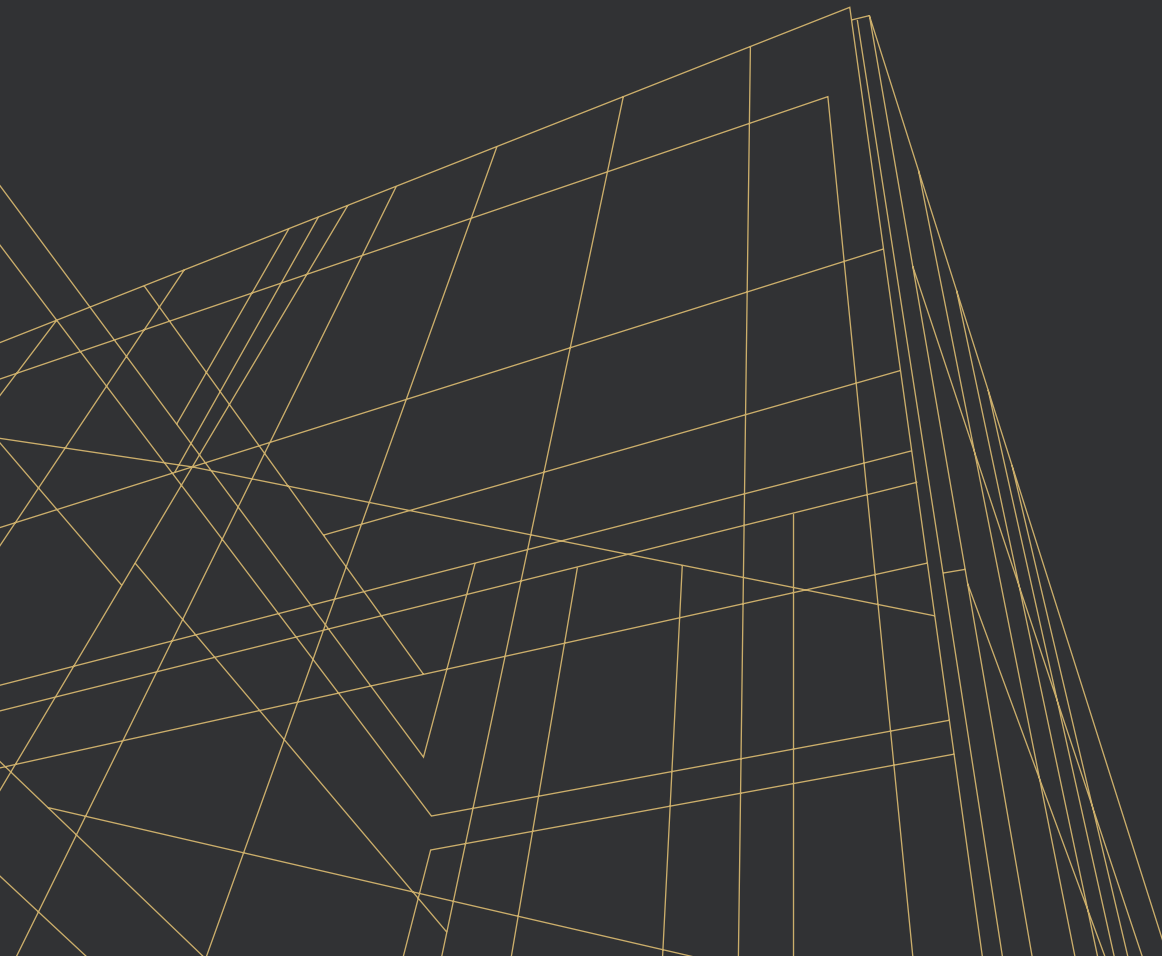
Adjacent to Van Nuys Airport with immediate access to the 405 and 101 freeways

Warehouse skylights provide abundant natural light

High-quality construction with turnkey spec features and 18' clear height

Situated in a premier, supply-constrained industrial submarket with historically low vacancy



A complex, abstract geometric pattern composed of numerous thin, light-colored lines. These lines intersect to form a series of overlapping, irregular polygons and rectangles, creating a sense of depth and architectural structure. The pattern is concentrated in the bottom-left quadrant of the page, with lines extending towards the center and right edge.

PROPERTY OVERVIEW

PROPERTY INFORMATION

PROPERTY OVERVIEW

ADDRESS	16531 Satcoy St, Van Nuys, CA 91406
APN	2205-009-051
TOTAL BUILDING SF	±17,950
MEZZANINE OFFICE SF	±3,000 (separate from total building SF)
TOTAL LAND SF	±22,651
YEAR BUILT	1989
CLEAR HEIGHT	18'
LOADING	2 grade-level doors
SPRINKLERS	Yes
POWER	400a / 120-240v, 3-phase, 3-wire
PARKING	28 spaces (secure, gated, striped tandem)
ZONING	M2
HVAC	Fully air-conditioned warehouse & office

STATE ENTERPRISE ZONE ADVANTAGES

The Property is located within a California State Enterprise Zone, which offers a qualified owner-user meaningful financial and operational advantages, including:

Hiring Credits – State tax credits worth approximately \$37,000 over five years for each qualified worker hired

Sales Tax Credits – Credits for sales and use taxes paid on qualifying machinery and electronic equipment

Business Expense Deductions – Special state tax deductions for costs businesses would otherwise pay in full

Loan Incentives – Lenders receive tax credits for loans made to businesses operating within the zone

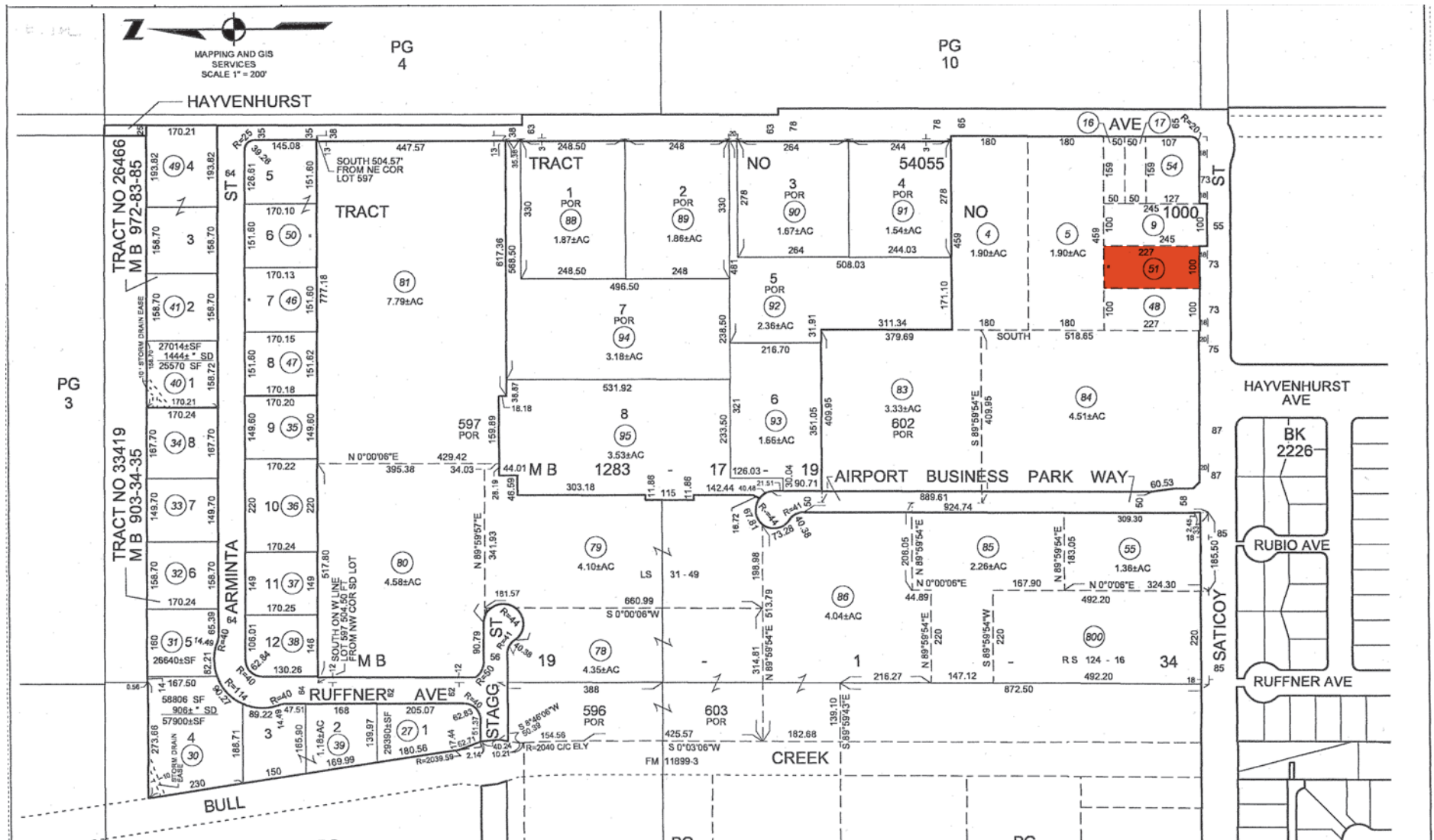
Easier Parking Rules – Reduced parking requirements at plan-check for projects located within the zone

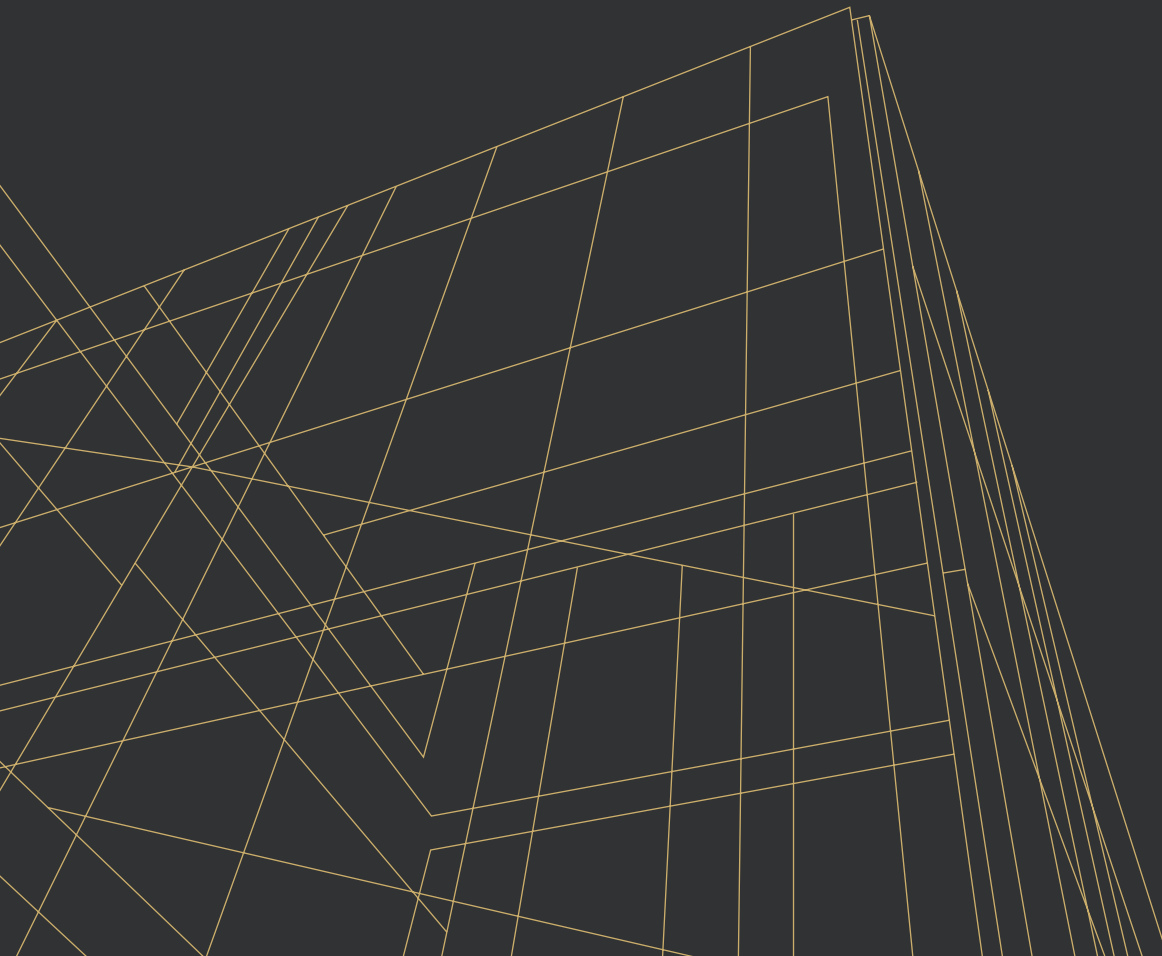


PROPERTY OVERVIEW



PLAT MAP



An abstract geometric line art design in the bottom left corner, consisting of a complex network of thin, light-colored lines forming a series of overlapping, elongated rectangular and triangular shapes, creating a sense of depth and architectural structure.

LOCATION OVERVIEW

VAN NUY'S MARKET IS RIPE FOR CHANGE

Located within Los Angeles County, eastern San Fernando Valley encompasses a wide range of communities including Van Nuys, Burbank, Glendale, and North Hollywood.

The submarket is known for its multicultural landscape, strong industrial presence, and vibrant commercial districts. The Property's location benefits from seamless connectivity to popular nearby destinations via the Light Rail, Interstate 405, and the US 101, providing residents and visitors with easy access to entertainment options, cultural sites, shopping districts, and adjacent Los Angeles submarkets. The Valley is home to a long list of tourist attractions including Universal Studios, Warner Bros, and the Japanese Garden. The area offers a more affordable alternative within Greater Los Angeles, with average home values of \$850,858 within a one-mile radius of the property, representing 5% below the Los Angeles average of \$892,402. Van Nuys is bolstered by strong aerospace, manufacturing, and logistics sectors, which enhance the local economy and provide plentiful job opportunities that support and strengthen the nearby job market.

(Source: ESRI, LAEDC)

SAN FERNANDO VALLEY, CALIFORNIA

If the valley were a standalone city, it would be one of the largest in the United States. The Valley serves as home to many leading industries, the best known of these lead the way in aerospace, biotechnology, technology, healthcare, motion pictures, television production, and music recording.

DEMOGRAPHICS & EDUCATION

The San Fernando Valley is extremely dense and has a population density of approximately 4,181 people per square mile. As of 2023, median household income for the Valley is \$84,265 and average household income is \$124,145. Los Angeles County only reports a median household income of \$81,362 and an average household income of \$120,981. Overall, the Valley has an average home value of \$935,230 where LA County reports a slightly less expensive average home value of \$930,606.

Of the 1,290,313 residents over the age of 25 roughly 48% have an associate, bachelors, or graduates' degree. The Valley provides its residents with plenty of great education options where that includes LAUSD, private schools, or higher education. The Valley is home to over 100 accredited institutions that offer higher education degrees. Some of them include California State University Northridge, Pierce College, Los Angeles Valley College, and more. These institutions create an impressive employee base from which companies can draw.

Home to the nation's epicenter of the film and television industry, the San Fernando Valley has over 1.8 million residents and over 90,000 businesses. It is comprised of the cities of Glendale, Burbank, Calabasas, San Fernando, and Los Angeles.

HOUSING

The Valley has some great neighborhoods that attract professionals from all over LA County that provide more affordable housing options when compared to the trendier neighborhoods on the other side of the hill. Whether you are a renter or looking to purchase a home, the valley provides much cheaper housing alternatives while still being accessible to all of Los Angeles' business districts. As of October 2023, Average asking rent per unit in the Valley is \$2,030. Other neighborhoods like West Hollywood, Hollywood, and Downtown Los Angeles are reporting average asking rents per unit of \$2,753, \$2,299, and \$2,599 respectively.

TRANSPORTATION

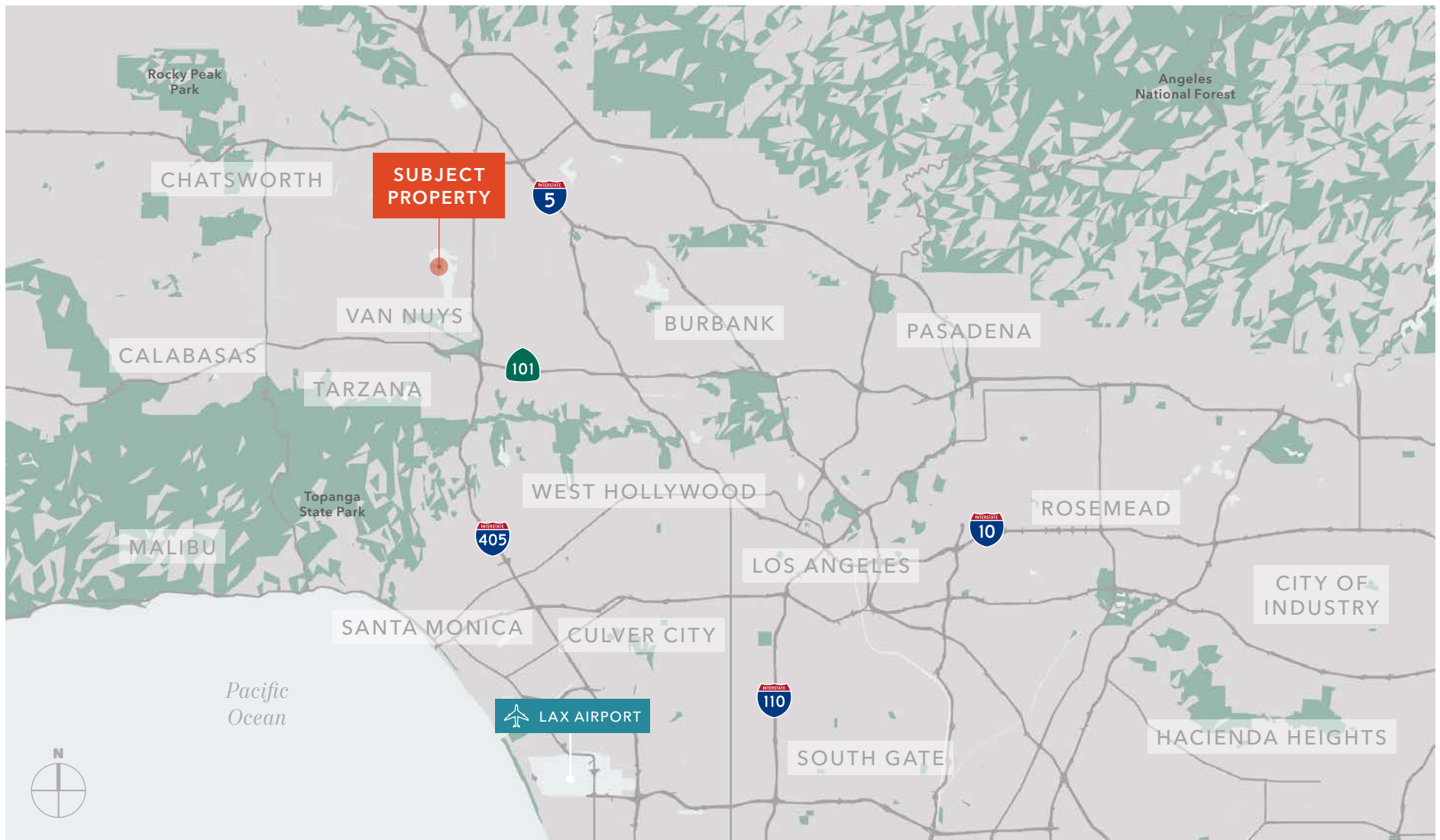
The Valley makes transportation easy and accessible for employees and their families. Anchored by three major airports in the region including Van Nuys, Bob Hope Airport in Burbank, and is close enough to Los Angeles International Airport. On the ground, The Valley has commuter rail services, dedicated high-speed bus lanes a subway, and an elaborate freeway system which connects the Valley to all of Los Angeles. The 405 freeway connects neighborhoods within the valley such as Sherman Oaks and Encino to West Los Angeles. The 101 freeway runs through the entirety of The Valley to Hollywood and Downtown. Most of Los Angeles is within a 20-minute drive from the San Fernando Valley.

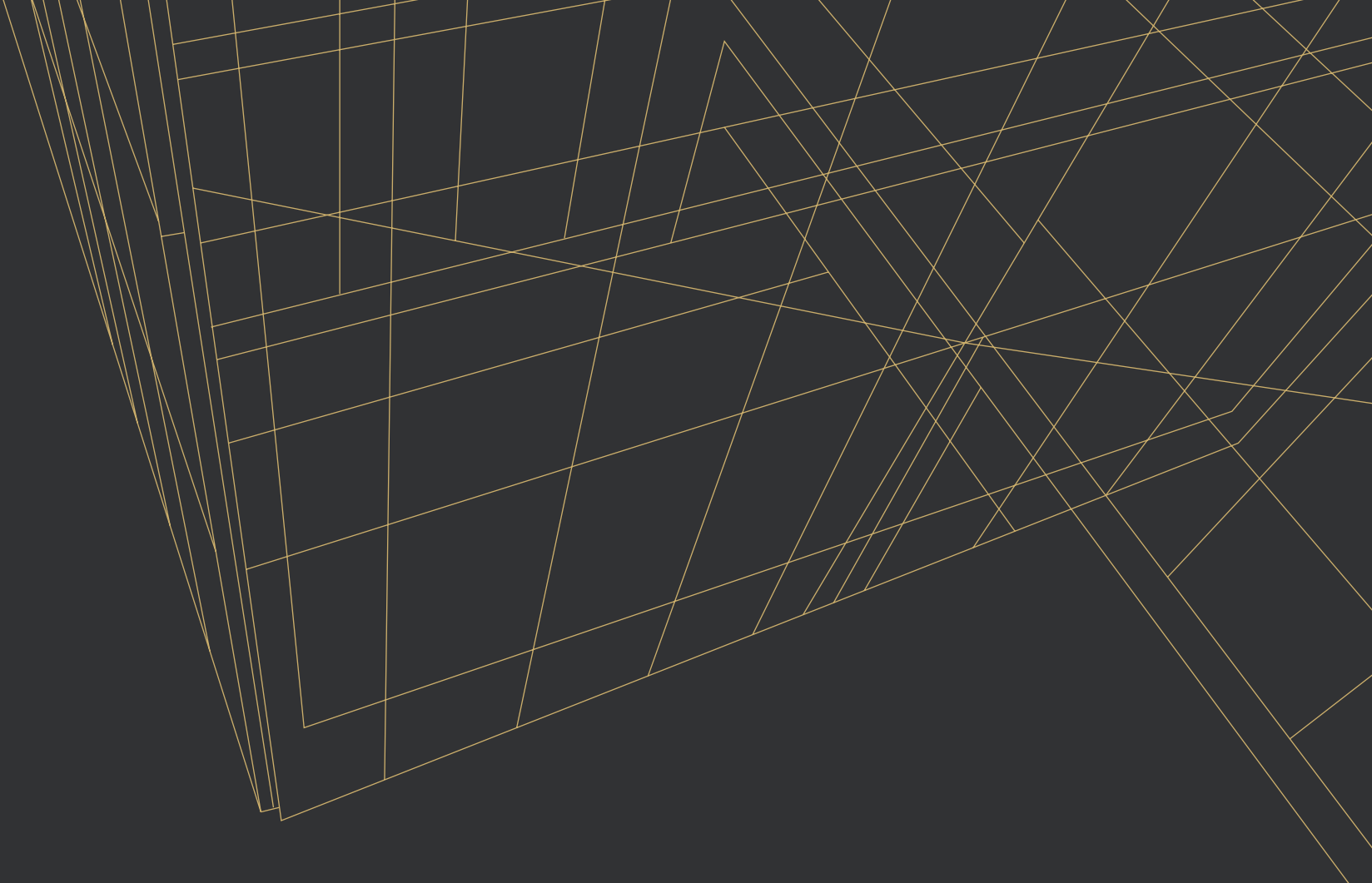
ECONOMICS & BUSINESSES

The Valley is home to many of the world's most recognizable corporate names. They include companies such as The Walt Disney Co., Amgen Inc., Warner Bros, Public Storage, and Universal Pictures. Regardless of the industry, it can be found in The Valley and the surrounding cities. The Valley has a total of 98,363 businesses and 778,734 employees. Majority of the employees work in Health Care & Social Assistance (13%), Retail Trade (12.4%), and the Professional Sector (9.0%). The Valley is also a prime destination for tourism with millions of annual visitors allowing for growth in the retail and hotel industries.

Sources: CoStar, ESRI

REGIONAL MAP





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