14005-14011

Victory Boulevard

DEVELOPMENT OPPORTUNITY

VAN NUYS, CA 91401 ▪ 2 CONTIGUOUS RD1.5 LOTS

ValleyApartmentSales.com

14005-14011 VICTORY BOULEVARD

VAN NUYS, CA 91401

CINDY HILL, CCIM
Apartment Specialist
Cal BRE #00885625

ValleyApartmentSales.com

(818) 640-4360 ▪ cindyhill@valleyapartmentsales.com

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EQUITY UNION
REAL ESTATE

01

Property Summary

14005-14011 VICTORY BOULEVARD | VAN NUYS, CA 91401

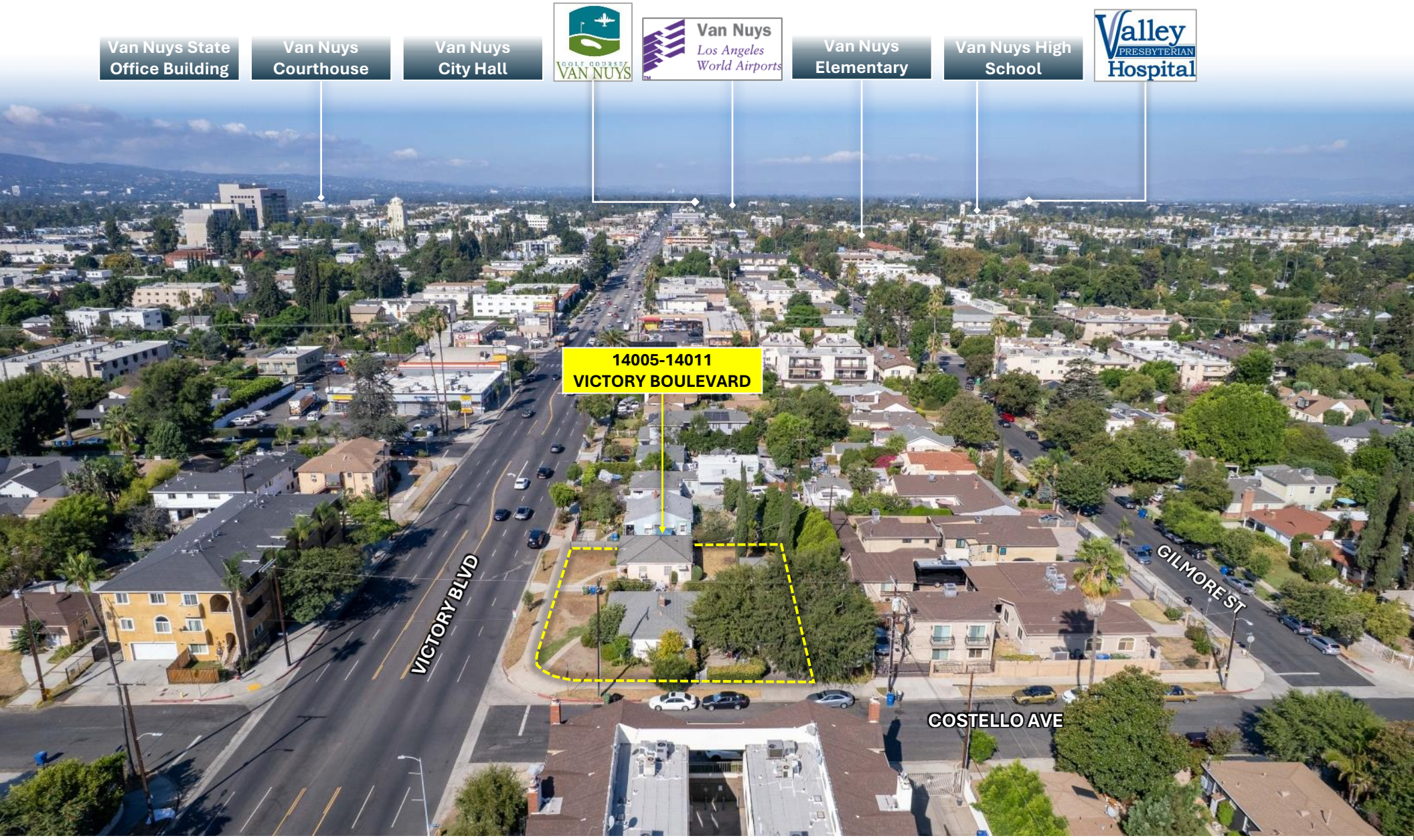
Property Summary

PRICE: $1,699,000 | PRICE/SF: $825.56

ADDRESS	14005 VICTORY	14011 VICTORY BLVD	COMBINED
YEAR BUILT	1945	1942	-
BEDROOMS	3	2	5 Bedrooms Total
BATHROOMS	1	1	2 Bathrooms Total
BUILDING SIZE (SF)	1,132 SF	928 SF (calculated)	2,060 SF
LOT SIZE (SF)	6,913 SF	5,000 SF (calculated)	11,913 SF
ZONING	RD1.5	RD1.5	-

PRIME CENTRAL LOCATION

VALLEY GLEN



Investment Highlights

14005-14011 VICTORY BOULEVARD

- **Two contiguous RD1.5 lots in an excellent rental pocket of Valley Glen**
- **Combined lot area of 11,913**
- **One SFR will be delivered vacant at the close of escrow**
- **Property could qualify for density bonus or T.O C. Buyer to do their own due diligence**
- **Both units will be delivered vacant at the close of escrow**

Property Layout

Property Overview

Equity Union Commercial is proud to represent these two contiguous RD1.5 lots in Valley Glen. They are being sold for land value.

The property was built in 1945 and consists of 3 bedrooms and 1 bathroom. With a lot size of 6,913 square feet, the property has a total of 1,132 rentable square feet. The other, built in 1942, consists of 2 bedrooms and 1 bathroom. Together, they sit on an 11,913 square foot lot and have a total of 2,060 rentable square feet.

The property is situated in Van Nuys with close access to the 405, 101, and 170 freeways. Ventura Blvd. is just minutes away with all of its restaurants and shopping, while the Metrolink transportation service allows easy access to Sherman Oaks, Woodland Hills, Burbank, Hollywood, and Downtown Los Angeles.

02

Location Overview

14005-14011 VICTORY BOULEVARD | VAN NUYS, CA 91401

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.

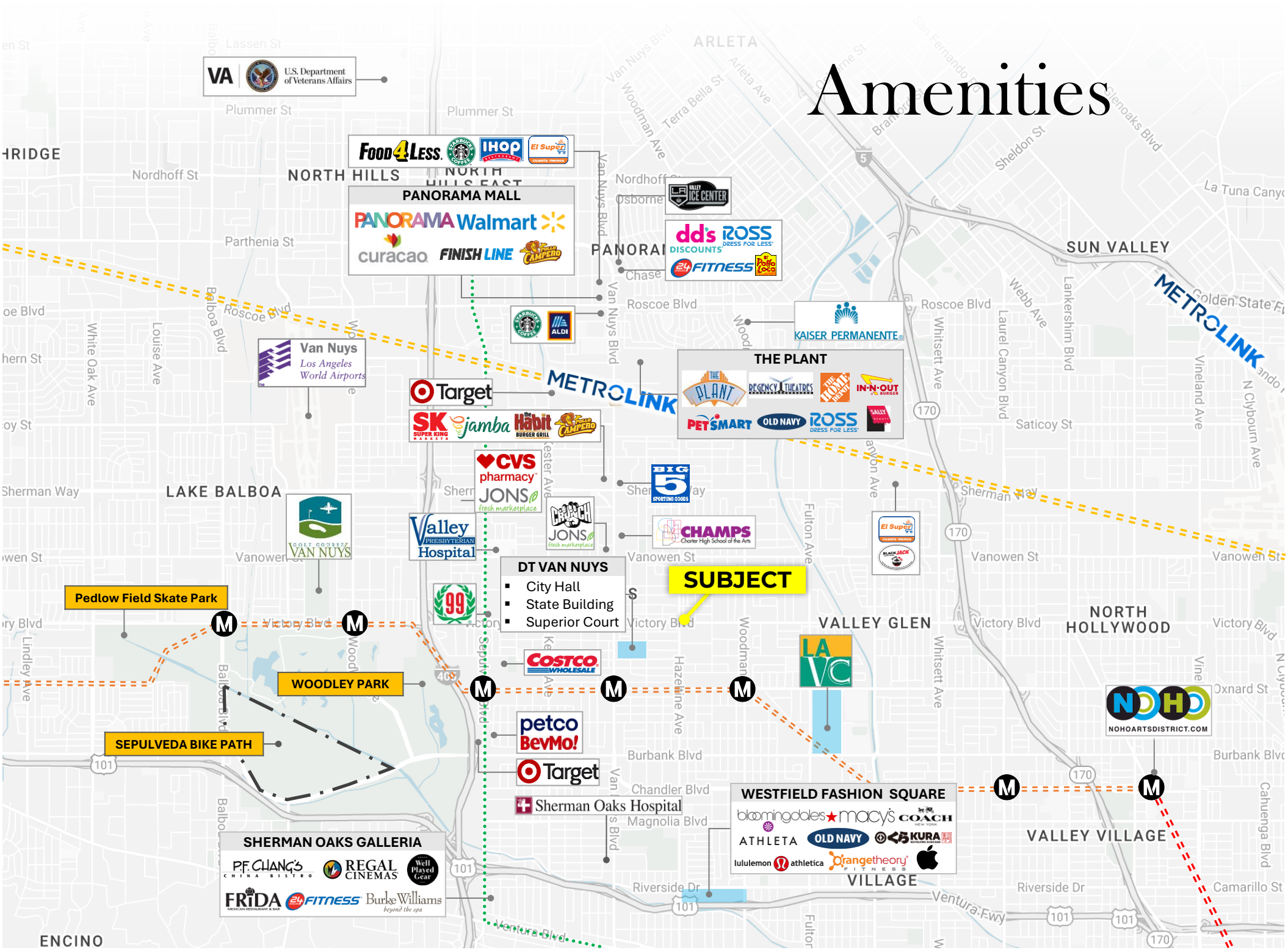
214	15,800	238
UNITS	SF RETAIL	VEHICLES

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	41	556
UNITS	AFFORDABLE	VEHICLES

6728 Sepulveda Blvd

Amenities



VA
U.S. Department of Veterans Affairs
Food 4 Less
IHOP
El Super
PANORAMA MALL
PANORAMA
Walmart
curacao
FINISH LINE
Pollo Campero
Valley Ice Center
dd's DISCOUNTS
ROSS DRESS FOR LESS
24 FITNESS
Pollo Loco
ALDI
Van Nuys Los Angeles World Airports
Target
SK SUPER KING MARKETS
jamba
the Habit BURGER GRILL
Pollo Campero
CVS pharmacy
JONS fresh marketplace
Valley Presbyterian Hospital
Crescent Crunch
JONS fresh marketplace
BIG 5 SPORTING GOODS
CHAMPS Charter High School of the Arts
KAISER PERMANENTE
THE PLANT
THE PLANT
REGENCY THEATRES
THE HOME DEPOT
IN-N-OUT BURGER
PETSMART
OLD NAVY
ROSS DRESS FOR LESS
SALLY BEAUTY
El Super
BLACK JACK
DT VAN NUYS
City Hall
State Building
Superior Court
SUBJECT
Pedlow Field Skate Park
WOODLEY PARK
SEPULVEDA BIKE PATH
COSTCO WHOLESALE
petco BevMo!
Target
Sherman Oaks Hospital
LA VC
NOHO
NOHOARTSDISTRICT.COM
WESTFIELD FASHION SQUARE
bloomingdale's
macy's
COACH
ATHLETA
OLD NAVY
KURA
lululemon athletica
orangetheory FITNESS
SHERMAN OAKS GALLERIA
P.F. CHANG'S CHINA BISTRO
REGAL CINEMAS
Well Played Gear
FRIDA
24 FITNESS
Burke Williams beyond the spa
METROLINK
ARLETA
NORTH HILLS
NORTH HILLS EAST
PANORAMA
SUN VALLEY
LAKE BALBOA
VALLEY GLEN
NORTH HOLLYWOOD
VALLEY VILLAGE
VILLAGE
ENCINO
Plummer St
Nordhoff St
Parthenia St
Roscoe Blvd
Sherman Way
Vanowen St
Victory Blvd
Burbank Blvd
Chandler Blvd
Magnolia Blvd
Riverside Dr
Ventura Fwy
Van Nuys Blvd
Woodman Ave
Terra Bella St
Arleta Ave
Sheldon St
Glenoaks Blvd
La Tuna Canyon
Golden State Fwy
Saticoy St
Webb Ave
Lankershim Blvd
Laurel Canyon Blvd
Whitsett Ave
Vineland Ave
N Clybourn Ave
Fulton Ave
Hazeltine Ave
Woodman Ave
Balboa Blvd
White Oak Ave
Louise Ave
Lindley Ave
Oxnard St
Camarillo St
Cahuenga Blvd
101
170
5

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

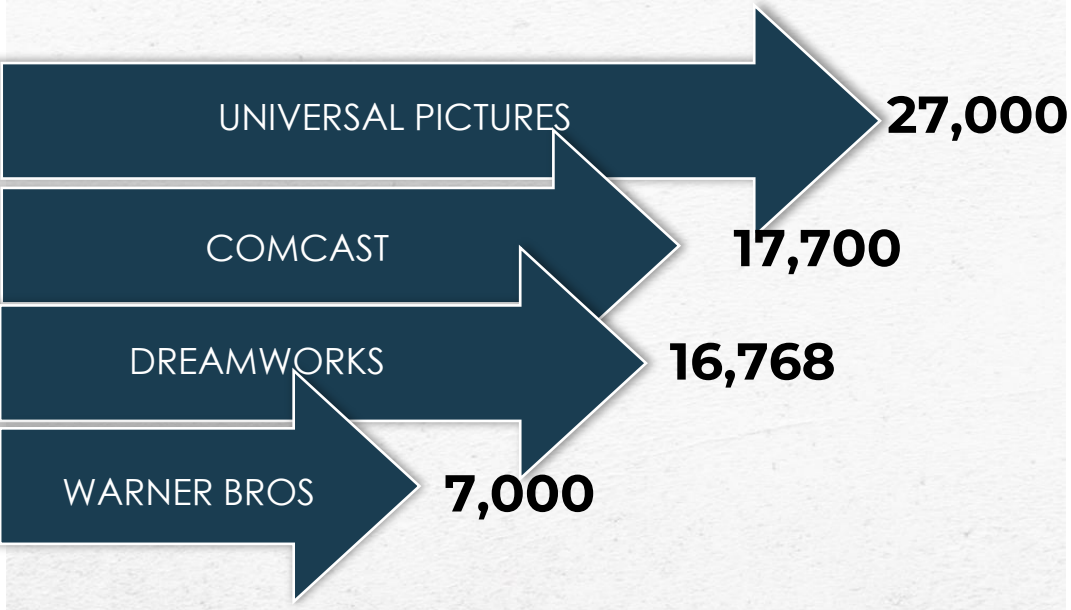
42 Days
Median Days On Market

$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

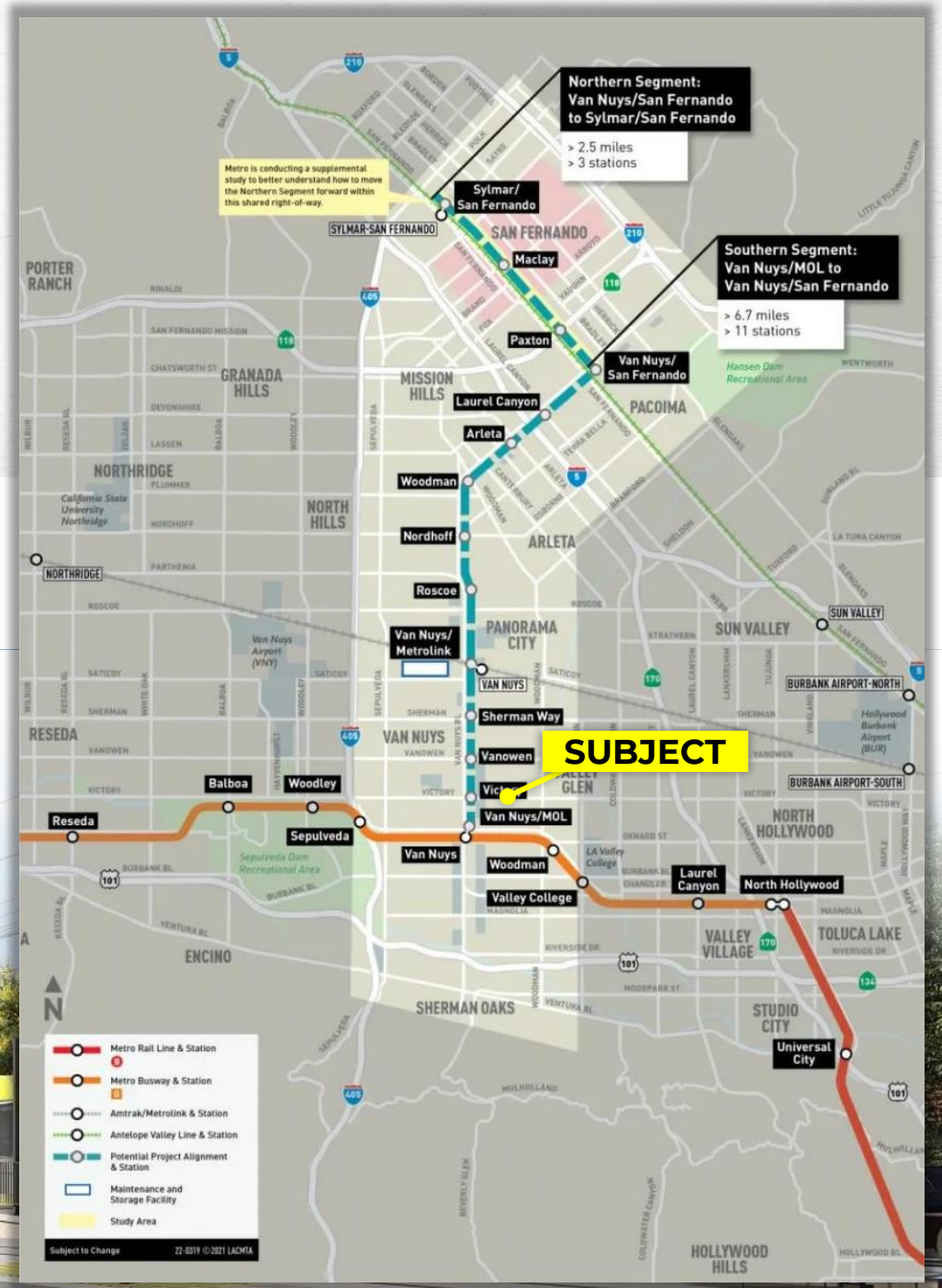
Home to a large range of employers, Van Nuys borders other large cities such as, Sherman Oaks, North Hollywood, and Reseda it provides for a wide customer draw.

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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