

14005-14011

Victory Boulevard



DEVELOPMENT OPPORTUNITY

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

14005-14011 VICTORY BOULEVARD

VAN NUYS, CA 91401



CINDY HILL, CCIM
Apartment Specialist
Cal BRE #00885625



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

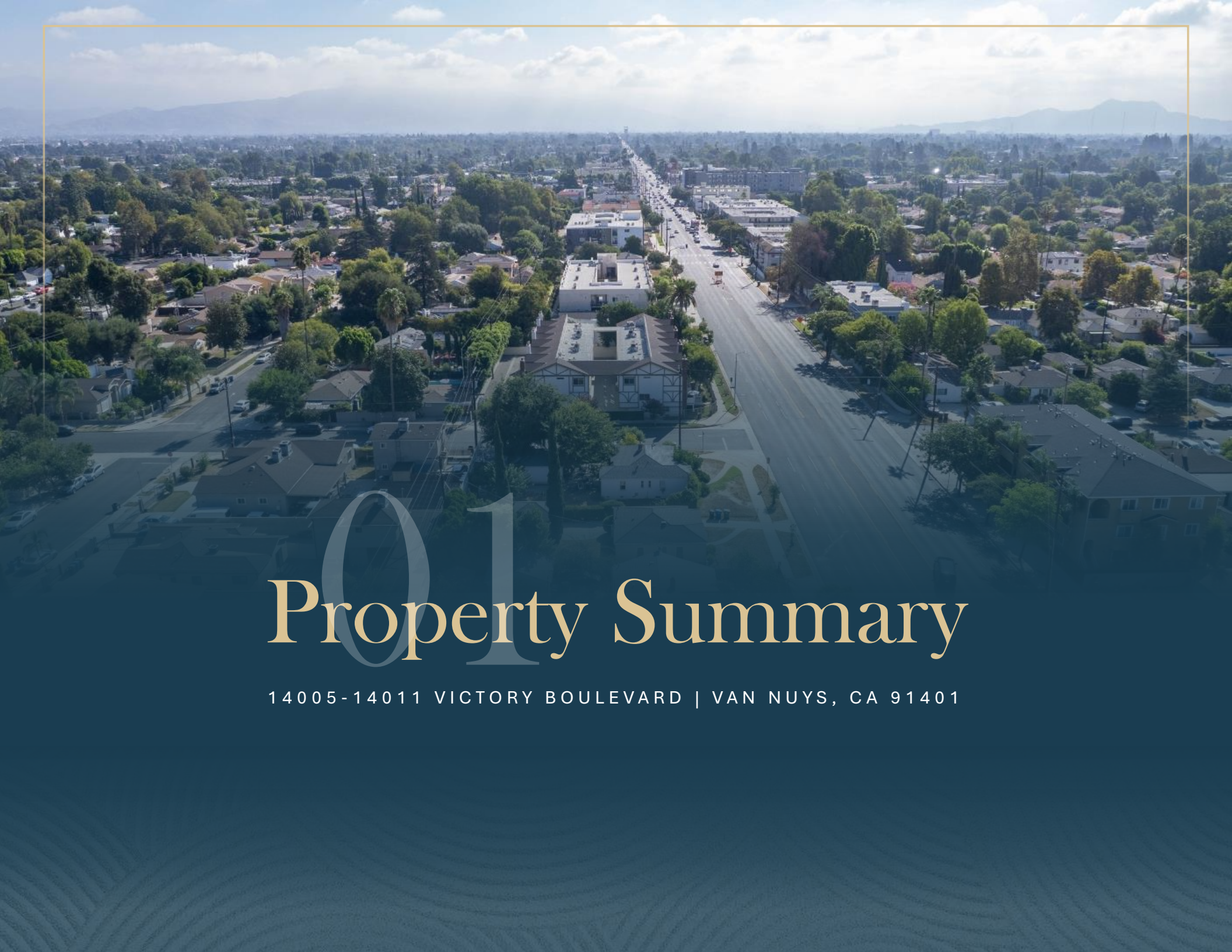
CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Equity Union and should not be made available to any other person or entity without the written consent of Equity Union. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Equity Union has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Equity Union has not verified, and will not verify, any of the information contained herein, nor has Equity Union conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Equity Union makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

NON-ENDORSEMENT NOTICE

Equity Union is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Equity Union, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Equity Union, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.





01 Property Summary

14005-14011 VICTORY BOULEVARD | VAN NUYS, CA 91401

Property Summary



PRICE: \$1,850,000 | PRICE/SF \$898.06

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

Van Nuys State
Office Building

Van Nuys
Courthouse

Van Nuys
City Hall



Van Nuys
Los Angeles
World Airports

Van Nuys
Elementary

Van Nuys High
School



14005-14011
VICTORY BOULEVARD

VICTORY BLVD

COSTELLO AVE

GILMORE ST

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



14005-14011 VICTORY BOULEVARD



7



2 CONTIGUOUS RD1.5 LOTS

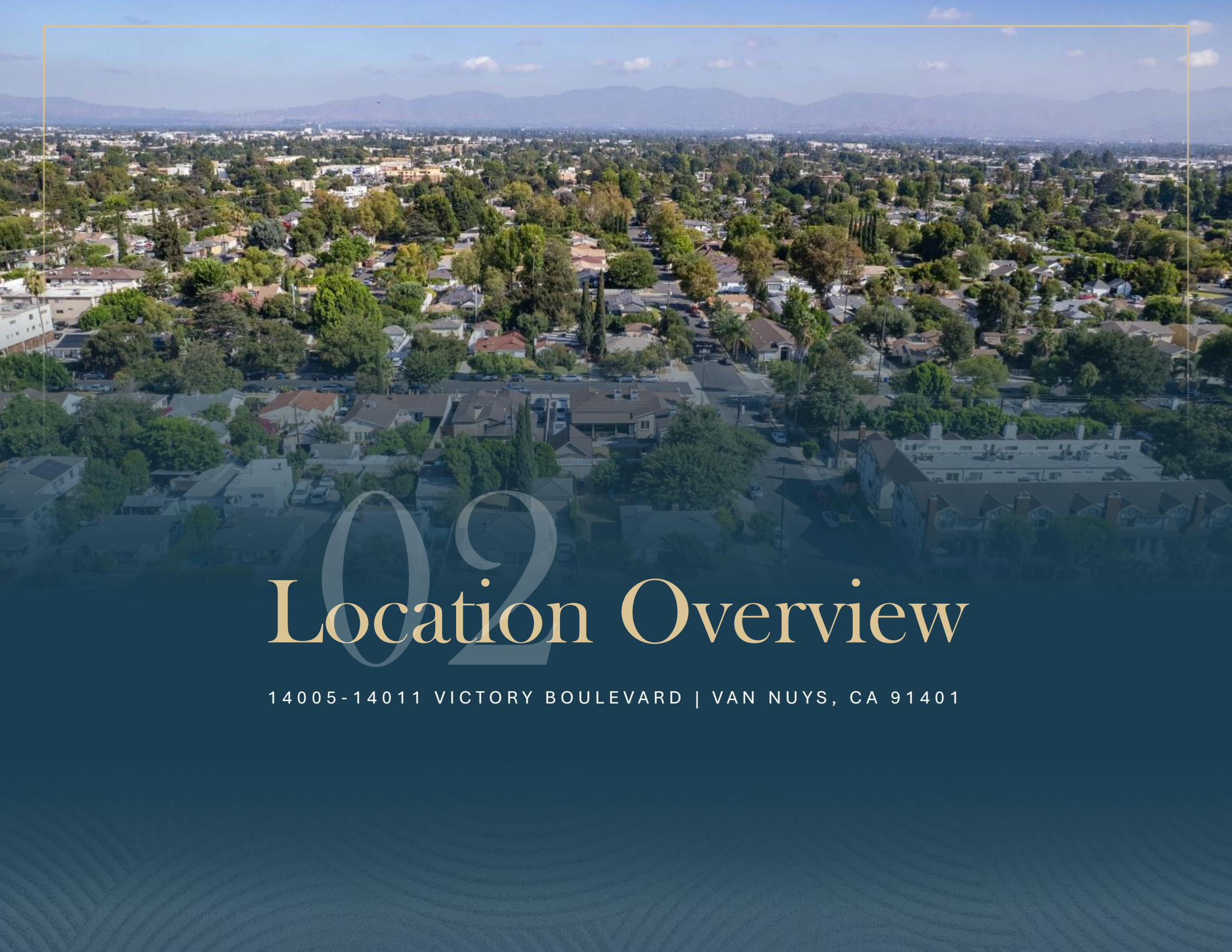
Property Overview

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

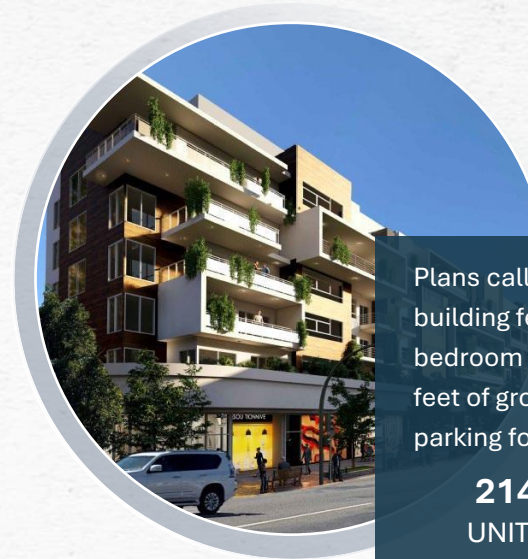
Population



\$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
UNITS

15,800
SF RETAIL

238
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
UNITS

41
AFFORDABLE

556
VEHICLES

6728 Sepulveda Blvd



Amenities



SUBJECT

- DT VAN NUYS**
- City Hall
 - State Building
 - Superior Court

SHERMAN OAKS GALLERIA

PF CHANG'S CHINA RESTAURANT, REGAL CINEMAS, Well Played Golf, FRIDA MEXICAN RESTAURANT & BAR, 24 FITNESS, Burke Williams beyond the spa

WESTFIELD FASHION SQUARE

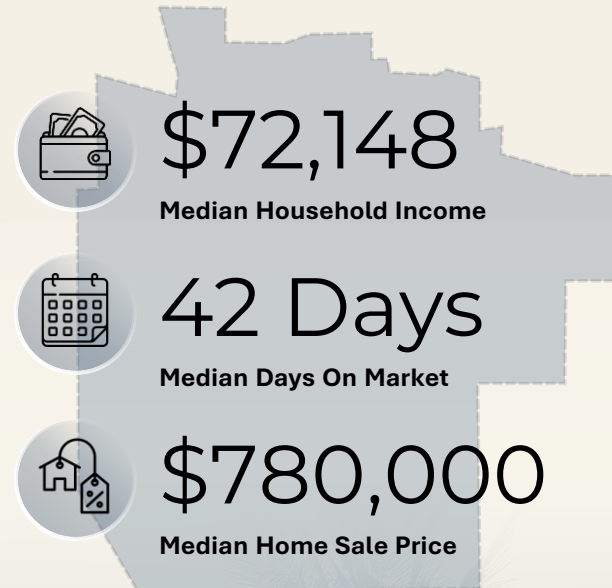
bloomingdales, macys, COACH, ATHLETA, OLD NAVY, KURA, lululemon, athletica, Orangetheory FITNESS, Apple

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.



VAN NUYS: SINGLE FAMILY MARKET

FORTUNE 500

WITHIN A 7-MILE RADIUS



UNIVERSAL PICTURES

27,000

COMCAST

17,700

DREAMWORKS

16,768

WARNER BROS

7,000

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

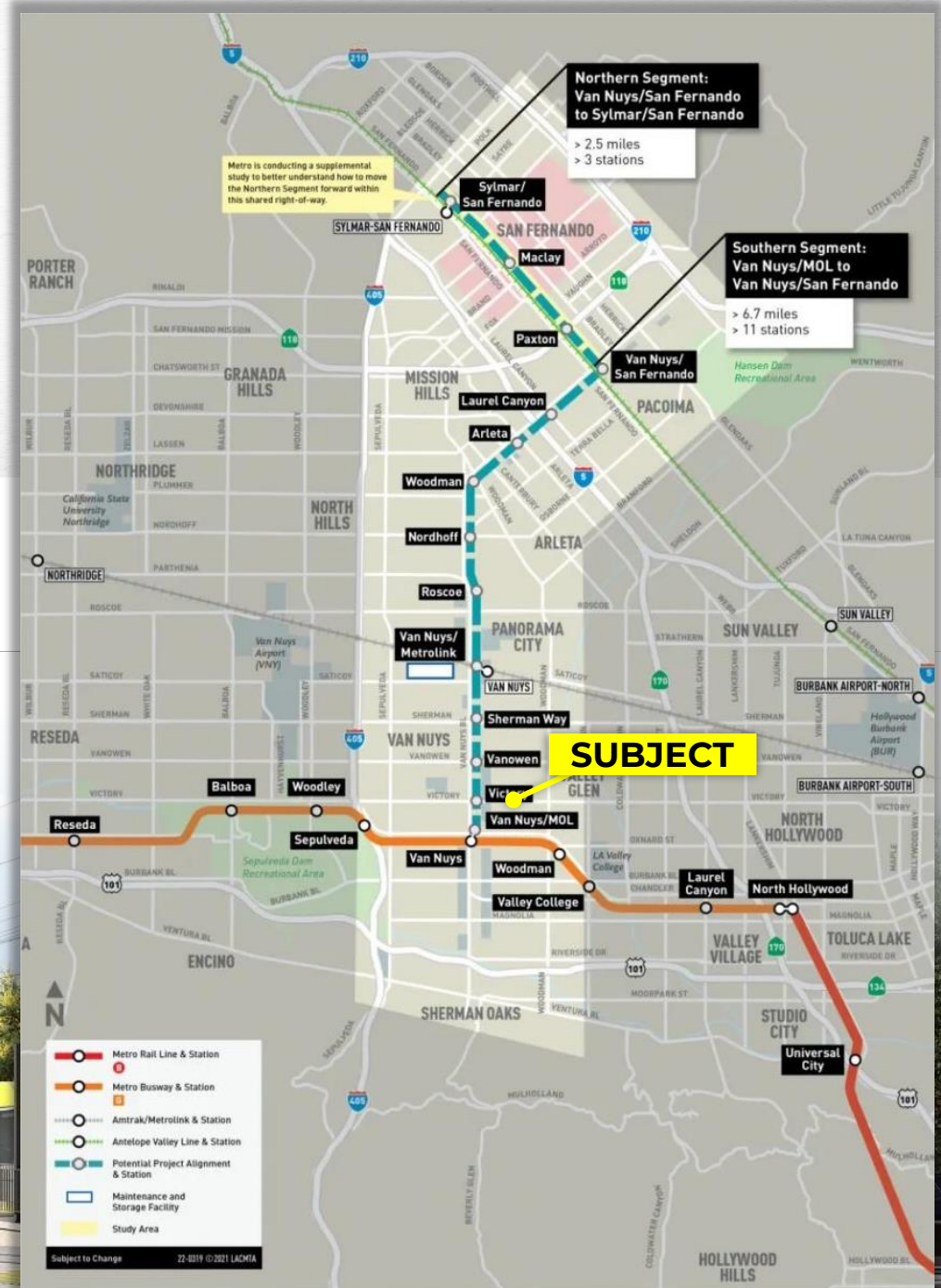
Home to a large range of employers, Van Nuys borders other large cities such as, Sherman Oaks, North Hollywood, and Reseda it provides for a wide customer draw.

M 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.



14005-14011 VICTORY BOULEVARD

VAN NUYS, CA 91401



CINDY HILL, CCIM

Apartment Specialist

Cal BRE #00885625

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



ValleyApartmentSales.com