



14308-14318 CALVERT STREET

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01

EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS

INVESTMENT SUMMARY

PROPERTY PHOTOS

INVESTMENT SUMMARY

Kidder Mathews is pleased to exclusively present for sale an Ice Skating/Hockey Rink, with two separate structures on its own parcel. Seller currently operates ice skating rink business, will be delivered vacant at close of escrow. It has excellent ingress and egress from both Aetna Street and Calvert Street. Additionally, the acquisition includes the adjacent piece of land (5,304 SF CM Zoned) situated in Downtown Van Nuys. Currently, the Seller is an Owner-Operator with a thriving business which is included in the purchase price. Partners looking to retire and pass on their book of business to a new operator. Buildings could be delivered vacant or Seller may lease-back for a mutually agreed upon duration after the close of escrow. The Buyer could also utilize the existing capital improvements for refrigerating which it features. The warehouse building has a steel truss ceiling with just under 15 feet of ceiling height. It has 800 AMP and 3 Phase Power with two electrical drops to the front and rear buildings. A Buyer could also convert it to a different industrial use given is Light Industrial allowed uses under the CM zoning. It could be sold with the business which is priced at approximately \$1.2 million.

PROPERTY HIGHLIGHTS

15,060 SF Warehouse Building

1,250 SF Type V Office Building

Three Curb Cuts - frontage and access on Bessemer Street

Bow Truss ceiling / clear span

Potential warehouse conversion

Next to the orange line and future light rail system on Van Nuys Blvd

Ice Hockey/Skating Rink Business Included in Sale, if desired

\$4,995,000

ASKING PRICE

PROPERTY SUMMARY

Address	14308-14318 Calvert St, Van Nuys, CA
Property Type	Industrial
No. of Buildings	2
Power	800 Amps, 3-Phase
Clear Height	15 Ft
Gross Building SF	16,310 SF
Building Price/SF	\$305
Year Built	1950
Lot Size	26,533 SF (Both Parcels)
APN	2240-009-009, 2240-009-003
Land Price/SF	\$187
Tenancy	Single
Parking	23 Spaces
Zoning	CM-1VL
Construction Type	Masonry
Access	Aetna & Calvert St

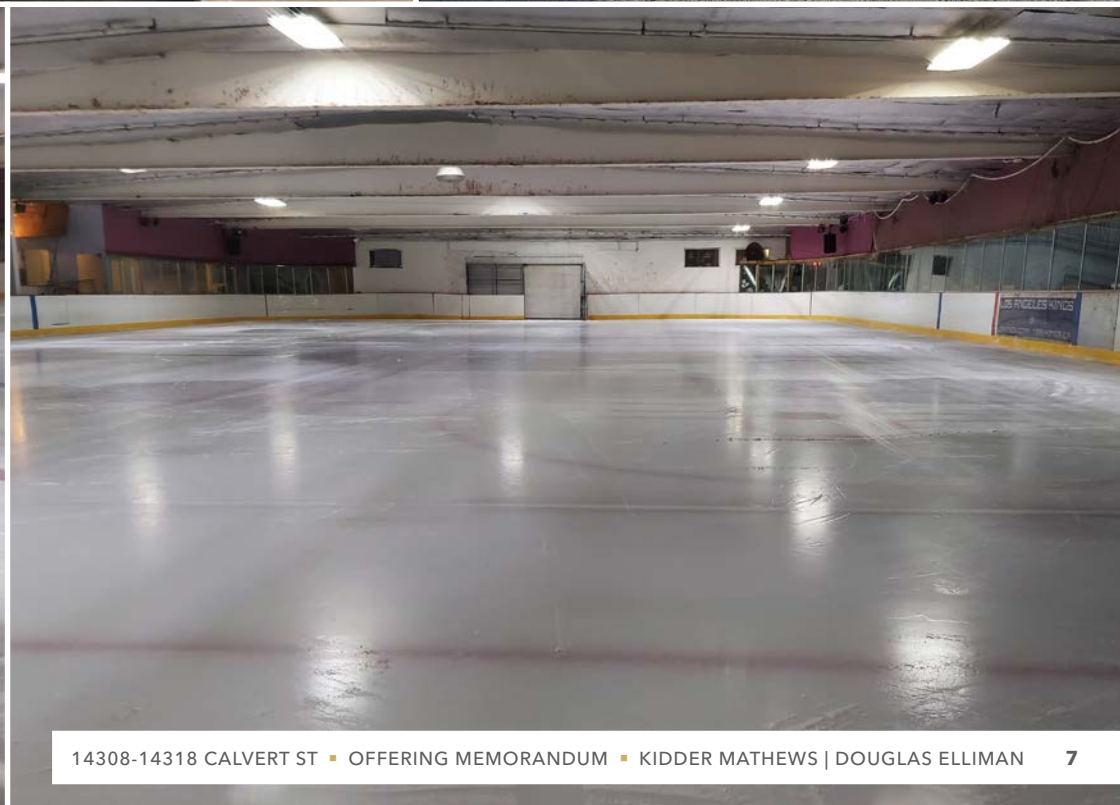
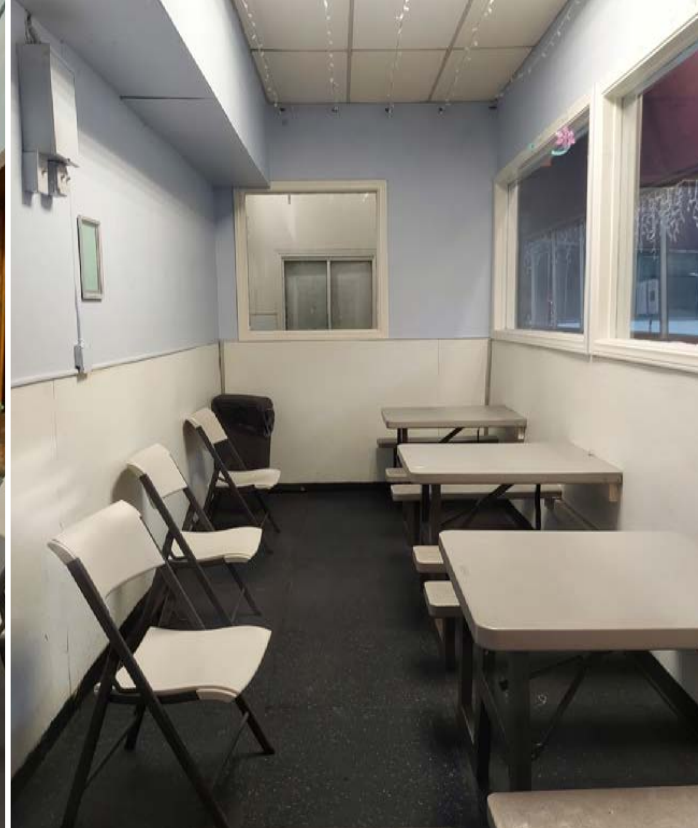
PROPERTY PHOTOS



ORANGE LINE
BUSWAY

14308-14318
CALVERT ST







02

PROPERTY MAPS

REGIONAL MAP

AMENITIES MAP

REGIONAL MAP



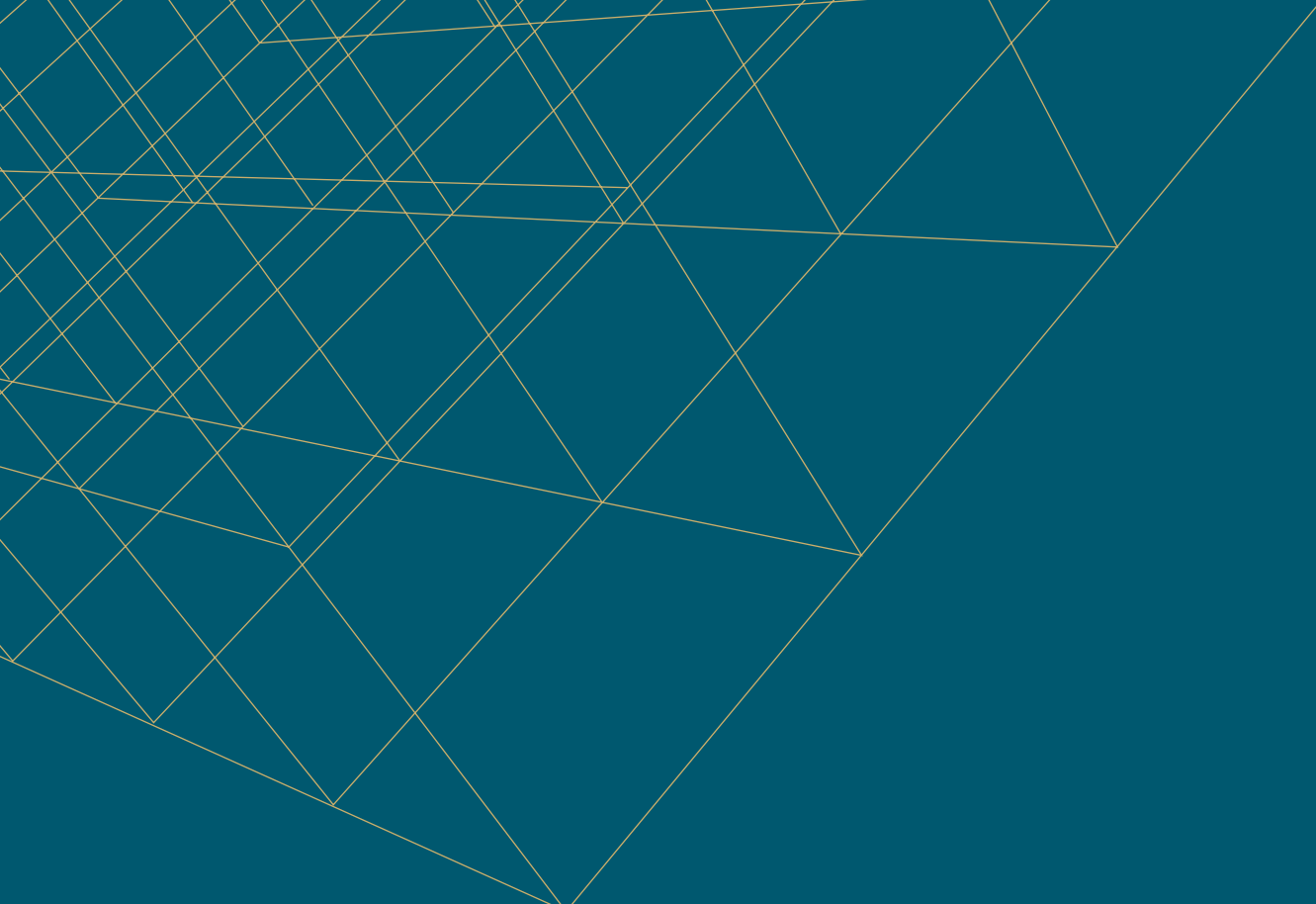
SUBJECT PROPERTY

PACIFIC OCEAN



AMENITIES MAP





03

MARKET OVERVIEW

VAN NUYS OVERVIEW

DEMOGRAPHICS

MARKET OVERVIEW

VAN NUYS OVERVIEW

Van Nuys is a densely-populated neighborhood located in central San Fernando Valley. It's bordered by other popular neighborhoods in the Valley, such as Valley Glen, Lake Balboa, Sherman Oaks, and Panorama City.

Even though the San Fernando Valley has a reputation for being suburban, the Van Nuys neighborhood offers residents a more metropolitan feel, perhaps due to the community's courthouse and many government buildings. Although this neighborhood has been in transition throughout the years, the arrival of new businesses, hotels, residences, restaurants, and shops has transformed the area.

Despite being park-rich, affordable, and conveniently located—Van Nuys is often overlooked by homebuyers because it gets overshadowed by other Valley communities, such as North Hollywood and Sherman Oaks, both of which are currently experiencing a development boom and cultural renaissance.

CENTRAL LOCATION

It's true that Van Nuys isn't part of Los Angeles County, but that doesn't mean it's far from the city's main stomping grounds. Located less than 20 miles away from LA's Westside, Hollywood, Downtown LA, and other popular neighborhoods in the Valley, residents living in Van Nuys can easily get around town without a hitch.

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.

TRANSIT-FRIENDLY

In the past, Van Nuys felt farther away from Los Angeles because of its lack of connectivity to the city. However, it has become more commuter-friendly throughout the



years, especially with the addition of the Metro's Orange Line and the Metrolink Ventura line, which provide residents easy access to Downtown Los Angeles and the rest of the Valley.

Last June, the Metro Board approved a light rail project from Van Nuys to Sylmar, which would grant riders a faster commute to their destinations. According to The Source, Van Nuys Boulevard is now the second-busiest bus corridor in the Valley, as well as the seventh-busiest overall in the Metro system. The transit giant is currently working to further connect the Van Nuys community with two future projects—the Sepulveda Transit Rail Line project and the San Fernando Valley Bus Rapid Transit project.

306,773

2022 3-MILE EST. POPULATION

0.5%

2010-2022 3-MILE POPULATION GROWTH

305,117

2027 PROJECTED POPULATION

37.8

3-MILE MEDIAN AGE

PLENTY OF CAFES, SHOPS, AND PARKS

To experience the Van Nuys shops and restaurants, simply head towards the neighborhood's main drags at either Van Nuys Boulevard or Burbank Boulevard. Residents and visitors are attracted to this part of the neighborhood due to its plentiful amenities. Van Nuys also has plenty to offer in terms of outdoor recreation and park-friendly facilities like mini-parks, skate parks, bike paths, and athletic fields.

Residents are only a short distance from the Sepulveda Basin Wildlife Reserve, which stretches over more than a thousand acres of the San Fernando Valley. This park is so large that it serves surrounding Valley neighborhoods as well.

WHAT IT'S LIKE TO LIVE HERE

Many residents in Van Nuys include families, professionals, and students from both UCLA and USC. Residents enjoy the neighborhood's overall walkability as well as the community's proximity to the middle of the action in both the San Fernando Valley and LA County.

Popular neighborhood fixtures include Sky Zone Trampoline Park, the Japanese Garden, and Lake Balboa Park. Locals in the area also enjoy visiting the nearby farmers markets where they can shop for fresh, organic produce and homegrown specialty goods.

(Sandra Chen via Neighborhood.com)

Van Nuys is a large area, and while most Van Nuys rentals are apartments, there are also some lovely palm-fringed streets featuring lower-density living.

On the whole, locals feel that they live in a friendly area, but they agree that certain parts of Van Nuys are better maintained than others. If you are planning to rent in Van Nuys, it would be important to explore what the specific street or area you are considering is like in this regard.

VAN NUYS AIRPORT

Van Nuys Airport (VNY) has all the elements of a blockbuster film—action, adventure, war, world records, movie stars, mystery, and suspense. It's the story of success, defeat, and reinvention—the ultimate "little engine that could" —and yet it can be considered one of the largest "hidden gems" in Los Angeles because there is so much to learn and experience—and much of it is free.

Along with Los Angeles International Airport (LAX), VNY is owned and operated by Los Angeles World Airports (LAWA), under the direction of a policy-making Board of Airport Commissioners appointed by the Mayor of Los Angeles.

In 2016, the Los Angeles Economic Development Corporation issued an economic impact study that reflected Van Nuys Airport's position as an economic engine contributing \$2 billion annually to the San Fernando Valley region, supporting over 10,000 jobs.

As of June 2017, Van Nuys Airport is the only general aviation airport to hold Level 2 reduction in Airport Council International's Airport Carbon Accreditation program. VNY is working towards the highest standards to become greener, cleaner and more efficient. (LA Tourism & Convention Board, 2019)

\$93,987

2022 3-MILE AVERAGE HH

96.45%

2022 EMPLOYMENT RATE

\$779,164

2022 3-MILE MEDIAN HOME VALUE

1966

2022 3-MILE MEDIAN YEAR BUILT

4,023

TRAFFIC COUNT ERWIN ST & VESPER AVE



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