



OFFERING MEMORANDUM  
REDEVELOPMENT SITE

6945-6959 VAN NUYS BOULEVARD | VAN NUYS, CA 91405

Exclusively Marketed By:

**Paul Z. Matysek, CCIM**

310.405.0902

[paul@matysekinvestment.com](mailto:paul@matysekinvestment.com)

Broker License # 01757671

**MIG** **MATYSEK INVESTMENT GROUP**  
COMMERCIAL REAL ESTATE ADVISORS

# INVESTMENT SUMMARY

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Property Address	6945 Van Nuys Blvd Van Nuys, CA 91405
Property Type	Commercial/Office/Residential
Price	\$5,790,000
Price/SF/Land	\$174.00
Building Size	10,800 SF
Land Size	33,350 SF
Year Built / Renovated	1941
APN	2219-026-009
Zoning	LAR3

## INVESTMENT HIGHLIGHTS

- Dense Infill Location w/ Unlimited Potential: Located on Van Nuys Boulevard with over 40,000 VPD.
- About 90% occupied with short term tenants to collect income while obtaining entitlements, rough gross income ~\$220,000 annually.
- Surrounded by national retailers: like Walgreens, McDonald's, Starbucks, Super King Markets, Dunkin Donuts, Subway, and Pizza Hut.
- Dense Demographics: Densely populated neighborhood in Los Angeles with over 753,000 residents and an average household income of \$114,000 in a 5-mile radius.

# AREA OVERVIEW

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## Van Nuys, CA

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.

Van Nuys Boulevard has a long and diverse commercial district along it, as do other major streets crossing through Van Nuys.

From 1947 until 1992, GM operated an automobile factory called Van Nuys Assembly at Van Nuys Boulevard and Arminta Street to augment their production efforts at their South Gate, California factory called South Gate Assembly, which opened in 1936. The Van Nuys location manufactured the Chevrolet Impala and Corvair and later was the primary location for the Nova and the Camaro. Badge engineered versions of the Impala, Nova and Camaro were also manufactured at this location. Due to air quality remediation efforts and decreasing market share of GM products, the factory was closed.

Sound City Studios is a well-respected recording studio in Van Nuys. Van Nuys, along with Chatsworth, is home to numerous pornographic movie studios, distributors, and manufacturers.

Grupo TACA operates a Van Nuys-area TACA Center at 6710 Van Nuys Boulevard.







**Van Nuys Boulevard (39,396 VPD)**

**6945-6959 Van Nuys Blvd**

**Hart Street (1,500 VPD)**



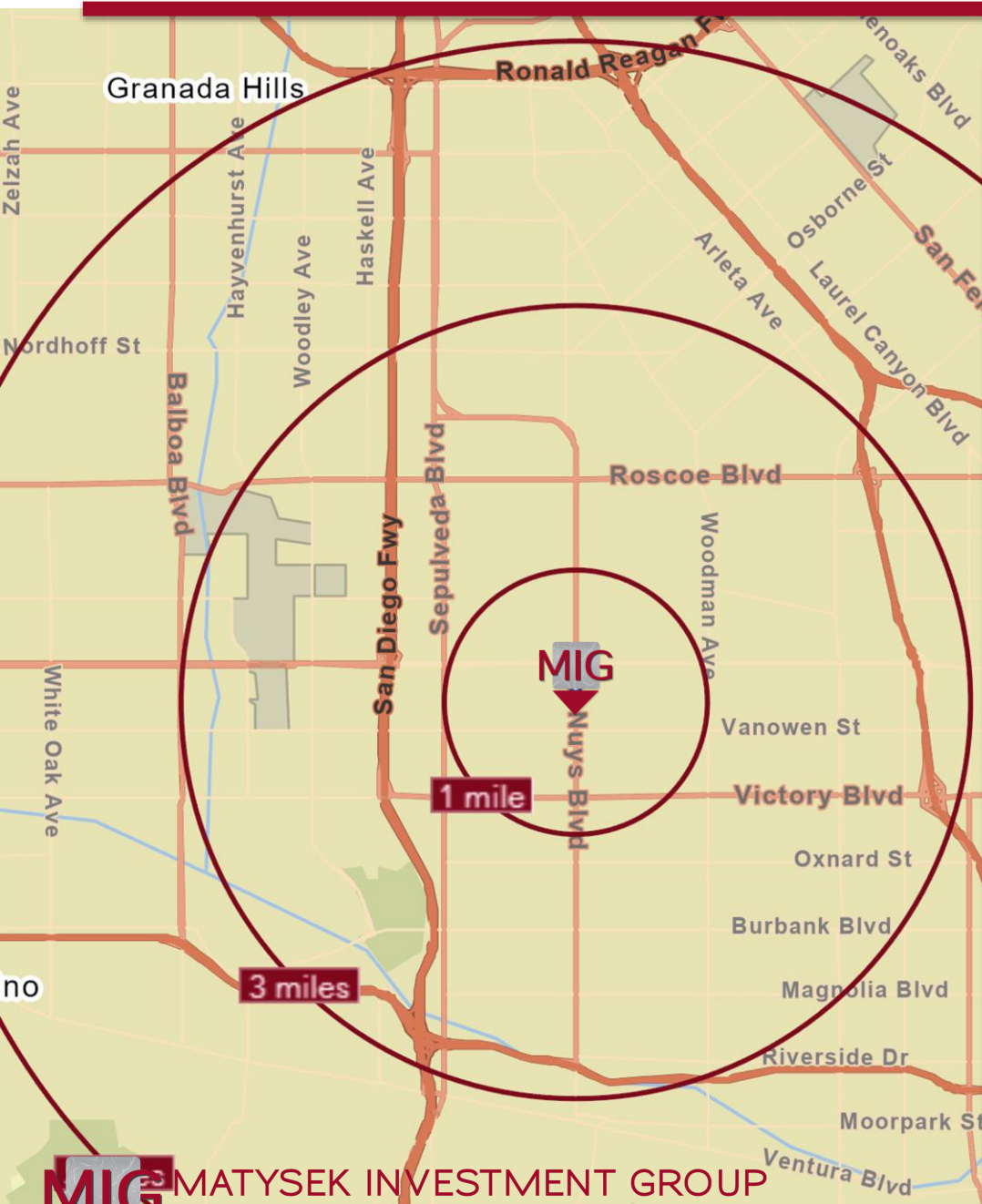
**6945-6959 Van Nuys Blvd**

**Van Nuys Boulevard (39,396 VPD)**

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# DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2021 Population	54,423	334,062	746,712
2026 Population	55,183	336,249	753,830
2010-2021 Annual Rate	0.41%	0.25%	0.27%
2021-2026 Annual Rate	0.28%	0.13%	0.19%
2021 Male Population	50.5%	50.1%	49.9%
2021 Female Population	49.5%	49.9%	50.1%
2021 Median Age	33.5	34.3	35.9
<b>Median Age</b>			
The median age in this area is 33.5, compared to U.S. median age of 38.5.			
<b>Race and Ethnicity</b>			
2021 White Alone	49.7%	51.0%	55.0%
2021 Black Alone	5.0%	4.2%	3.8%
2021 American Indian/Alaska Native Alone	0.7%	0.6%	0.6%
2021 Asian Alone	8.3%	10.8%	9.6%
2021 Pacific Islander Alone	0.1%	0.1%	0.1%
2021 Other Race	31.2%	28.2%	25.7%
2021 Two or More Races	5.0%	5.1%	5.1%
2021 Hispanic Origin (Any Race)	65.5%	58.2%	54.2%
<b>Median Household Income</b>			
2021 Median Household Income	\$48,944	\$58,218	\$69,086
2026 Median Household Income	\$55,489	\$67,318	\$80,251
2021-2026 Annual Rate	2.54%	2.95%	3.04%
<b>Average Household Income</b>			
2021 Average Household Income	\$66,757	\$82,548	\$99,523
2026 Average Household Income	\$78,282	\$95,959	\$114,985
2021-2026 Annual Rate	3.24%	3.06%	2.93%
<b>Data for all businesses in area</b>			
Total Businesses:	2,682	13,569	35,210
Total Employees:	15,818	100,121	247,251
Total Residential Population:	54,423	334,062	746,712

# CONFIDENTIALITY AGREEMENT & DISCLOSURE

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This Offering Memorandum is confidential and is furnished to Prospective purchasers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Property.

This Memorandum was prepared on the basis of information available to the Seller and to Matysek Investment Group, the Seller's exclusive agent in connection with the sale of the Property. This Memorandum Contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental or other reports, may

be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors.

The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations there under have been fully satisfied or waived.

The Seller is responsible for any commission due Matysek Investment Group in connection with a sale of the Property. The Seller shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the Property. No other person, including Matysek Investment Group, is authorized to make any representation agreement on behalf of the Seller. This Memorandum remains the Property of the Seller and Matysek Investment Group and may be used only by parties approved by the Seller and Matysek Investment Group. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.



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