

VAN NUYS – REDEVELOPMENT LAND
“STATE ENTERPRISE ZONE & TRANSIT PRIORITY AREA”
FOR SALE
\$4,000,000.00

9,291* +/- SQ. FT. OF BUILDINGS ON 20,000* +/- SQ. FT. OF LAND



7627-33 VAN NUYS BOULEVARD, VAN NUYS, CA 91405

FOR MORE INFORMATION, PLEASE CONTACT:

Richard L. Paley

richard@paleycommercial.com

DRE: 00966353

(818) 343-3000

* Buyer to Verify

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

VAN NUYS PRIME REDEVELOPMENT LAND “STATE ENTERPRISE ZONE & TRANSIT PRIORITY AREA” FOR SALE

LOCATION:	7627-33 Van Nuys Boulevard, Van Nuys, Ca 91405 (Located between Saticoy Street & Keswick Street)
BUILDING SIZES:	9,291* +/- square feet
LOT SIZE:	20,000* +/- square feet of land
A.P.N. #:	2210-031-001
PRICE & TERMS:	\$4,000,000.00 (Cash, cash to a new loan)
ZONING/YEAR BUILT:	C2-IVL & P-IVL 1952/1958/1961
CURRENT USE:	Auto Repair/Auto Body & Retail
LEASE SUMMARY:	See attached rent roll
COMMENTS:	This property offers an excellent redevelopment opportunity in prime Van Nuys. The site is located on Prime Van Nuys Blvd. Residential development preferred by the city of Los Angeles. Located in a State Enterprise Zone, Transit Priority Area & offers additional parking relief to developers. Contact City for more detailed information.

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7627-33 Van Nuys Blvd, Van Nuys

<u>Unit</u>	<u>Tenant</u>	<u>Rent</u>	<u>Sq Ft</u>	<u>Lease Exp</u>
7627 Front	A.A.S. Rebuilt Exchange	\$3,700.00	4,725'*	August 2023
7627 Middle	KAI Built	\$1,680.00	1,225'*	August 2023
7627 Rear	Van Nuys Auto Body	\$5,006.00	2,500'*	January 2025
7633	Janellyn Racing Fuels	\$1,780.00	850'*	February 2025
Billboard	Outdoor Media	<u>\$691.00</u>	<u> </u>	April 2024
		\$12,857.00	9,300'*	

\$12,857.00 monthly

\$154,284.00 annually

Expenses:

Taxes @ \$4 mil \$50,000
Insurance \$5,662

Tenants pay all other expenses

Price: \$4,000,000.00

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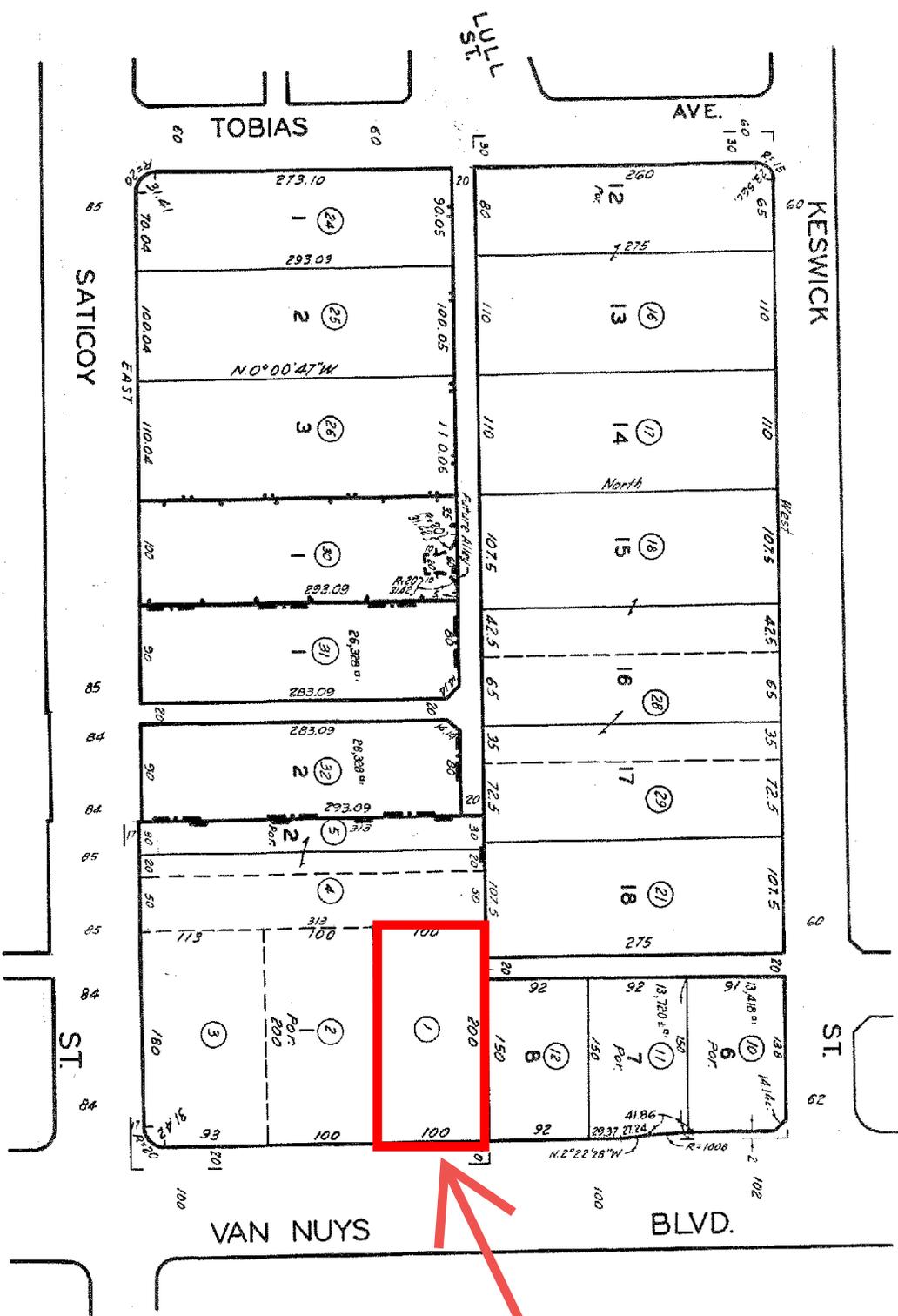
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7627-33 Van Nuys Boulevard, Van Nuys, Ca 91405

2210 31
SCALE 1" = 100'



CODE 13



SITE

FOR PREV. ASSMT. SEE: 1488-31

TRACT NO. 27642

M.B. 709-30-31

TRACT NO. 7090

M.B. 88-94-95

TRACT NO. 19136

M.B. 693-17-18

TRACT NO. 25167

M.B. 672-47-48

TRACT NO. 1532

M.B. 22-130-131

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

1-30-65
10-28-65
7-27-61
9-18-61
11-16-62
9-12-63
3-7-64
660314530
710506605
750509