

FOR SALE

FUNCTIONAL MULTI-PURPOSE INDUSTRIAL BUILDING

OFFERING MEMORANDUM



±14,200 SF
TOTAL BUILDING AREA



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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HUBBARD & HILL
INDUSTRIAL REAL ESTATE GROUP

7737 BURNET AVENUE
VAN NUYS • CA 91405

CONTACT:

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PROPERTY DESCRIPTION

Building Size:	±14,200 SF
Land Size:	±14,812 SF
Total Office Size:	±2,400 SF
Yard:	Fenced
APN:	2206-012-045
Loading:	One (1) Ground Level Door
Zoning:	LAM1

PRICING SUMMARY

Asking Price: ~~\$3,700,000~~ **\$3,480,000**

DEMOGRAPHICS

	5 MILE	10 MILES	15 MILES
Population:	753,990	1,642,735	3,257,303
Average HH Income:	\$123,097	\$149,026	\$153,741
Employees:	296,132	746,808	1,656,363

Buyer to independently verify all above items: permitted building size, office size, age, power, clear height, sprinklers, bathroom count, parking, HVAC, floor load, utilities, zoning and use prior to signing.

PROPERTY DETAILS

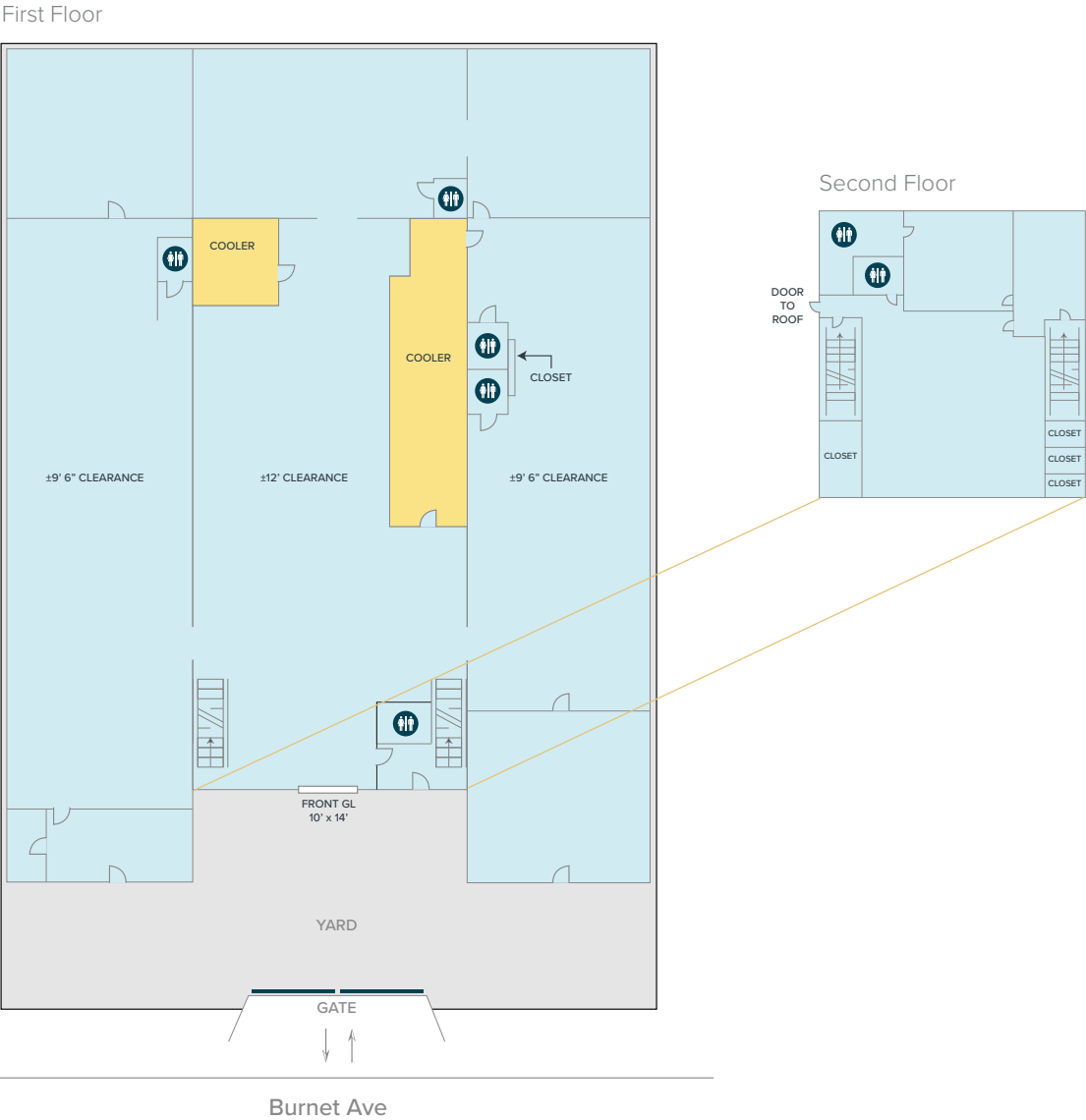
7737 Burnet Ave was originally constructed in 1955 as an approximate ±9,200 sq. ft. “horse shoe” shaped building. In later years, an approximate ±3,300 sq. ft. structure plus a ±2,000 sq. ft. office mezzanine was constructed in the center portion of the property to form an approximately ±14,200 sq. ft. building.

There are coolers inside the building left by previous tenant. The building has a fire sprinkler system and an approximately 12' x 12' ground loading door.

There is a concrete fenced yard for parking and loading. The Property is well located in a homogeneous industrial area, less than one mile from the 405 Fwy on/ off ramp at Sherman Way. The property is ranked 806/1,000 (“Very High” rating) for its overall location.



SITE PLAN



7737 BURNET AVE
VAN NUYS, CA 91405

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PROPERTY IMAGES



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PROPERTY IMAGES



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PROPERTY IMAGES



INTERIOR IMAGES



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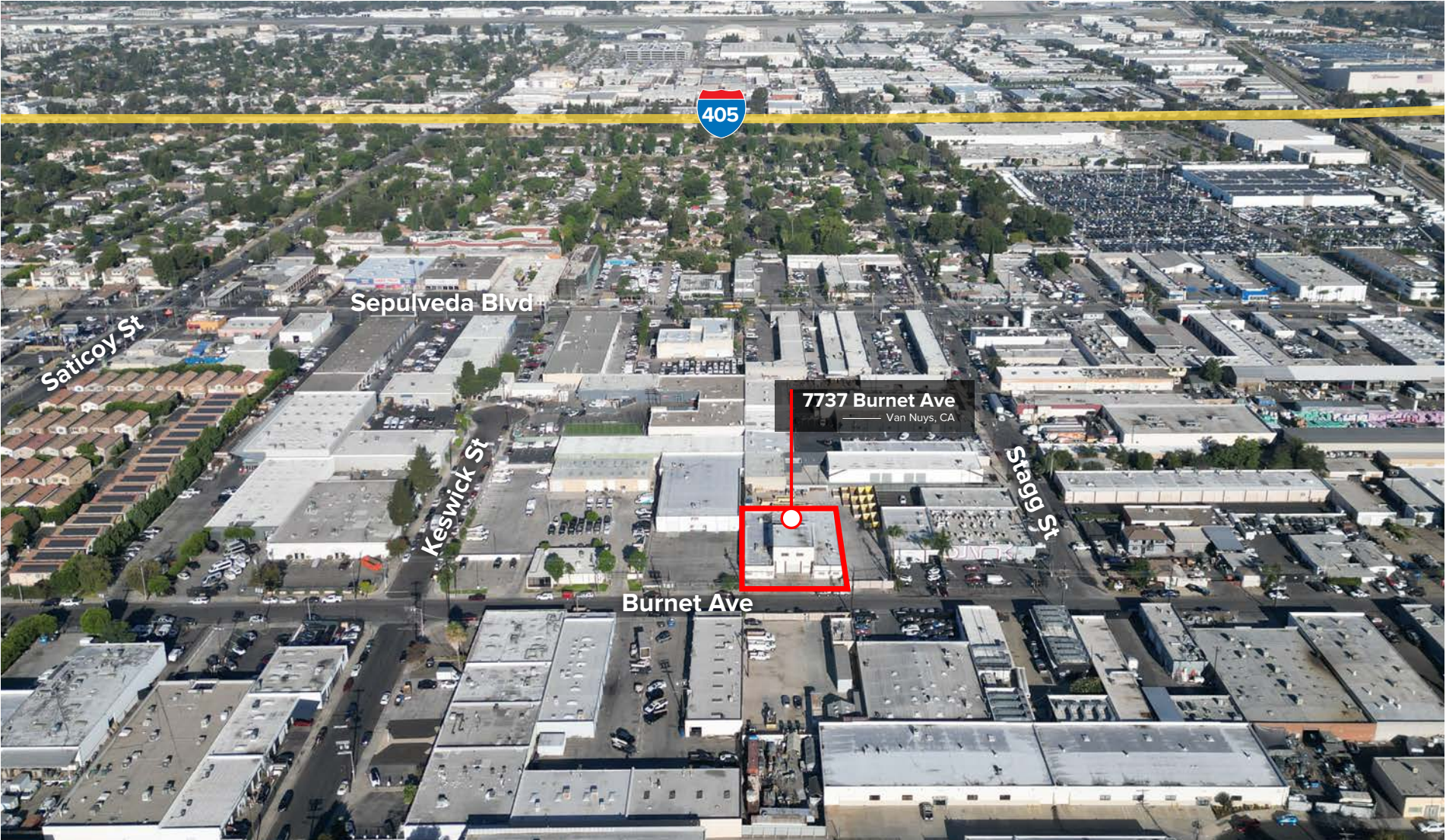
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PROPERTY AERIAL

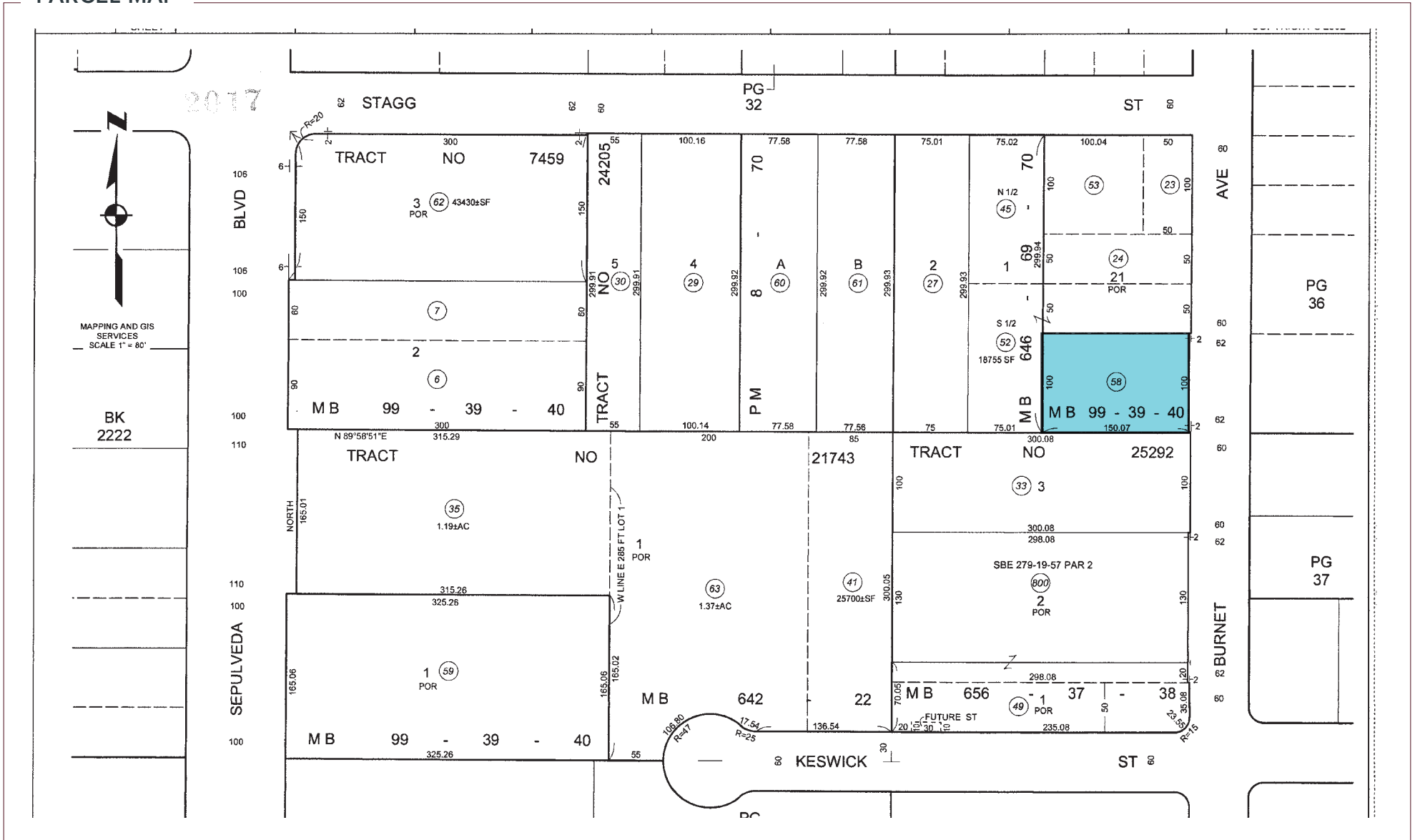


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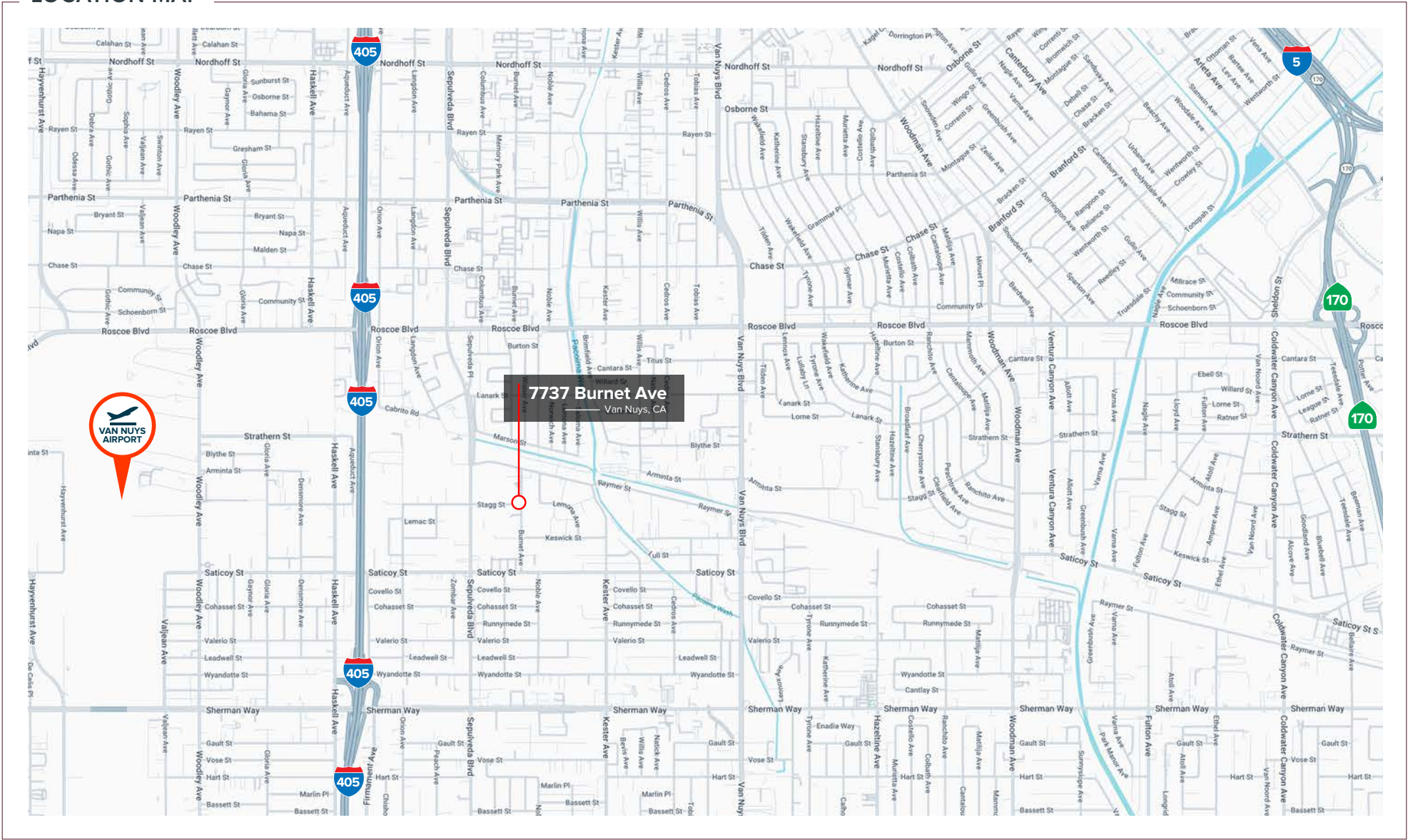


PARCEL MAP

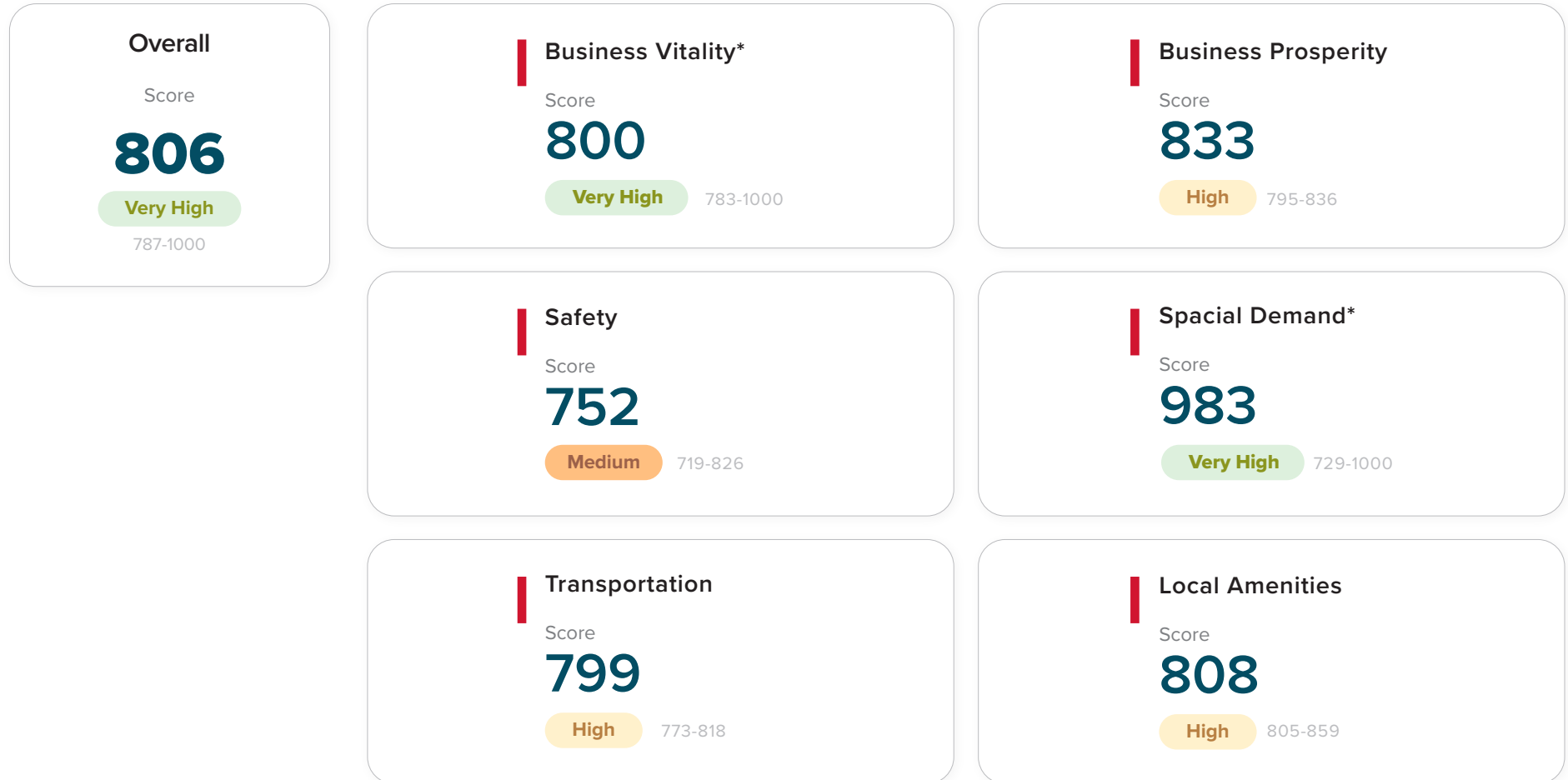


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LOCATION MAP



BUSINESS VITALITY & SPATIAL DEMAND SCORES



***Spatial Demand:** Measure of demand for properties based on vacancy rates in the nearby area.

***Business Vitality:** Measures of the business environment and how competitive the business landscape is compared to its surroundings.

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