

Offering Memorandum

15911 Arminta Street

Van Nuys, CA 91406

Prime Corner Freestanding Industrial Building

FOR SALE



15911 Arminta Street

Van Nuys, CA 91406

Property Overview

NAVIGATION

Property Overview



Property Description

An exceptional opportunity to acquire a freestanding industrial building in the highly desirable Van Nuys Airport submarket. Built in 2003, the property offers a functional combination of warehouse, production, office and storage areas, along with valuable infrastructure from its previous use as a food processing facility.

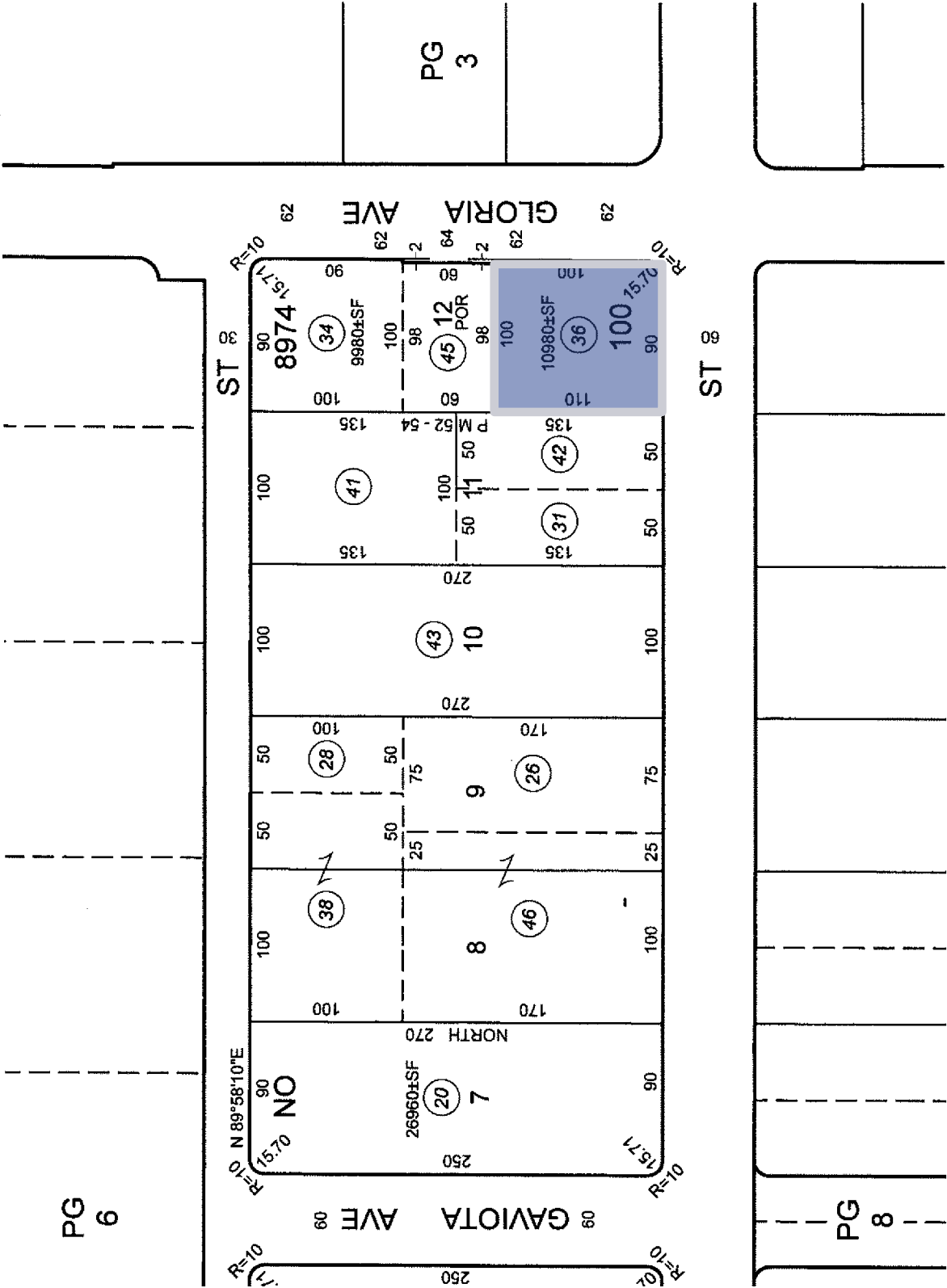
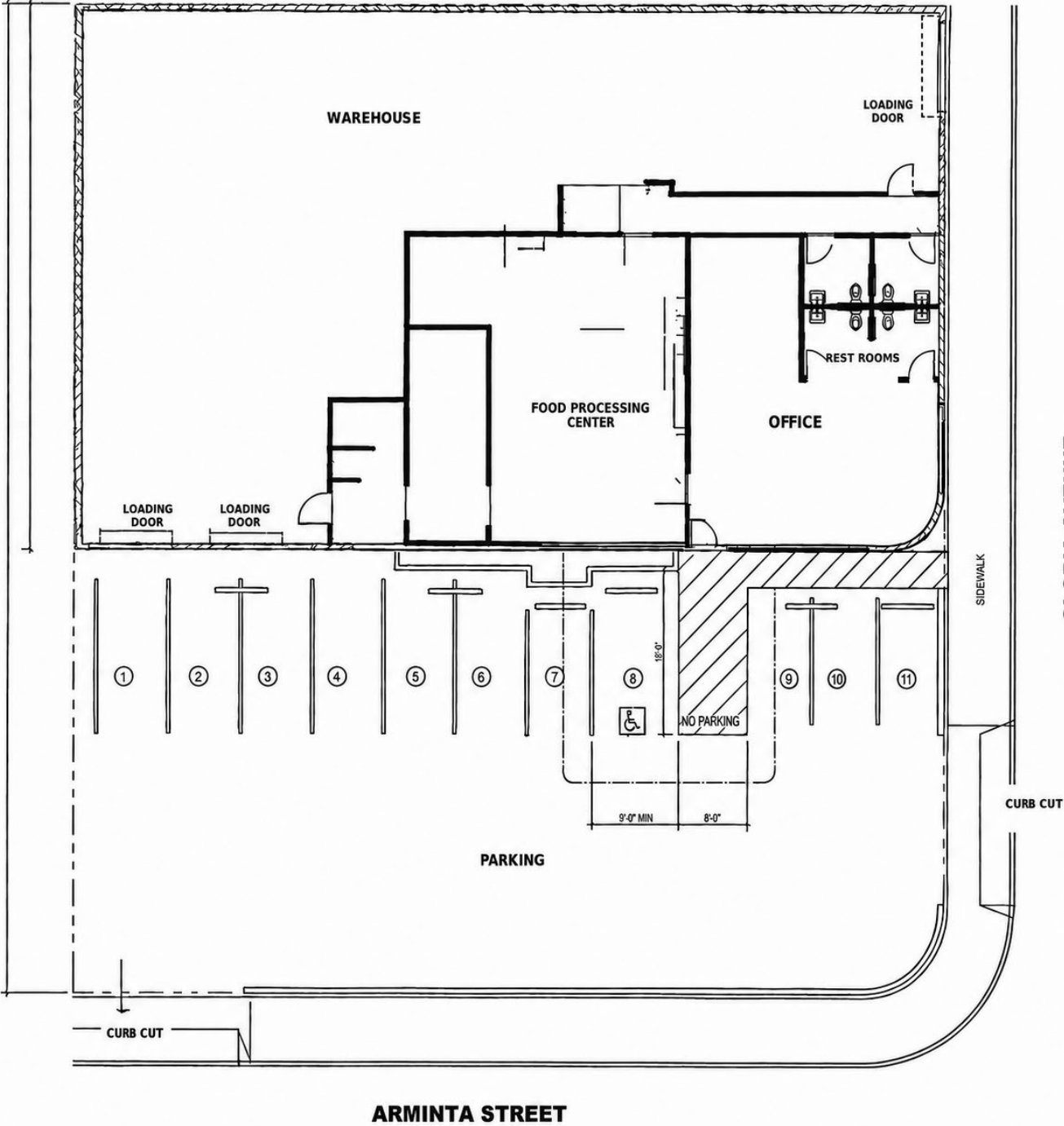
The building features 19-foot minimum warehouse clearance, three oversized ground-level loading doors, ample power, a fire sprinkler system and secured parking. Existing food-production improvements include high-capacity commercial hoods, integrated floor drainage, a dedicated chiller and multiple stainless-steel sinks, providing significant infrastructure for food processing, catering, and distribution. Its layout also lends itself to an array of other uses and owner-user opportunities such as manufacturing, warehousing, distribution, wholesale/retail, and storage.

With excellent access to major freeways, proximity to the Van Nuys Airport, and convenient access to public transportation, restaurants and surrounding amenities, 15911 Arminta Street presents a compelling owner-user or investment opportunity in the heart of the San Fernando Valley.

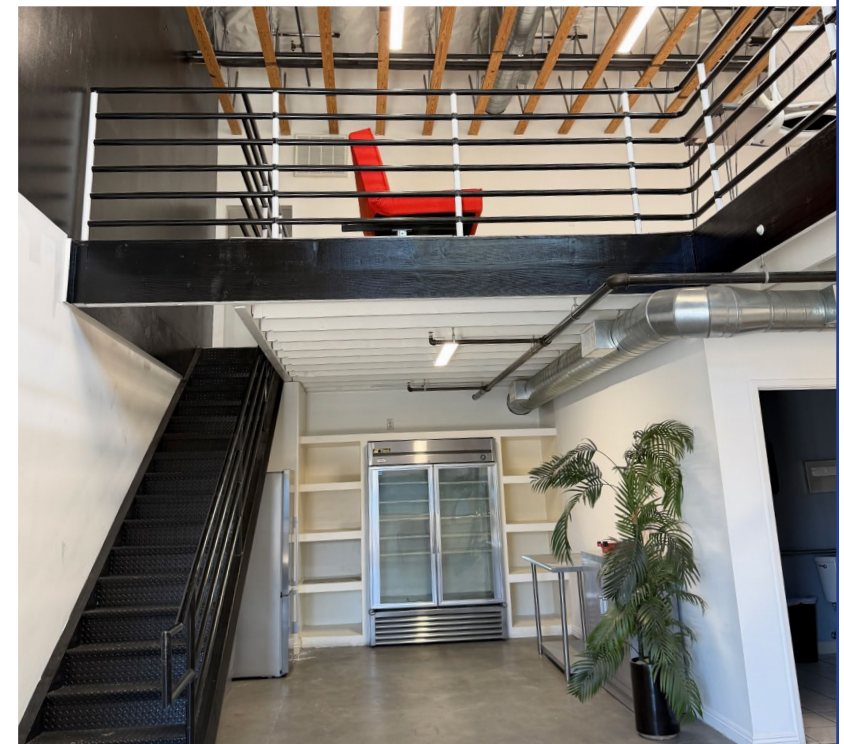
Address	15911 Arminta Street	Power	600A/120-240 V 3P 4W
Occupancy	Vacant	Sprinklers	ESFR
Total Land Area	±0.25 AC ±10,890 SF	Zoning	M2
Building SF	6,900 SF	APN	2206-007-036
Office SF	800 SF	Market	Los Angeles
Loading	3 Drive-In (12' x 14')	Submarket	SFV
Clear Height	19'	Year Built	2003
Parking	11 Cars		



Maps



Property Photos



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NAVIGATION

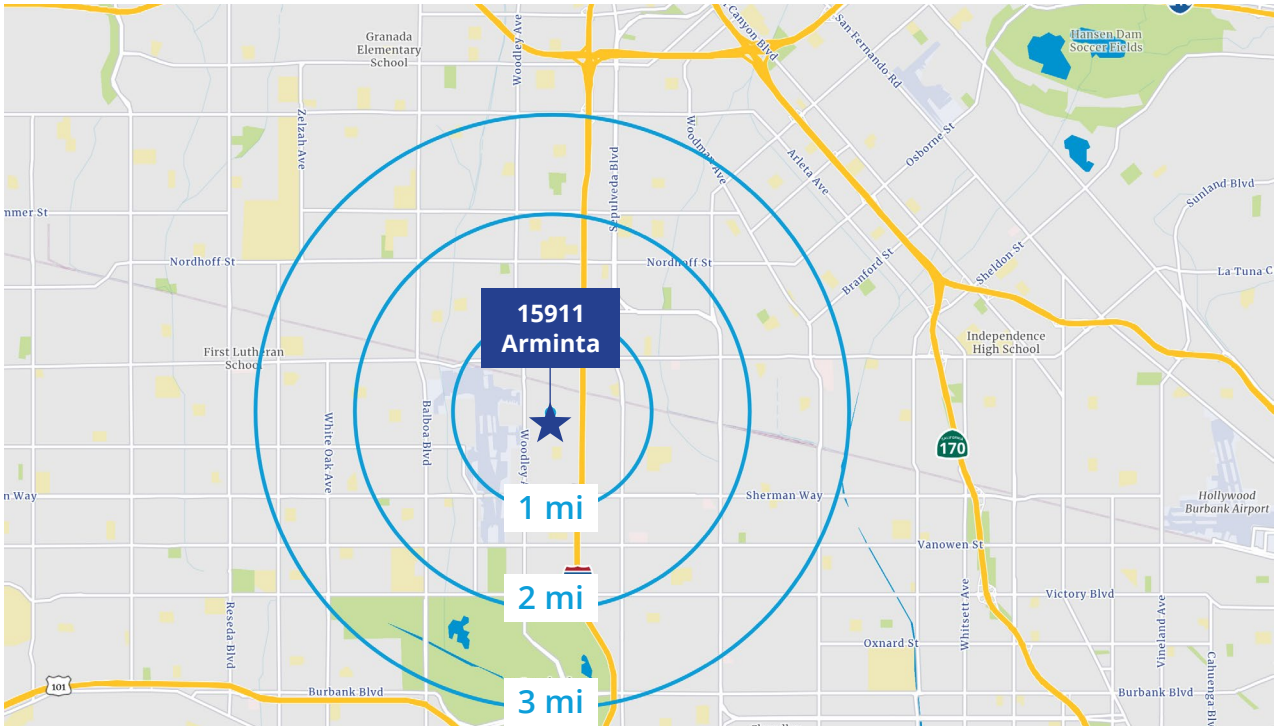
Market Overview



Market Information

Van Nuys, California

Centrally located in the heart of the San Fernando Valley, Van Nuys is one of Los Angeles’ most established and accessible communities, known for its diverse population, strong transportation infrastructure, and business-friendly environment. As a major commercial and civic hub of the Valley, Van Nuys is home to government offices, the historic Van Nuys Airport, and a vibrant mix of retail, industrial, and professional businesses. Convenient access to the 405, 101, and 170 Freeways, together with extensive public transit options, has made the area a strategic center for employment and commerce. Local restaurants, neighborhood parks, and active retail corridors contribute to a dynamic community that continues to attract residents and investment.



With more than 100,000 residents, Van Nuys remains one of the largest and most active neighborhoods in the San Fernando Valley. Its central location and relative affordability compared to neighboring submarkets have supported consistent demand from families, workforce renters, and young professionals. Continued investment throughout the Valley, coupled with proximity to major employment centers including Sherman Oaks, Burbank, and Downtown Los Angeles, strengthens the area’s long-term growth outlook. Supported by a diverse economic base, excellent connectivity, and a broad range of housing options, Van Nuys offers a stable market environment with lasting appeal for residents, businesses, and commercial real estate investors.

Demographics



Population (2025)

18,412	155,844	389,021
1 Miles	2 Miles	3 Miles



2030 Population Projection

0.9%	-0.2%	-0.6%
1 Miles	2 Miles	3 Miles



Daytime Resident Population

30,874	133,219	253,788
1 Miles	2 Miles	3 Miles



Average Household Income (2025)

\$97,289	\$105,083	\$111,098
1 Miles	2 Miles	3 Miles

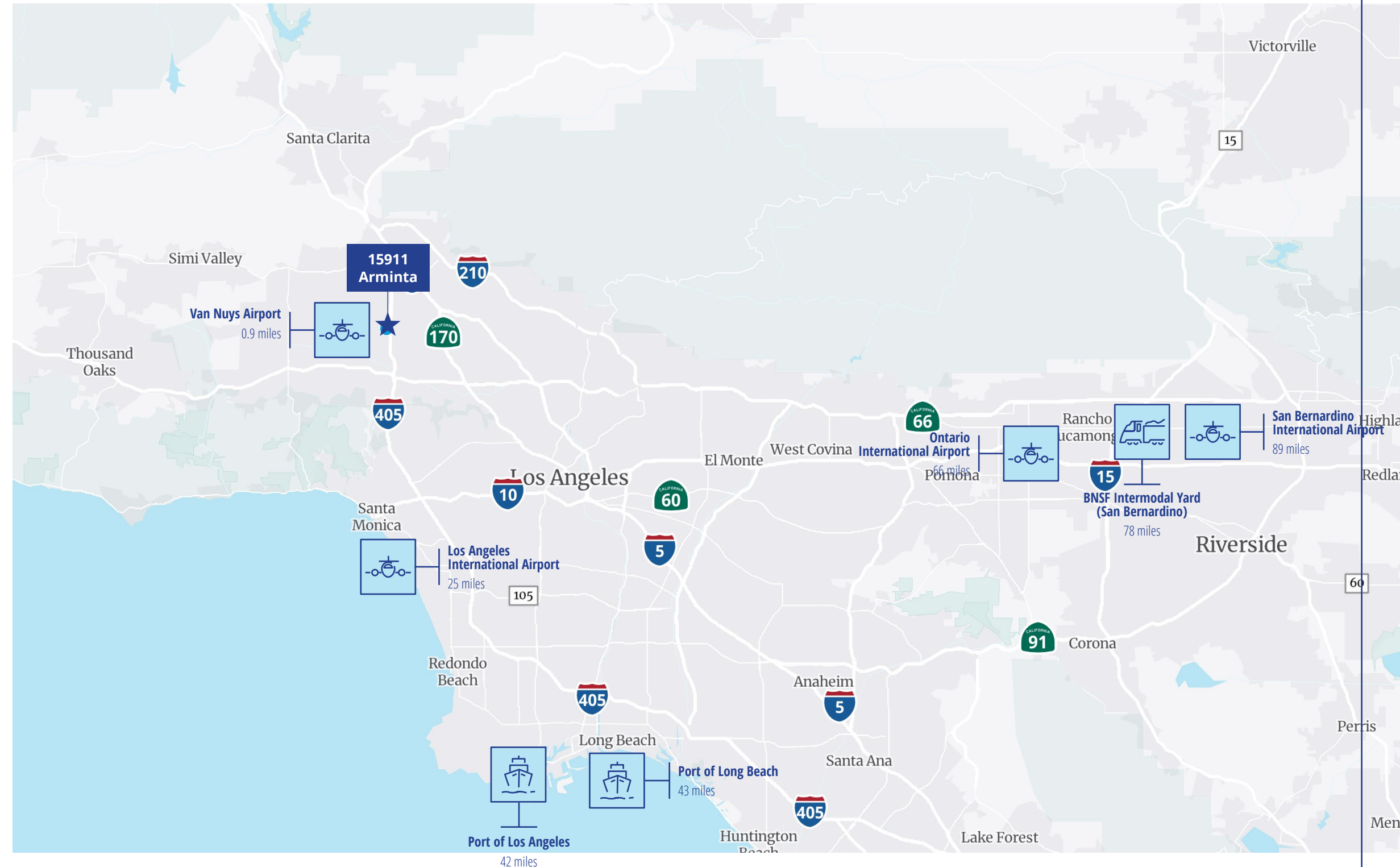
Points of Interest

Location is one of the most important drivers of value for industrial real estate, directly impacting transportation costs, delivery times, and supply chain efficiency.

Properties with convenient access to major logistics hubs can help move goods faster and more cost-effectively, making them highly desirable for distribution, warehousing, and e-commerce operations. Proximity to Los Angeles International Airport (LAX), Hollywood Burbank Airport, the Ports of Los Angeles and Long Beach, and regional rail infrastructure provides a significant competitive advantage. Access to these gateways enables efficient movement of cargo by air, sea, and rail while connecting businesses to local, national, and global markets.

Other highlights include:

- » **Central San Fernando Valley Location** – well positioned to serve the valley and greater Los Angeles market.
- » **Van Nuys State Enterprise Zone** – strategically positioned in one of the San Fernando Valley's most established industrial and business districts.
- » **Excellent Freeway Connectivity** – convenient access to the I-405 and US-101 Freeways, and the greater Southern California freeway network.
- » **Van Nuys Metrolink / Amtrak Station** – approximately 2.7 miles from the property, providing additional commuter and regional transportation options.





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