

FOR SALE

Multi-Tenant Commercial Center

The Woodman Center

6000 Woodman Ave | Van Nuys, CA 91401

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Exclusively Listed By:

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PROPERTY OVERVIEW

NAI Capital Commercial is pleased to present the opportunity to acquire 6000 Woodman Ave, a pride of ownership commercial asset in the heart of the San Fernando Valley. The 5-unit complex includes four commercial spaces and one apartment, with a total of 7,973 SF of improvements on a 0.25 AC lot. Originally constructed in 1954, the property has been well-maintained and features steady cash flow and significant upside potential. The property enjoys a prime location on the signalized intersection of Woodman Ave and Oxnard St in the city of Van Nuys, with traffic counts of +/- 24,764 vehicles per day. It has a total of 25 gated parking spaces (3.67/1000). The property is centrally located and is directly adjacent to the metro Orange line bus way.

6000 Woodman Ave presents the opportunity for an investor to enter a high-demand retail market with a stable existing tenant base and rapid new development in the surrounding area. Current ownership can assist with any investors seeking to extend current leases for lending purposes.



PROPERTY OVERVIEW

Property Address:	6000 Woodman Avenue, Van Nuys, CA
APN:	2330-028-017
Building Size:	7,973 SF
Lot Size:	0.25 AC
Zoning:	IQC1.5-1VL
Year Built:	Built 1954 / Renovated 2022
Property Type:	Commercial
Frontage on Oxnard St:	230'
Frontage on Woodman Ave:	154'
Number Of Stories:	2
Parking:	25 spaces, including 20 spaces on 6,851 SF of lot space leased from metro MTA on a recurring 36 month term
Units:	4 commercial units / 1 residential
Other Features:	Signage HVAC Fenced Lot Signalized intersection



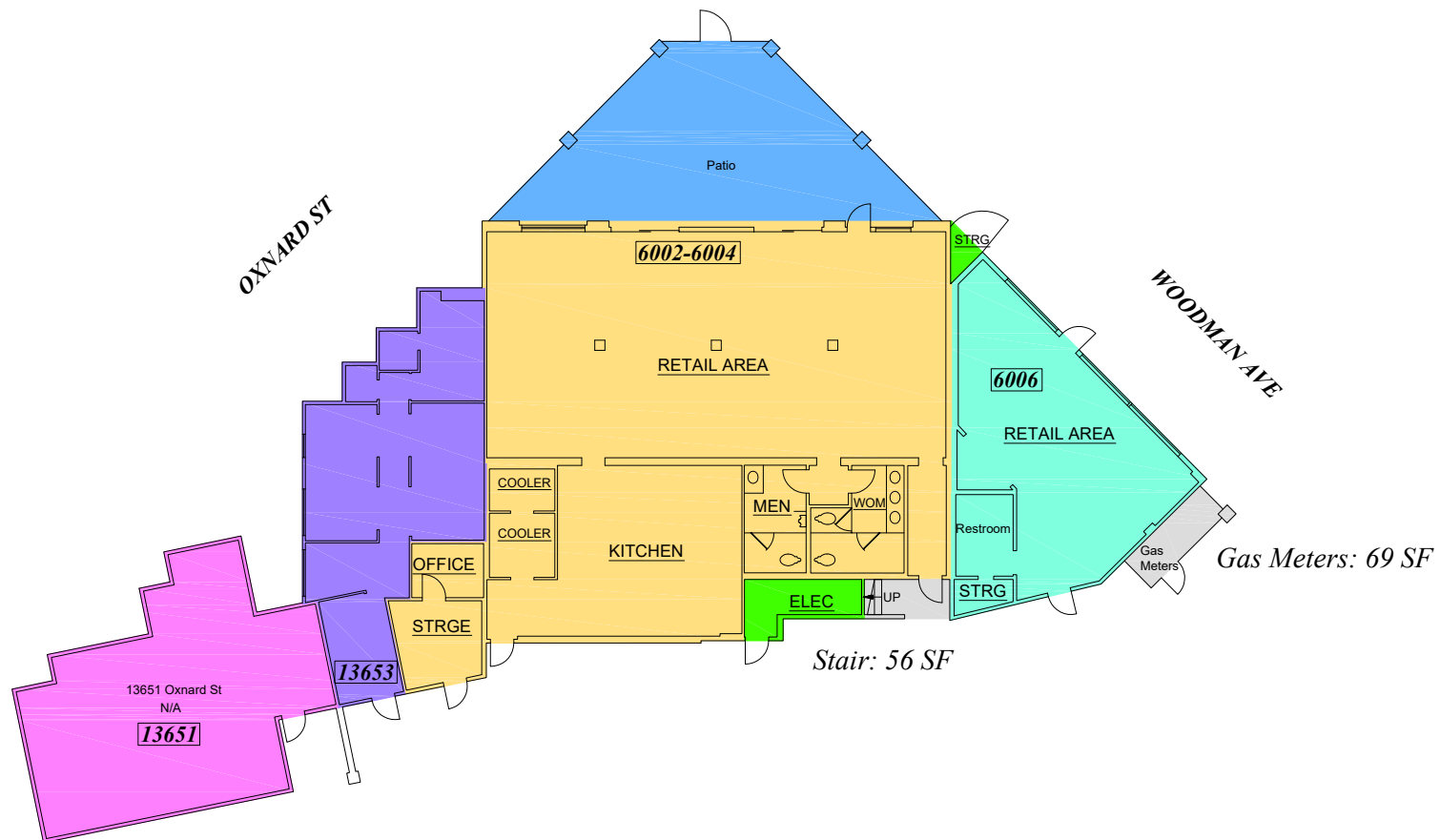
FLOOR PLAN

First Floor

**6000 WOODMAN
LOS ANGELES, CA**

FIRST FLOOR
(As Measured: April 2016)

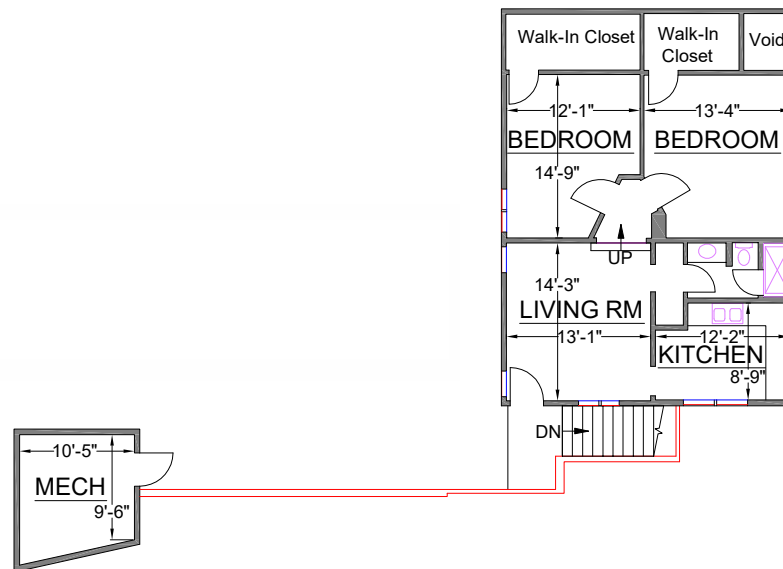
LEASE PLAN



FLOOR PLAN

Second Floor

FLOOR PLAN



RENT ROLL

Unit	Rent	Tenant	Unit SF	Rent/SF	Lease Start	Lease Expire	Option to Extend	Increase Date	Increase Amount	Increase
201 A	\$3,250.00	Apartment	1,186	\$2.74	8/1/2020	7/30/2025		8/1/2022	\$3,150.00	5% yearly increase
6006 Woodman Ave Smoke Shop	\$3,150.00	G&R Imports Co. / Mister B	930	\$3.39	12/1/2021	11/30/2024	1 (3) year	12/1/2022	\$3,150.00	5% yearly increase
Patio/Lounge Leased to 6006*	\$1,500.00	G&R Imports Co. / Mister B			8/1/2022	7/31/2025		8/1/2023	\$1,500.00	
13651 Oxnard Street	\$4,410.00	Healthy Future Medical Clinic	995	\$4.43	1/1/2021	1/31/2024	1 yr option to extend	1/1/2023	\$4,326.00	3% increase
13653 Oxnard Street	\$2,500.00	Flash Back LLC	852	\$2.93	1/1/2023	10/31/2027		11/1/2023	\$2,575.00	3% increase
6002 Woodman Ave**	\$12,102.50	Della Cusina, Inc.	3,247	\$3.73	7/1/2022	6/30/2027	1(5) year	7/1/2023	\$12,102.50	3% per year
Monthly Total:	\$26,912.50									

Yearly Total: \$322,950.00

Notes: Total building area includes additional storage/common space equal to 763 SF.

*currently at \$1,000 but will increase to \$1,500 Aug 2023

**currently at \$11,750 but will increase to \$12,102 July 2023

PROPERTY FINANCIALS

Pricing Detail

Summary

Price \$4,200,000

Cap Rate 6.40%

SF 7,973 SF

Price per SF \$526.78

Lot Size 10,890 SF / 0.25 AC

Net Income:

Actual

Gross Annual Income: \$322,950.00

Expenses \$54,039.96

Expenses

Monthly

Annual

Metro \$950.00 \$11,400.00

Waste Management \$500.00 \$6,000.00

Landscaping \$180.00 \$2,160.00

Utilities (estimate) \$200.00 \$2,400.00

Immediate Fire Alarm monitoring \$75.00 \$900.00

Taxes (current) \$2,000.00 \$24,000.00

Insurance (Nautilus) \$598.33 \$7,179.96

Total **\$4,503.33** **\$54,039.96**

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



VAN NUYS: OVERVIEW

VAN NUYS, LOS ANGELES

Los Angeles County, CA

Location

Van Nuys represents an LA neighborhood in the City's eastern San Fernando Valley region of Los Angeles County, Ca. Van Nuys exemplifies LA's suburban diversity with a multicultural community featuring the Van Nuys Airport, Van Nuys Superior Courthouse and Valley Municipal Building in the local government hub, the adjacent Panorama Mall and the Van Nuys Blvd. metro station as well as numerous industrial properties.

Van Nuys borders Panorama City and North Hills to the north, Valley Glen to the east, Sherman oaks to the south, and Lake Balboa to the west. Van Nuys is the most-populated San Fernando Valley neighborhood and its central location offers many benefits for industrial-sector businesses. The community provides excellent access to transit for moving goods and materials, including freight rail, Interstates 5 and 405 as well as highways 101 and 170. The subject property is only 21 miles north of Los Angeles International Airport and 40 miles north of the Port of Los Angeles in San Pedro.

Demographics:



664,184
Population



237,718
Households



\$98,432
HH Income



39
Median Age

Economic Highlights:



36,689
Businesses



254,134
Employees



57.5%
White Collar



42.5%
Blue Collar

^SOURCES: CITY OF LOS ANGELES CAFR, 2020; NAI CAPITAL RESEARCH; APPLIED GEOGRAPHIC SOLUTIONS

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