

FOR SALE



HIGH IMAGE - OFFICE / FLEX BUILDING FOR SALE & LEASE IDEAL HEADQUARTERS FACILITY

6907 Hayvenhurst Avenue | Van Nuys, CA 91406

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Coldwell Banker Commercial NRT

620 N. Brand Blvd. Suite 200

Glendale, CA 91203

818.240.1111

Owned by a subsidiary of NRT LLC.



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BUILDING DESCRIPTION

Address: 6907 Hayvenhurst Avenue, Van Nuys, CA 91406
 Property Type: Commercial/Industrial
 Sub Property Type: Office Building
 Building Size: ±29,032 SF
 Land Size: 1.1 Acres (±47,763 SF)
 Year Built: 1969
 Ceiling Height: 14'
 APN: 2225-002-002
 Asking: \$10,995,000

PROPERTY HIGHLIGHTS

- Newly Remodeled Headquarters Building
- Upstairs & Downstairs connected by Spiral Staircase
- Modern Lobby / Entry
- Private Restrooms
- At Hayvenhurst near Vanowen
- Close proximity to Van Nuys Airport
- Polished Concrete Floors, fully secured facility

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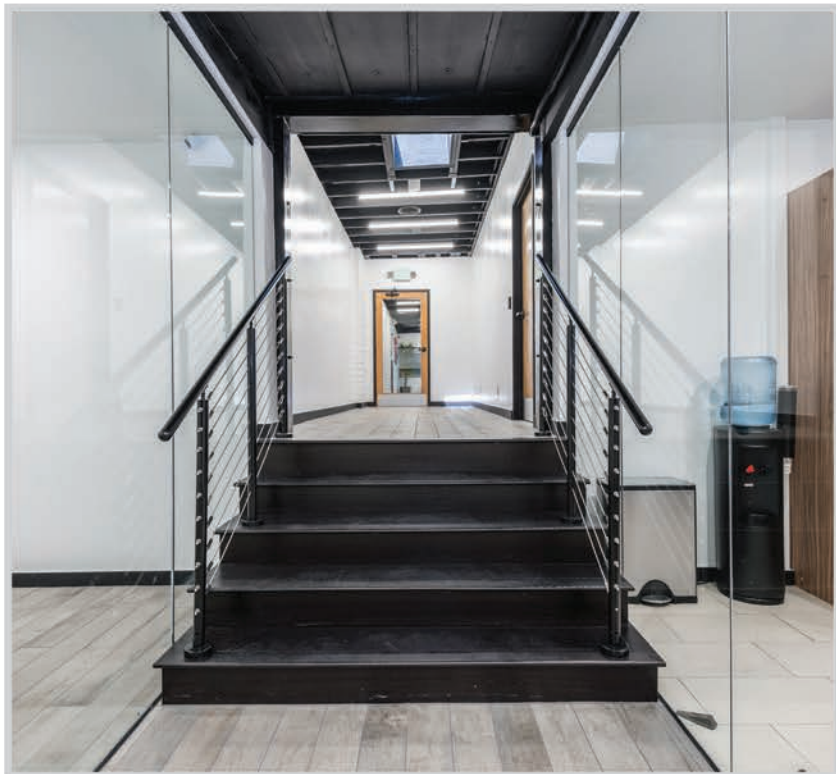
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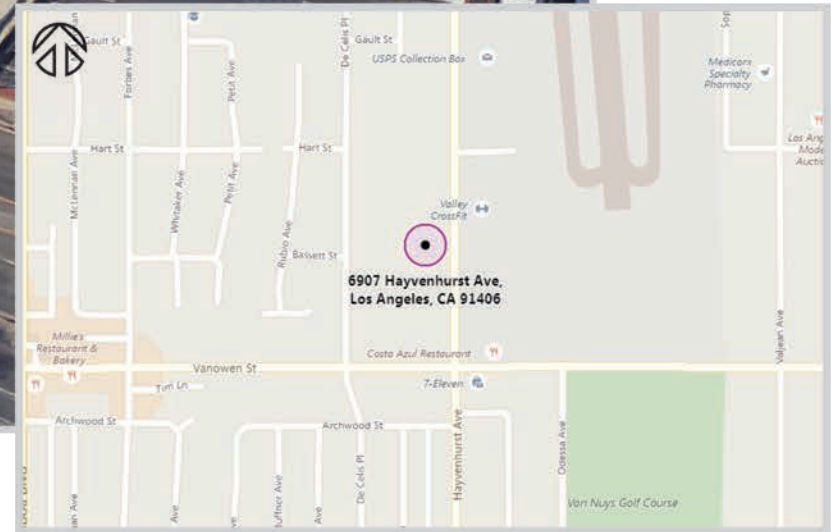
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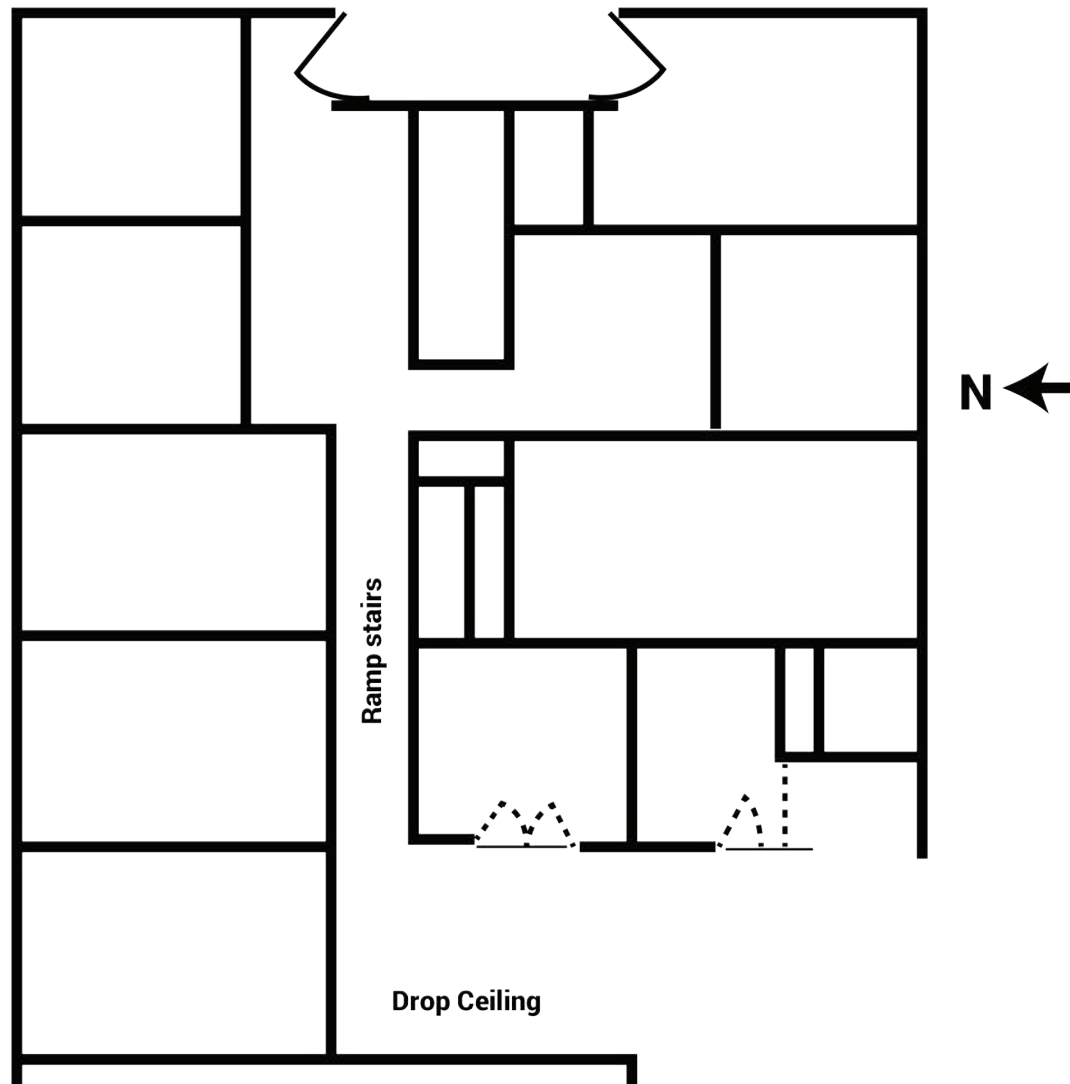
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FLOOR PLAN



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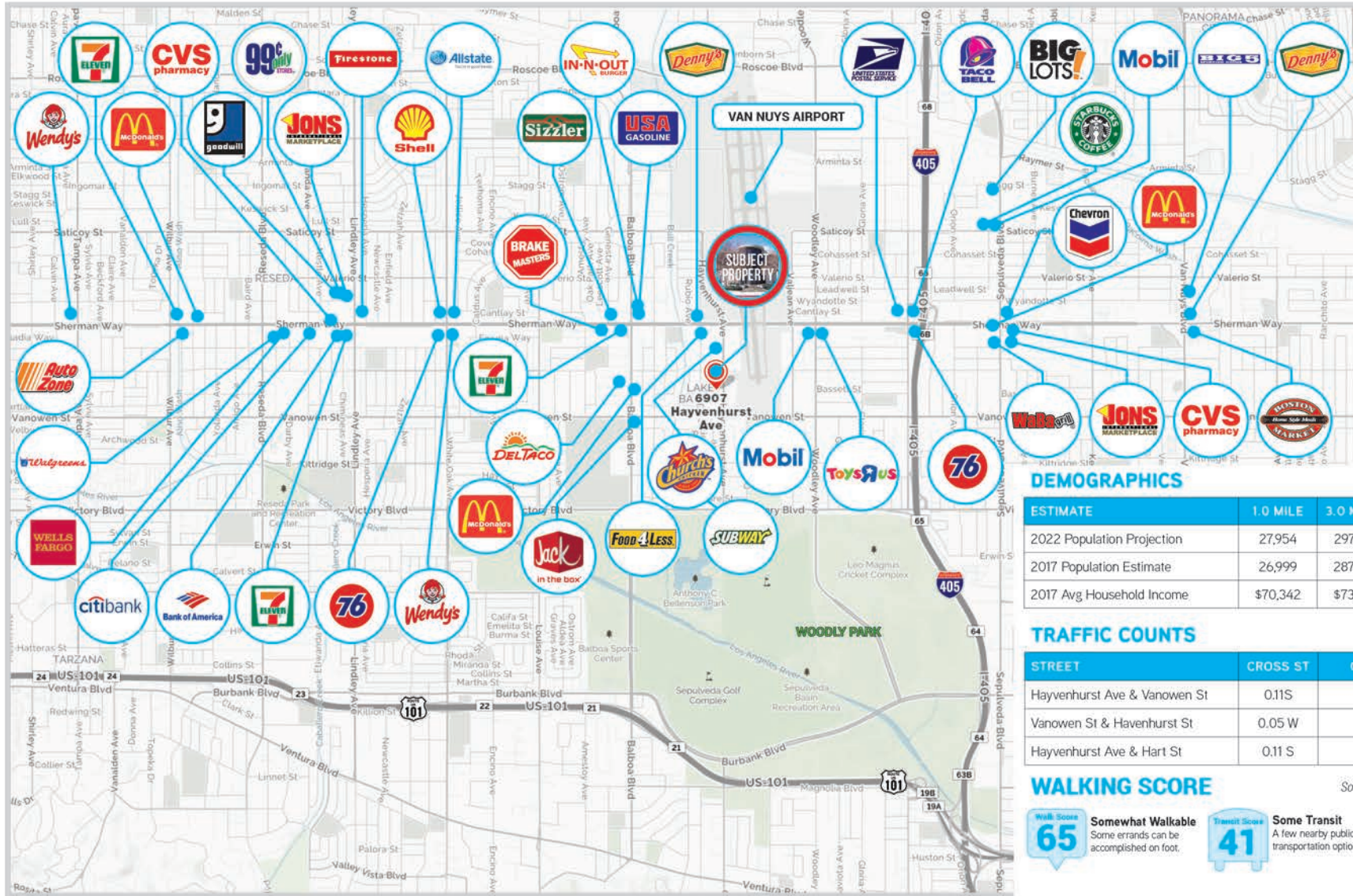
Floor & Site Plans



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RETAILERS / AMENITIES

Nearby Amenities



DEMOGRAPHICS

Source: CoStar

ESTIMATE	1.0 MILE	3.0 MILES	5.0 MILES
2022 Population Projection	27,954	297,396	733,098
2017 Population Estimate	26,999	287,026	709,545
2017 Avg Household Income	\$70,342	\$73,308	\$82,630

TRAFFIC COUNTS

Source: CoStar

STREET	CROSS ST	CARS PER DAY
Hayvenhurst Ave & Vanowen St	0.11S	11,346
Vanowen St & Hayvenhurst St	0.05 W	30,641
Hayvenhurst Ave & Hart St	0.11 S	15,938

WALKING SCORE

Source: WalkingScore.com

Walk Score 65 Somewhat Walkable Some errands can be accomplished on foot.	Transit Score 41 Some Transit A few nearby public transportation options.	Bikeable 53 Bikeable Flat as a pancake, minimal bike lanes.
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