# CLOSE PROXIMITY TO 5, 101, 170, AND 405 FREEWAYS



## FOR MORE INFORMATION, PLEASE CONTACT:

Anthony Bergeman ♥sior
Executive Vice President

949.341.4511 abergeman@daumcommercial.com CA License #01841828 Krishna Shegran

Vice President 949.341.4512 kshegran@daumcommercial.com CA License #0203891 Michael Chase

Vice President 949.341.4513 mchase@daumcommercial.com

CA License #0207114



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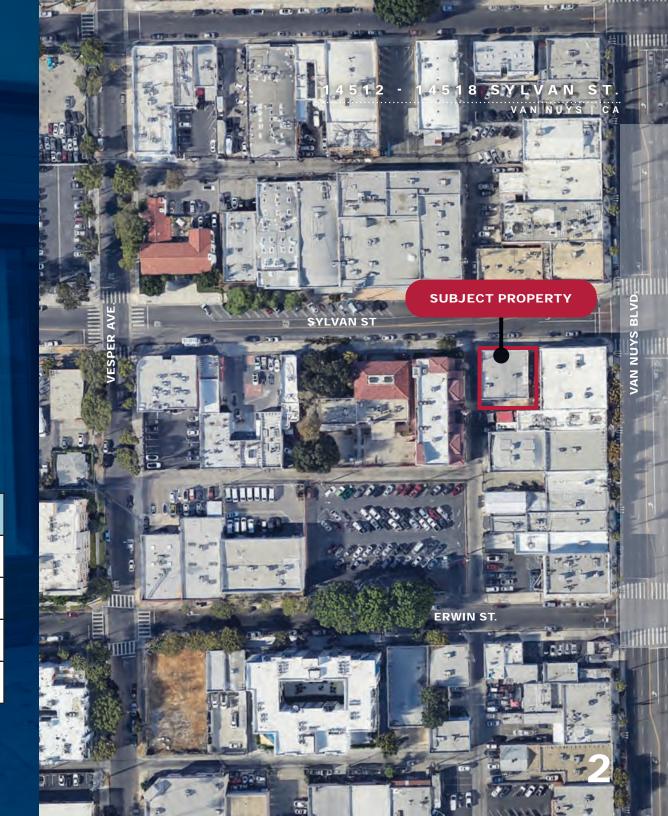
# PROPERTY HIGHLIGHTS

BUILDING SIZE	3,182 SF
LOT SIZE	4,500 SF
ZONING	LAC2
PARKING	5
YEAR BUILT	1925
APN	2241-012-002

# RENT ROLL

**STARTING FEBRUARY 1, 2024** 

14512	Vacant
14514	\$1,000 per month gross
14516	\$1,600 per month gross
14518	\$1,900 per month gross
Storage Space	\$415 per month gross





# PROPERTY PHOTOS

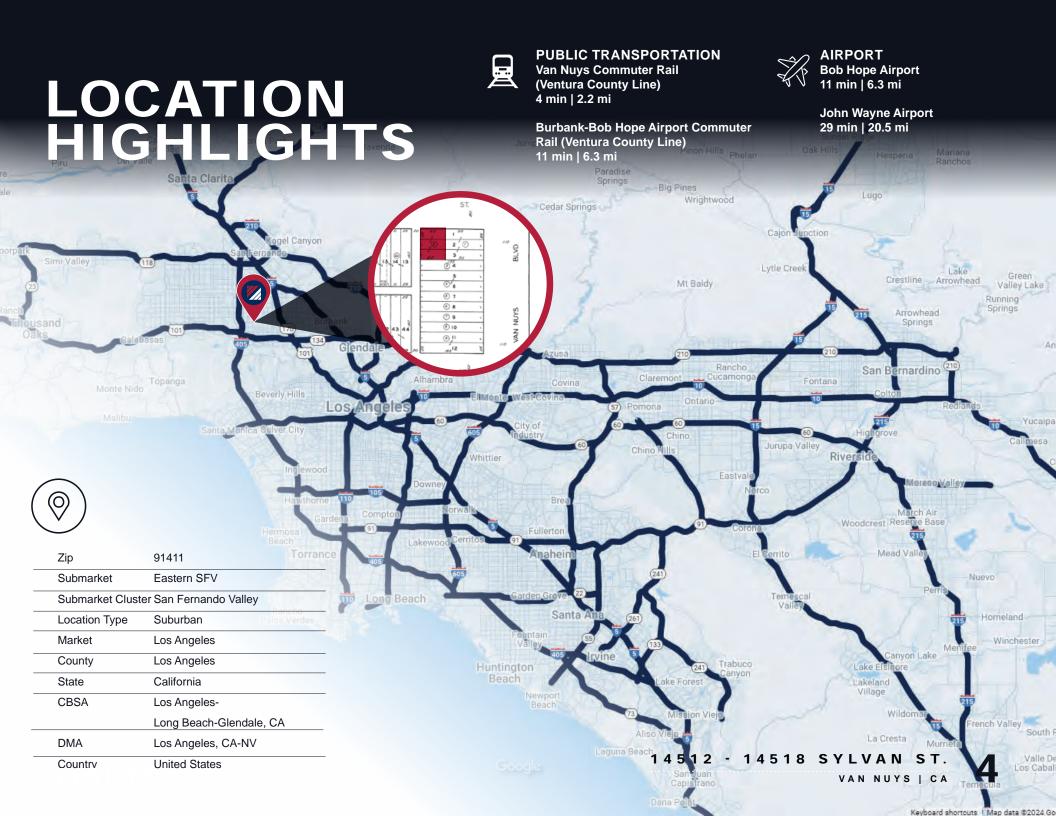
14512 - 14518 SYLVAN ST.











# LOCATION MAP Uly Presbyterian Hospital

14512 - 14518 SYLVAN ST.

VAN NUYS | CA Starbucks 4 Los Angeles City Eas allarta Supermarkets Valley Animal Shelter Crunch Fitness Welby Way - Van Nuys Kittridge Lemay St St Elisabeth Church Mini Park Kittridge Street School A&M Roadside Serv Foreign Currency Exchange Van Nuys... Kittridge St VAN NUYS The Rancherito Octapharma Plasma Hamlin St Baskin-Robbins Garik's BBQ Garcia Bros Car Valley Value Cer Sylvan St Sylvan St SUBJECT Courthouse Shining Little Erwin Street Elementary School Valley Glen MacLeod Ale Brewing Co Stars daycare Garden Archery Ran **PROPERTY** Community Delano St Van Nuys Chrysler Dodge Jeep RAM Van Nuys Kia 😊 Park Calvert St Dion & Sons Orange Line Busway 0 Sepulveda Chevrolet Van Nuy Bill's Burgers The Great Wall Basin Wildlife Reserve Birrieria San Marcos Ace Hardware 🖰 Coast Appliance Parts Tiara St Ulysses S. Grant Keyes Toyota Califa St Califa S High School Emelita S Los Angeles Valley College Hatteras St Hatteras S Hatteras S 0 Tar Miranda St Keyes Hyundai Collins St Collins St Collins St 11 Model The Kluckin' Chicken Birds Plus Ireland's 32 Nat's Early Bite The Help Group WOODLEY Plus Carriag Killion St Hounds of the Hills ittle Bee Child Care Van Nuys Middle School in Sherman Oaks habad of North Sester Avenue Sepulveda Dam 2 ementary School LA Fitne Weddington St Off The Charts -Weddington St Magnolia Woodman Extra Space Dispensary in Van Nuvs Child Care BMW of Sherman Oaks 0 Encino Creative Mom's portion Daycare/Presche Restaurant & Catering Louis Armstrong 
Middle School Hartsook St Universal Mitsubis Dept. Station 88 Otsego St Sclinen Remodeling Van Nuys-Sherman ofing, Inc Oaks Baseball.

Van Nuvs/

# MARKET



## MARKET ACTIVITY







2.7%



**Under Construction** 

**№** 544,608 SF



Median Sale \$/SF

**∧** \$318.87

Net Absorption





Gross Absorption

**∧** 1,581,917 SF



Rental Rates (NNN)

\$1.66

Deal Volume **♥**\$138.9M

## **KEY TAKE AWAYS**

## **MARKET**

- Vacancy Rate: Increased by 20 bps in Q4 to 2.7%.
- Net Absorption: Direct remained positive in Q4 Large amount of sublet space pushed overall
- Industrial Supply: 268K SF was delivered in Q4.
- Asking Rents: Increased by 2.5% or \$0.04 PSF in Q4 to \$1.66 PSF NNN.
- Sales: The median price PSF in Q4 was \$318.87. Volume totaled \$138.9M in Q4. Bringing the 2023 total sales volume to \$921.5M. A decline of 25.6% compared to 2022.

### **ECONOMIC OUTLOOK**

- Interest Rates: At the December meeting, the FOMC decided once again to maintain rates at the current range of 5.25-5.50%. The median forecast of FOMC members currently projects three rate cuts to occur in 2024
- Inflation: Continued to decelerate in Q4, but at a slower pace. CPI remains above the Fed's 2% target
- Supply Chain: The cost from China/East Asia to North America West Coast increased 0.5% over Q4, ending at \$1,695 per container. (Freightos). Tensions in the Middle East have caused shipping rates to surge to start the year & will be something to follow throughout 2024.

# **ECONOMIC OUTLOOK**



U.S. Employment 3.7%



7.1%

W



Interest Rate 6.6% (30 year fixed)



Changing GDP



2.0%



Port Traffic Y/Y A



14.5%



NYSE Performance



12.4%



Inflation Change



3.1%



10 Yr. - 2 Yr. Spread



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# 3,182 SF RETAIL FOR SALE 14512 - 14518 SYLVANIST.

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