

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

VAN NUYS BLVD.

SYLVAN ST

3,182 SF RETAIL FOR SALE  
14512 - 14518  
SYLVAN ST.

V A N N U Y S | C A 9 1 4 1 1

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# PROPERTY HIGHLIGHTS

BUILDING SIZE 3,182 SF

LOT SIZE 4,500 SF

ZONING LAC2

PARKING 5

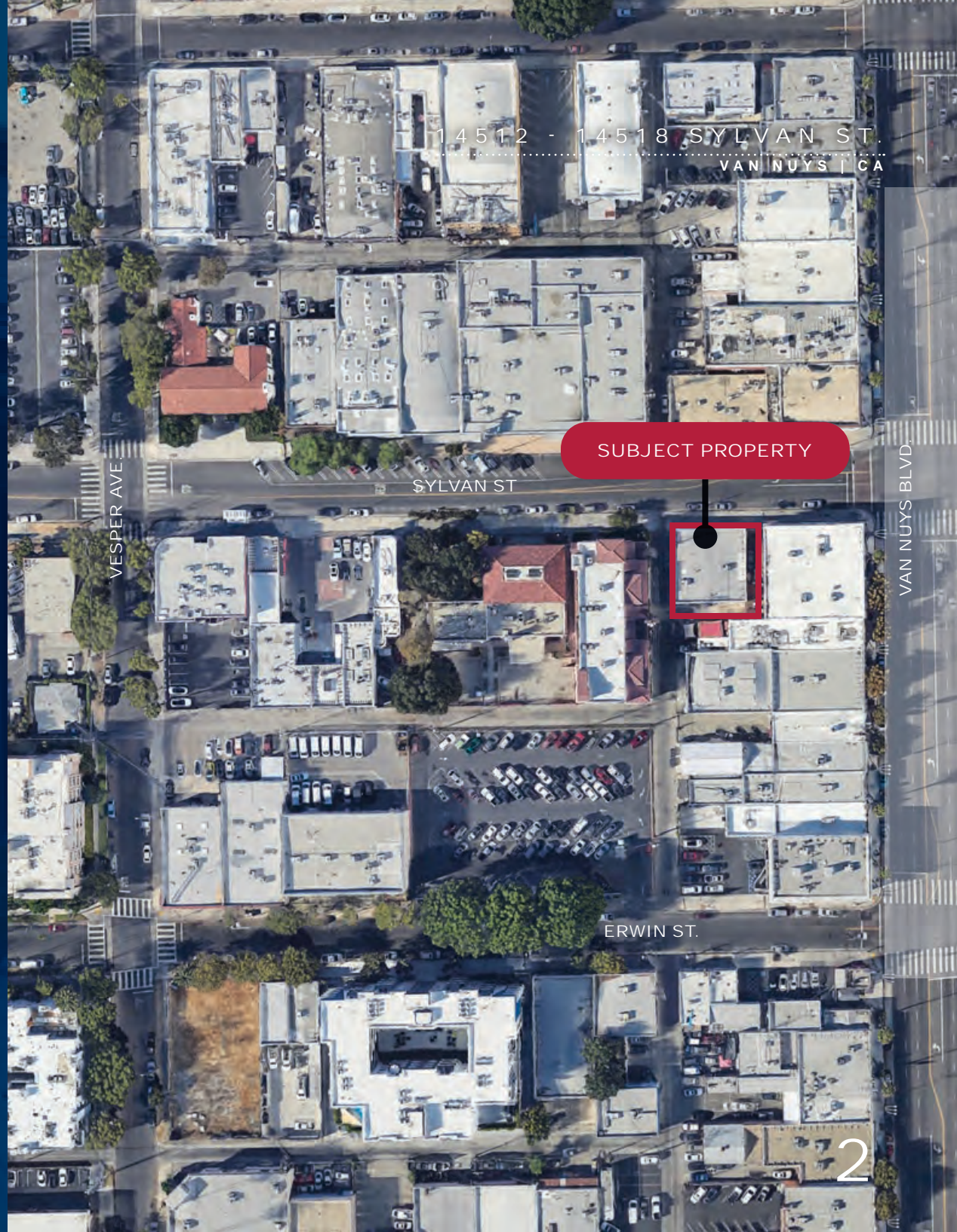
YEAR BUILT 1925

APN 2241-012-002

# RENT ROLL

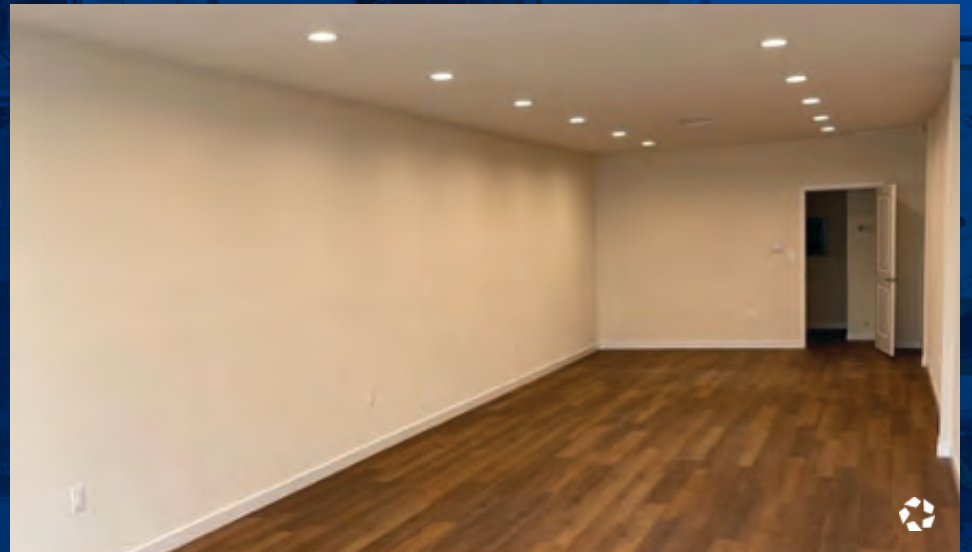
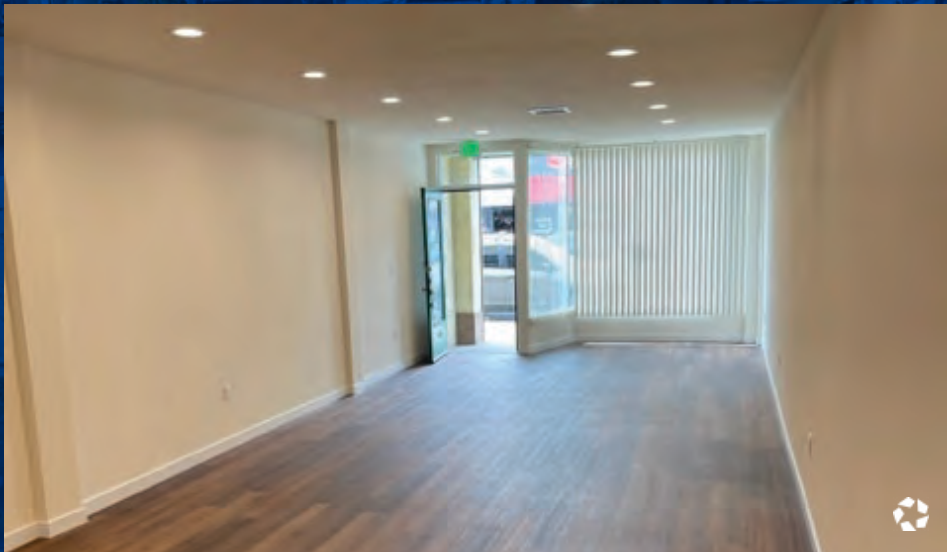
STARTING FEBRUARY 1, 2024

|               |                         |
|---------------|-------------------------|
| 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.  
VAN NUYS | CA



# LOCATION HIGHLIGHTS



## PUBLIC TRANSPORTATION

Van Nuys Commuter Rail  
(Ventura County Line)  
4 min | 2.2 mi

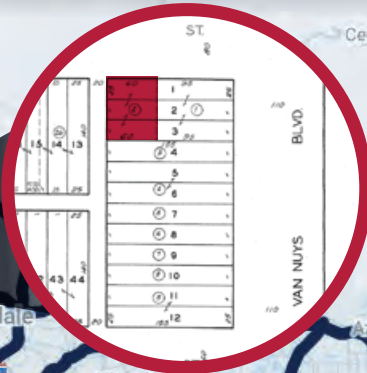
Burbank-Bob Hope Airport Commuter  
Rail (Ventura County Line)  
11 min | 6.3 mi



## AIRPORT

Bob Hope Airport  
11 min | 6.3 mi

John Wayne Airport  
29 min | 20.5 mi



|                   |   |
|-------------------|---|
| Zip               | 91411                                   |
| Submarket         | Eastern SFV                             |
| Submarket Cluster | San Fernando Valley                     |
| Location Type     | Suburban                                |
| Market            | Los Angeles                             |
| County            | Los Angeles                             |
| State             | California                              |
| CBSA              | Los Angeles-<br>Long Beach-Glendale, CA |
| DMA               | Los Angeles, CA-NV                      |
| Country           | United States                           |

Google

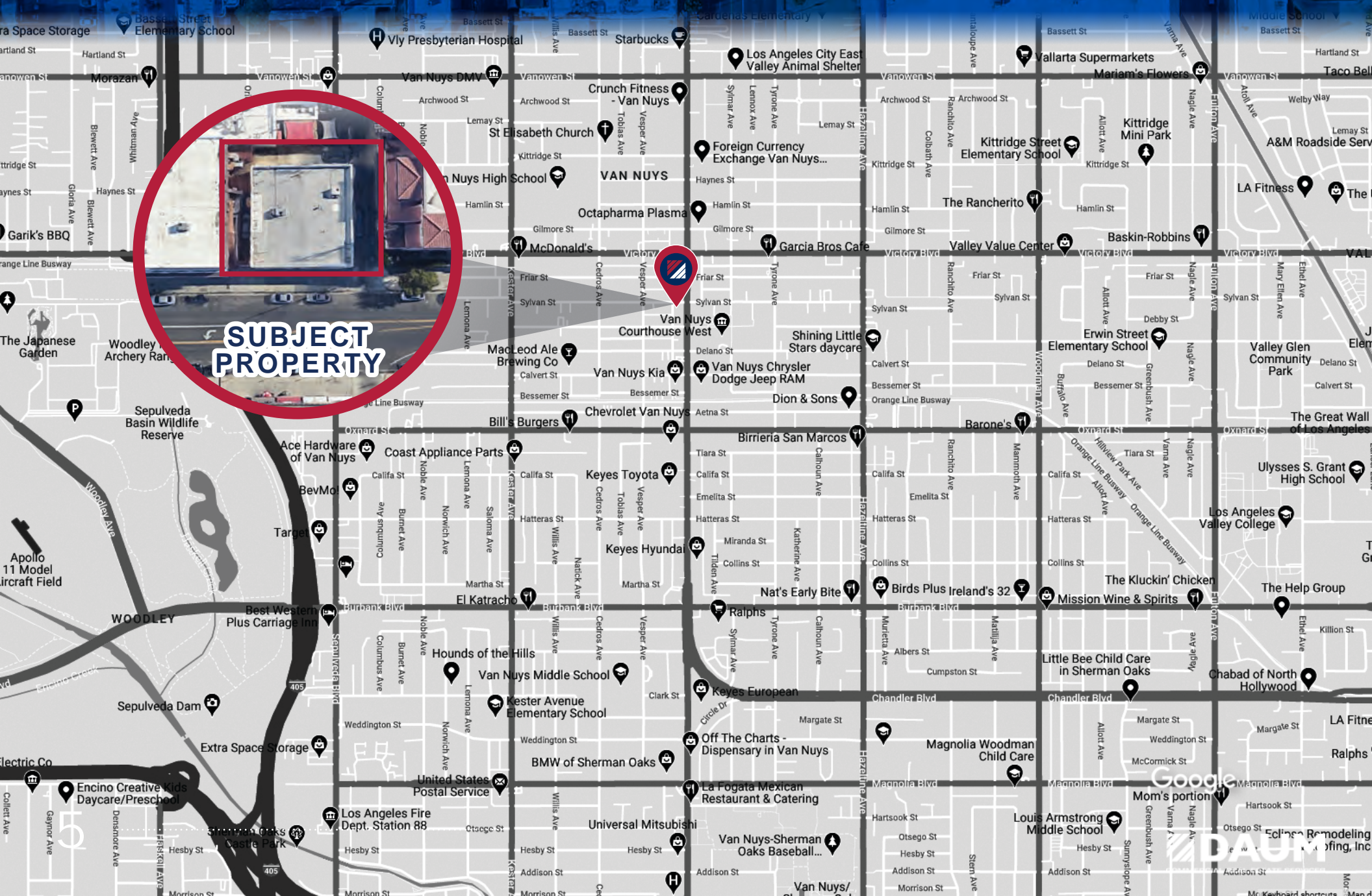
1 4 5 1 2 - 1 4 5 1 8 SYLVAN ST.  
VAN NUYS | CA 4

# LOCATION MAP

14512 - 14518 SYLVAN ST.  
VAN NUYS | CA



**SUBJECT  
PROPERTY**



### MARKET ACTIVITY

|  |  |
|--|--|
| <p>Direct Vacancy<br/>▲ 2.2%</p>           | <p>Net Absorption<br/>▼ -83,743 SF</p>     |
| <p>Overall Vacancy<br/>▲ 2.7%</p>          | <p>Gross Absorption<br/>▲ 1,581,917 SF</p> |
| <p>Under Construction<br/>▼ 544,608 SF</p> | <p>Rental Rates (NNN)<br/>▲ \$1.66</p>     |
| <p>Median Sale \$/SF<br/>▲ \$318.87</p>    | <p>Deal Volume<br/>▼ \$138.9M</p>          |

### 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 negative.
- 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 rate.
- 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

|  |  |
|--|--|
| <p>U.S. Employment<br/>▼ 3.7%</p>                                  | <p>U6 Rate<br/>▲ 7.1%</p>                  |
| <p>Interest Rate<br/>▼ 6.6%<br/><small>(30 year fixed)</small></p> | <p>Changing GDP<br/>▼ 2.0%</p>             |
| <p>Port Traffic Y/Y Δ<br/>▼ 14.5%</p>                              | <p>NYSE Performance<br/>▲ 12.4%</p>        |
| <p>Inflation Change<br/>▼ 3.1%</p>                                 | <p>10 Yr. - 2 Yr. Spread<br/>▲ -35 BPS</p> |

EXPERIENCE IN A CHANGING MARKET

@DAUMCOMMERCIAL



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