

# 14430

vanowen street



## the offering

CBRE, Inc. is proud to present the 14430 Vanowen Street, Van Nuys (“Property”). Located south of Vanowen Street and east of Van Nuys Boulevard, this Property offers a developer the opportunity to own and build on a unique piece of real estate at the heart of the San Fernando Valley and one of its most prominent submarkets. Currently used as a parking lot, the Property measures 19,475 SF and is zoned as [Q]R3/R4 - 1VL-CDO. Boasting over 36,266 vehicles per day, the Property benefits from high visibility and offers convenient access to public transit and major freeways.

The property is currently marketed unpriced. Please reach out to investment contacts for more information.

## INVESTMENT CONTACTS

### Jenny Eng

Vice President  
+1 213 631 8788  
Lic. #01931224  
jenny.eng@cbre.com

### Kyle Barratt

Senior Vice President  
+1 818 907 4650  
Lic. #01900653  
kyle.barratt@cbre.com

## PROPERTY SUMMARY

<b>ADDRESS</b>	14430 Vanowen St. Van Nuys, CA 91405
<b>APN</b>	2237-002-021
<b>ZONING</b>	[Q]R3/R4 - 1VL-CDO
<b>LOT SIZE</b>	0.45 AC / 19,475 SF
<b>MARKET/ SUBMARKET</b>	Los Angeles Market/ Van Nuys Submarket

