

5754 WOODMAN AVE, VAN NUYS, CA 91401



INVESTMENT OPPORTUNITY



LAND DEVELOPMENT



EXCLUSIVELY LISTED BY

5754 Woodman Ave, Van Nuys, CA 91401
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EXECUTIVE SUMMARY

Exciting Development Opportunity in Sherman Oaks – Project underway -Unit Apartment Project

IKON Properties is pleased to offer a prime opportunity for developers to complete a partially constructed multi-family project in the heart of Sherman Oaks. This three-story, six-unit apartment building is fully permitted and project is underway—offering a streamlined path to completion.

Property Details:

- Lot Size: 8,910 SF
 - Building Size: 10,303 SF
 - Garage: 4,495 SF with 14 parking spaces (2 ADA)
 - Units: (6) Total – All 3 Bed / 2.5 Bath
 - Unit Sizes: Ranging from 1,400–1,650 SF
 - Amenities: 500 SF gym, private balconies, in-unit laundry
-

All units are two-story townhome-style layouts featuring open living/dining areas, modern kitchens, guest powder rooms, and spacious upper-level bedrooms. The property includes elevator access, secure entry, and a central open-air courtyard.

Situated in a thriving area surrounded by newly remodeled buildings and close to top schools, retail, restaurants, and major freeways—this project offers strong rental upside and long-term investment potential.

Don't miss this chance to finish a standout project in one of the Valley's most desirable submarkets.

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PROPERTY SUMMARY

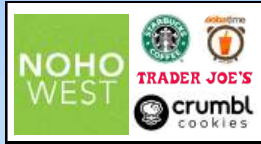
PROPERTY INFO

Property Type:	Land Development
Parcel no:	2343-006-001
Units:	6 Units
Year Built:	Under Construction
Asking Price:	\$1,650,000.00
Land:	8,158 SF
Zoning:	LARD1.5
Parking:	14 spaces (including 2 ADA-compliant spots)

ALL INFORMATION ARE DEEMED RELIABLE BUT NOT GUARANTEED



COMMUNITY OVERVIEW



LOS ANGELES VALLEY COLLEGE

NORTH HOLLYWOOD RECREATION CENTER

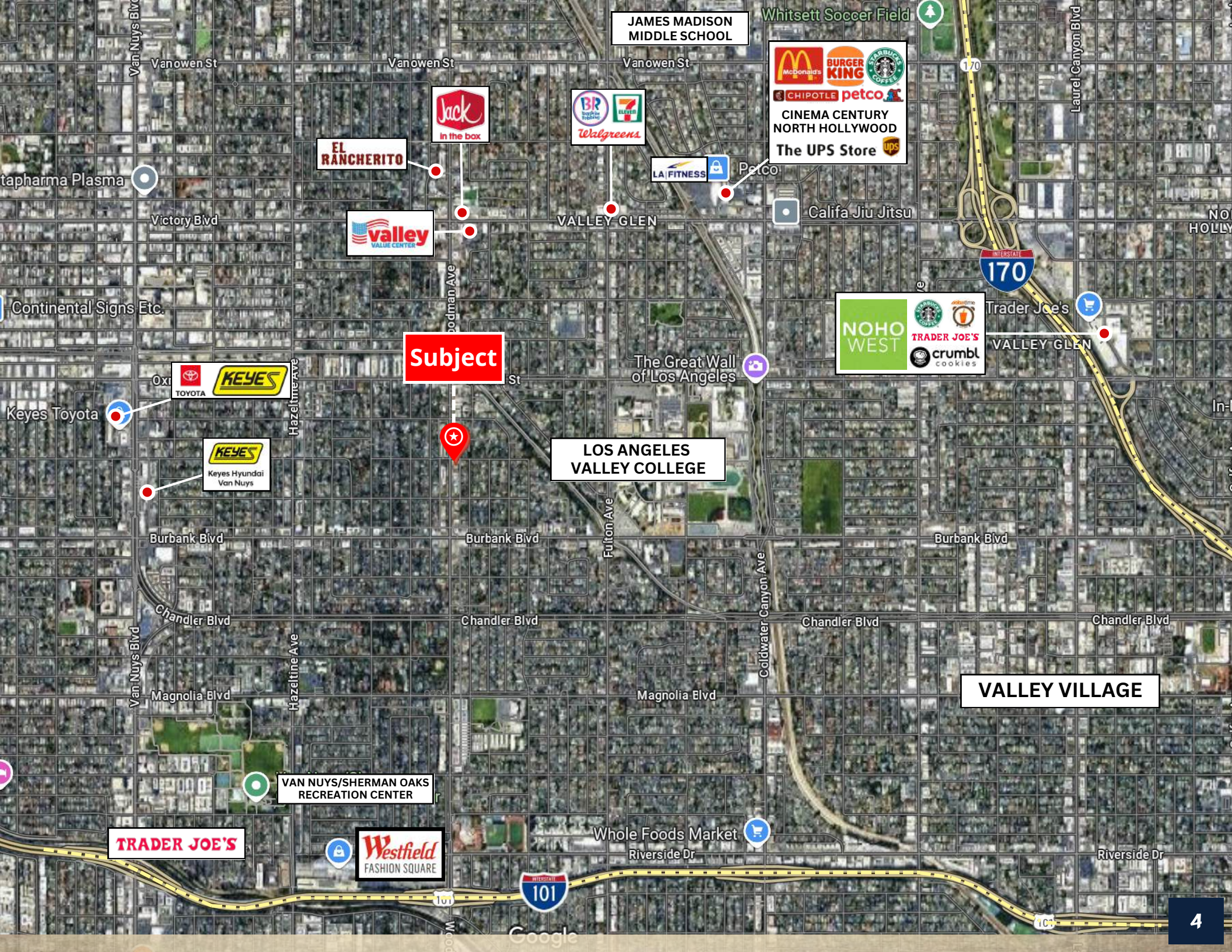
VALLEY VILLAGE PARK

HATTERAS STREET

SUBJECT PROPERTY



WOODMAN AVE



JAMES MADISON MIDDLE SCHOOL

McDonald's BURGER KING STARBUCKS COFFEE
CHIPOTLE petco
CINEMA CENTURY NORTH HOLLYWOOD
The UPS Store

EL RANCHARITO

Jack In the box

Walgreens 7-Eleven

valley VALUE CENTER

Subject

LOS ANGELES VALLEY COLLEGE

NOHO WEST TRADER JOE'S crumbl cookies

VALLEY VILLAGE

VAN NUYS/SHERMAN OAKS RECREATION CENTER

TRADER JOE'S

Westfield FASHION SQUARE

Whole Foods Market

PROXIMITY



LOS ANGELES VALLEY
COLLEGE



NOHO
WEST



VALLEY GLEN
COMMUNITY PARK



WESTFIELD
FASHION SQUARE



MISSION
COMMUNITY HOSPITAL



THE GREAT WALL OF
LOS ANGELES

DEVELOPMENT HIGHLIGHTS

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- ✔ Building Size: 10,303 SF
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PROPERTY PHOTOS

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ABOUT VAN NUYS

Van Nuys is a vibrant neighborhood located in the heart of the San Fernando Valley region of Los Angeles, California. Known for its diverse community, convenient transportation access, and a mix of residential, commercial, and industrial zones, Van Nuys offers a dynamic urban-suburban atmosphere. It is home to the Van Nuys Airport, one of the busiest general aviation airports in the world, and features a wide range of dining, shopping, and recreational options. The area has a rich history dating back to its founding in 1911 and has evolved into a bustling hub of activity. With its central location and ongoing development, Van Nuys continues to attract both residents and businesses alike.

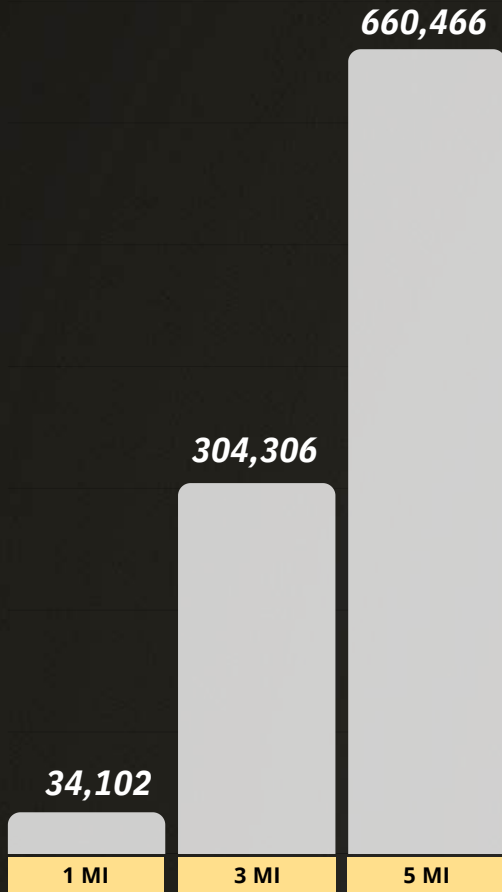


WHY CHOOSE VAN NUYS?

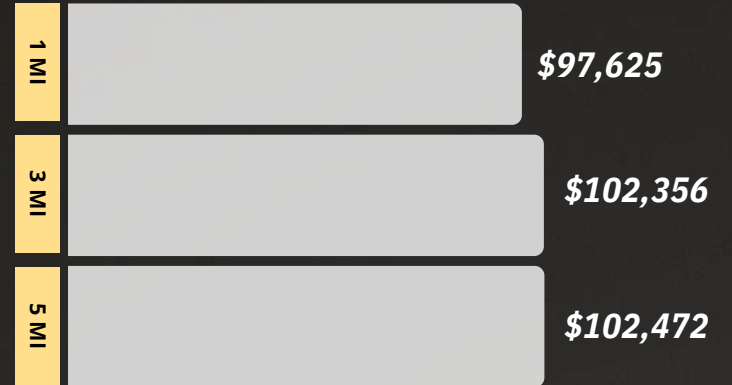
Van Nuys presents strong investment potential due to its strategic location, growing population, and continuous infrastructure improvements. The area benefits from high demand for both residential and commercial properties, driven by its accessibility to major freeways, public transit, and proximity to employment centers. Recent revitalization efforts and zoning changes have encouraged new developments, increasing property values and rental income opportunities. Its diverse economy and the presence of major industries, including aviation, film production, and retail, contribute to long-term stability. For investors seeking a balance of growth, affordability (relative to other parts of LA), and future upside, Van Nuys stands out as a compelling choice.

DEMOGRAPHICS

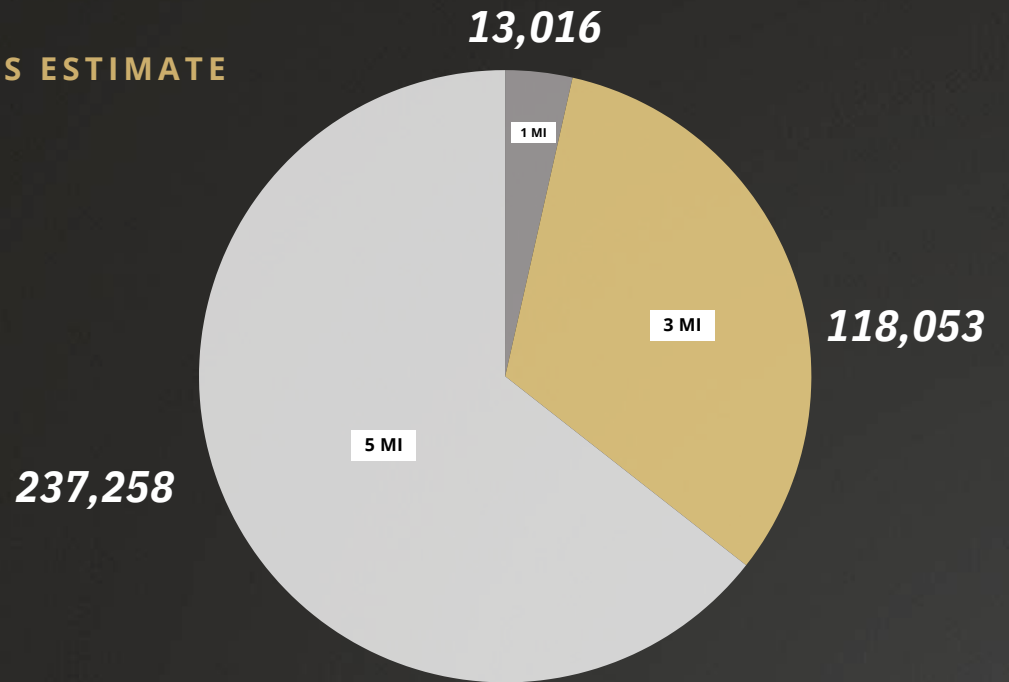
POPULATION



AVERAGE HOUSEHOLD INCOME



HOUSEHOLDS ESTIMATE



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