

FOR LEASE

16816 Saticoy St., Lake Balboa, CA



OFFERING MEMORANDUM

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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PROPERTY OVERVIEW

Property Description:

The property consists of a 5,000 square foot automotive warehouse sitting on a spacious 20,000 square foot lot, offering the ideal setup for a body shop, mechanic, or any automotive-related operation. The property will be built-to-suit, allowing the new operator to customize the space to their exact specifications. Whether it's for repair bays, paint booths, storage, or specialty equipment, the structure will be brand new, featuring modern plumbing, electrical, and HVAC systems tailored to your needs. With high ceilings, wide access doors, and flexible layout options, this facility is designed for efficiency and productivity.

The entire 20,000 square foot lot can be fully enclosed and gated, offering secure access and excellent traffic flow for customers, deliveries, and operations. Ample parking is available on-site, with room for vehicles, fleet storage, or customer convenience. With heavy power capacity and open zoning potential, this property presents a rare opportunity for a wide range of automotive businesses looking to establish or expand in a versatile, future-ready space. The possibilities are endless - build your dream shop here.

Property Highlights:

- Enterprise Zone Allows for a Wide Variety of Uses
- Located at a Signalized intersection
- Phenomenal Tenant Mix with Great Synergy
- Generous On-Site Parking
- Excellent Exposure with Strong Signage
- Easy Street access with Alley Access
- Retail/Office/Restaurant/Warehouse/Showroom Uses Allowed
- Plug & Play Spaces with Lots of Potential

Spaces/Size Available:



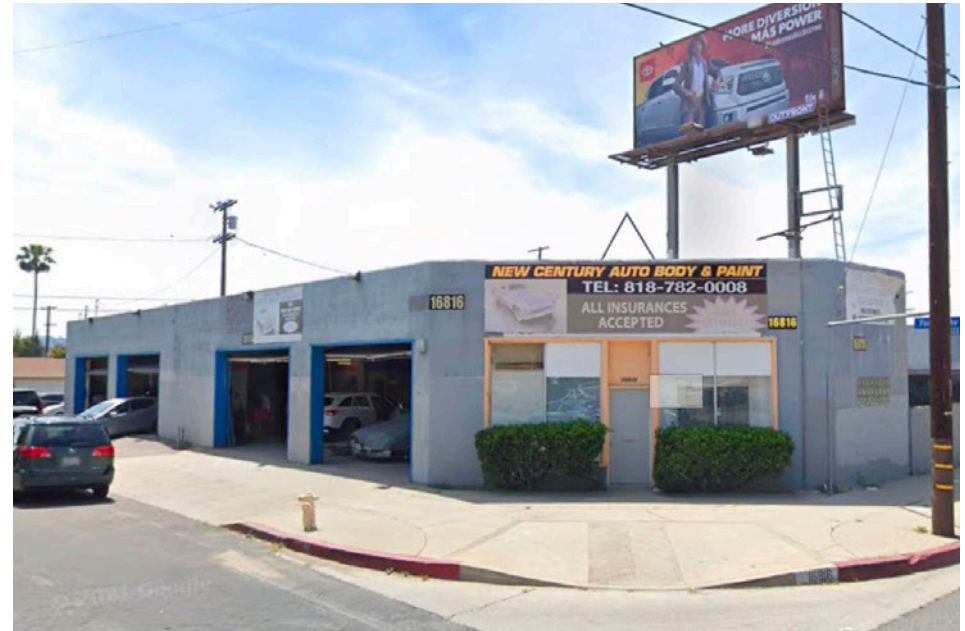
Warehouse:

16816 Saticoy St. | 4,000 SF on 12,000 SF Lot

End Cap Corner space with Yard + Parking lot in the rear



16816 Saticoy St. Property Photos



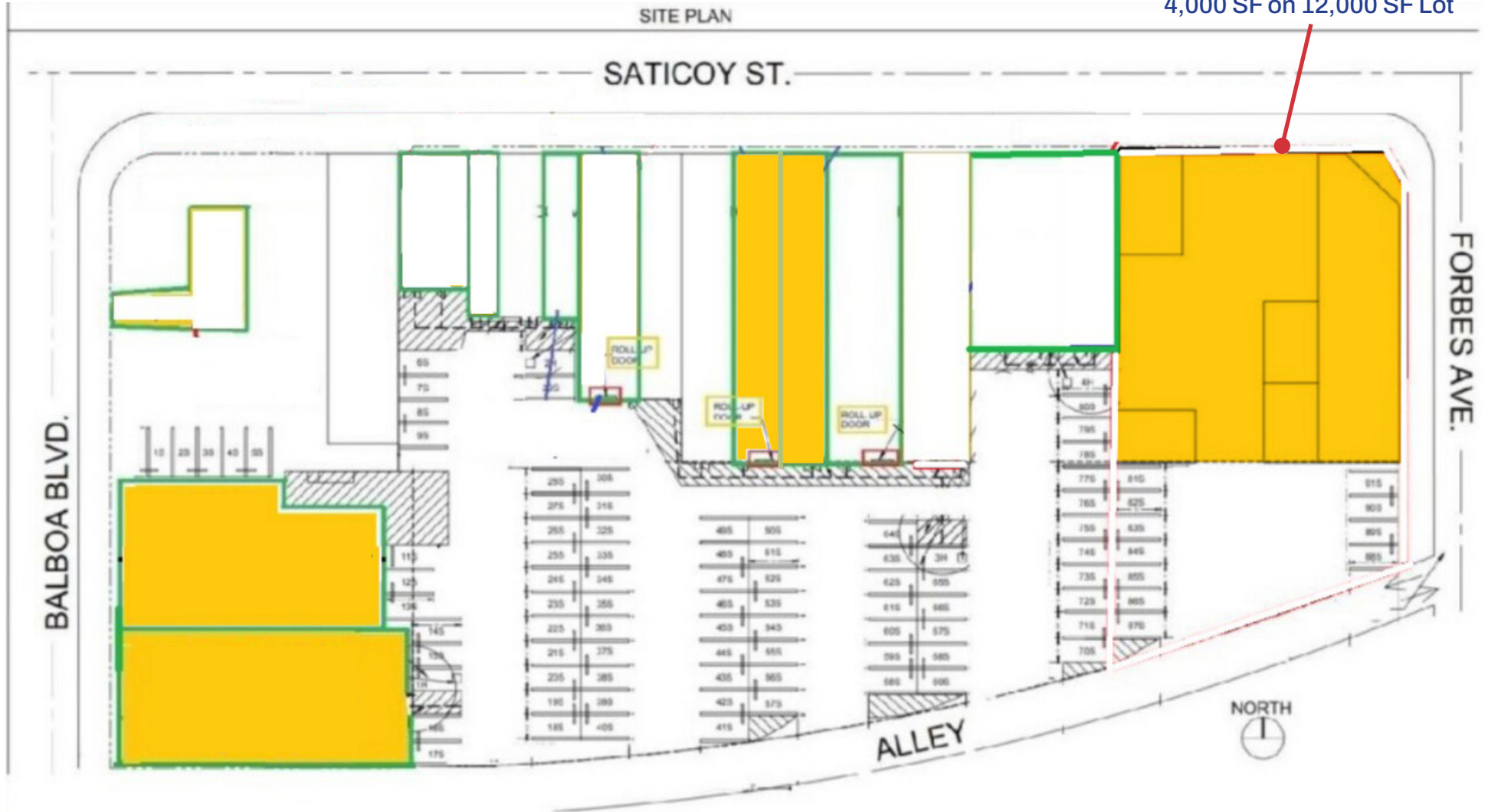
AERIAL

16816 Saticoy Street INDUSTRIAL AUTOMOTIVE BODYSHOP



SITE PLAN

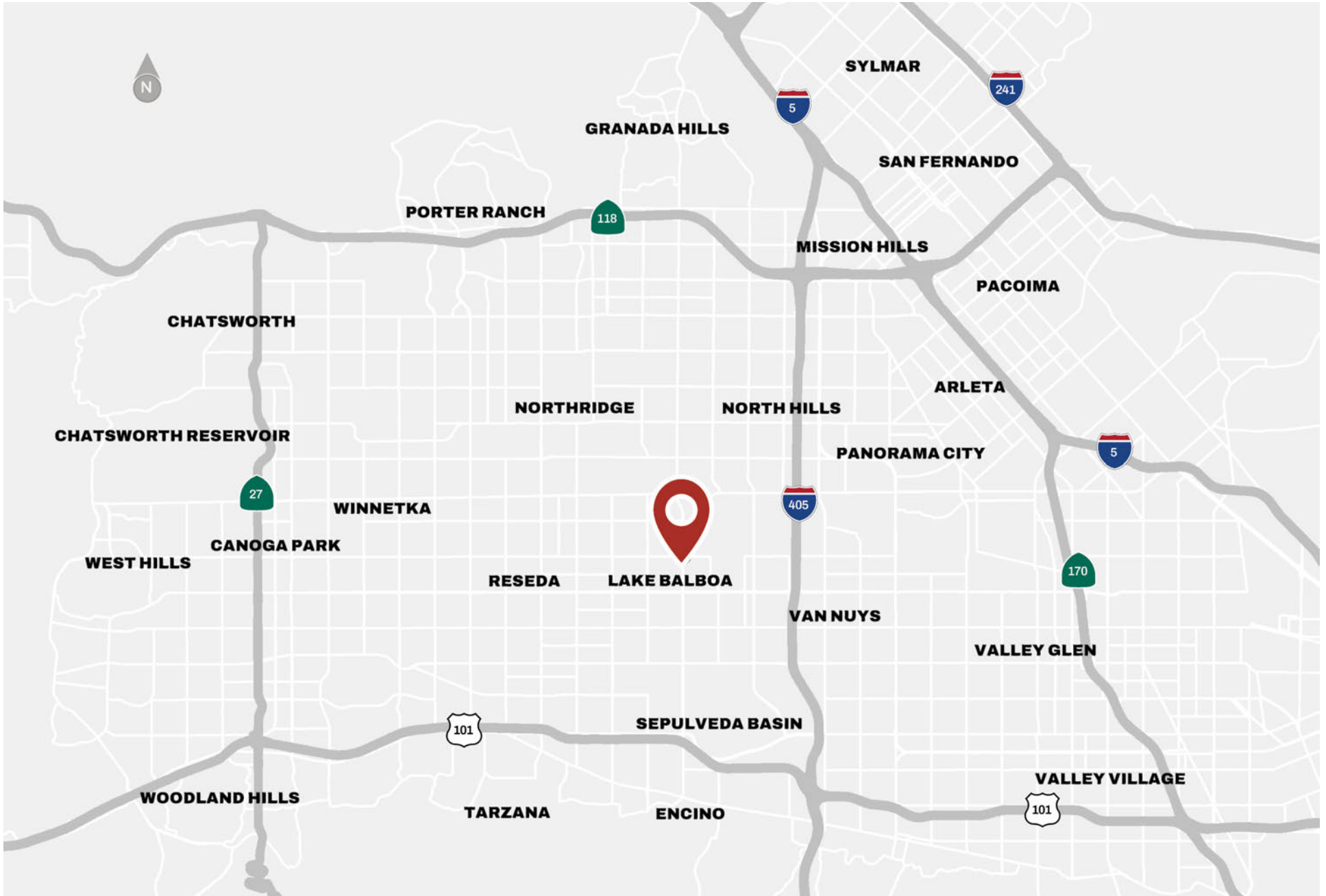
Available
16816 Saticoy St.
4,000 SF on 12,000 SF Lot



AMENITIES MAP



LOCATION MAP



AREA OVERVIEW

Van Nuys, CA

Van Nuys is a centrally located neighborhood spanning 17.2 square miles in the heart of the San Fernando Valley. As the most populous community in the Valley, Van Nuys is a densely populated urban hub featuring a mix of industrial parks, government buildings, and residential neighborhoods.

Anchored by the 730-acre Van Nuys Airport—the world's busiest general aviation airport—and the Valley Municipal Building, Van Nuys serves as a key center for both transportation and regional government. It remains a predominantly blue-collar community with a strong industrial base. Major employers such as Anheuser-Busch maintain significant operations in the area, supporting a steady daytime workforce.

Retail activity in Van Nuys is concentrated along Van Nuys Boulevard, a major commercial corridor that stretches nearly ten miles from Sherman Oaks to Lake View Terrace. Once famous in the 1960s and '70s as a cruising destination, the boulevard now serves as the primary retail spine of the neighborhood. It features a wide range of national and local retailers, office buildings, and auto dealerships—particularly in southern Van Nuys—driving consistent consumer traffic.

The area is surrounded by key San Fernando Valley communities including Sherman Oaks to the south, Panorama City and Northridge to the north, Valley Glen to the east, and Lake Balboa to the west. Notably, parts of Van Nuys were carved out in recent years to form new residential communities, but the core remains an active commercial center with strong market fundamentals.

Retail demand in Van Nuys is supported by a large residential base, a significant working population, and strategic transportation links, making it an enduring location for neighborhood-serving retail, auto-related uses, and service-based tenants.

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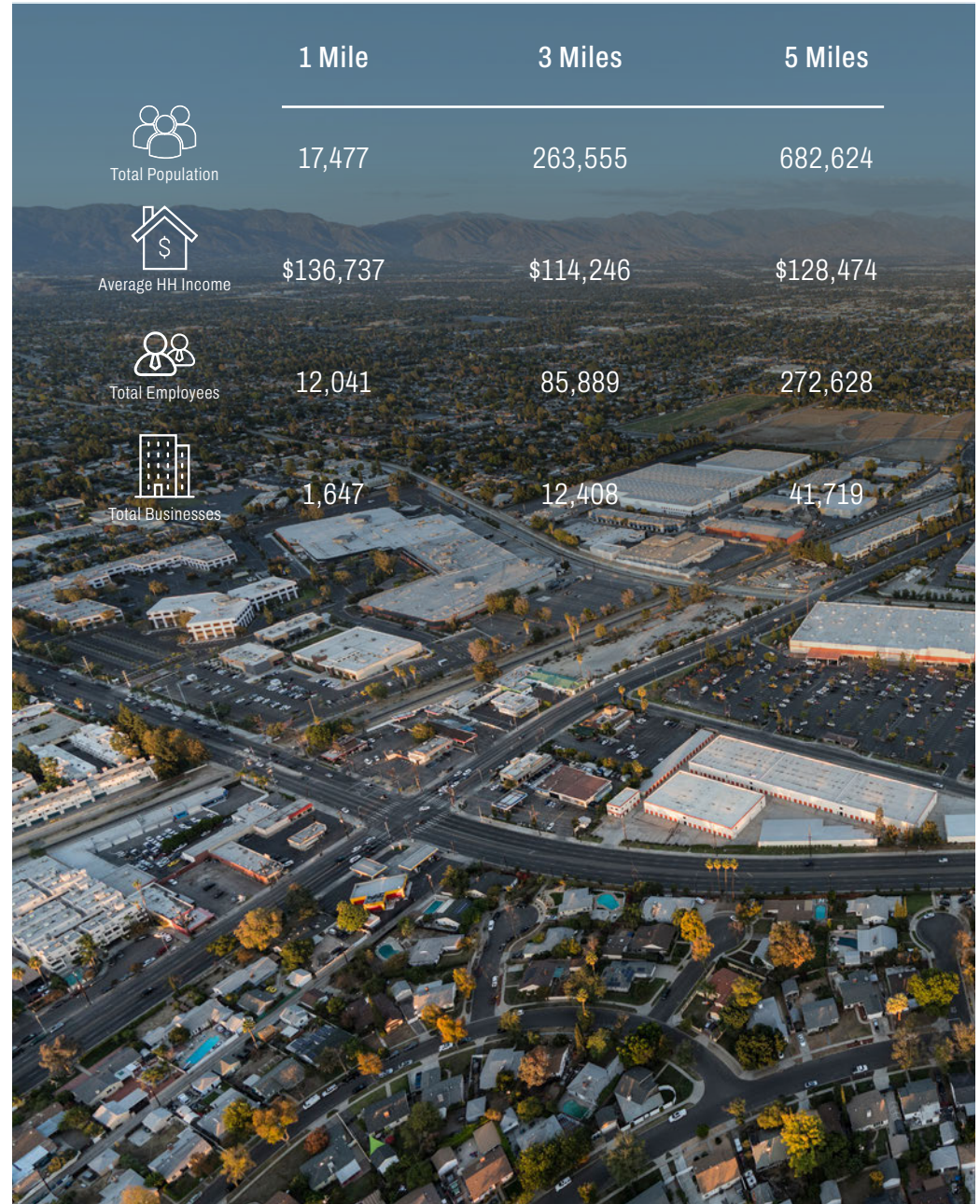
AREA DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Estimated Population (2025)	17,477	263,555	682,624
Projected Population (2030)	16,734	258,762	661,122
Census Population (2020)	17,619	261,883	680,278

Households	1 Mile	3 Miles	5 Miles
Estimated Households (2025)	5,958	87,881	232,500
Projected Households (2030)	5,837	87,952	229,255
Census Households (2020)	6,003	85,539	230,048

Income	1 Mile	3 Miles	5 Miles
Estimated Average Household Income (2025)	\$136,737	\$114,246	\$128,474
Projected Average Household Income (2030)	\$135,669	\$112,703	\$126,718
Census Average Household Income (2010)	\$74,938	\$61,506	\$71,299
Estimated Per Capita Income (2025)	\$46,922	\$38,373	\$43,955
Projected Per Capita Income (2030)	\$47,649	\$38,590	\$44,145

Daytime Demos	1 Mile	3 Miles	5 Miles
Total Businesses (2025)	1,647	12,408	41,719
Total Employees (2025)	12,041	85,889	272,628



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