



16147
VALERIO ST

VAN NUYS, CA 91406

FOR LEASE

STRATTONINTERNATIONAL.COM

CONTENTS

PROPERTY SUMMARY **6-13**

LOCATION SUMMARY **14-17**

FLOOR PLAN & 3D TOUR **18-19**



Robert A. Stratton Jr

CEO/President

661-212-5699

Robert@StrattonInternational.com

CA DRE #01182000

Daniel Stratton

Senior Associate

661-414-6364

Daniel@StrattonInternational.com

CA DRE #01986597

The information in this brochure has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

All product names, logos, and brands are property of their respective owners. All company, product and service names used in this brochure are for identification purposes only. Use of these names, logos, and brands does not imply endorsement.



16147

ASAP
RESTORATION & REMEDIATION

PROPERTY SUMMARY

16147 VALERIO ST

INDUSTRIAL WAREHOUSE

Stratton International is pleased to present the opportunity to lease 16147 Valerio St, a 5,000 square feet industrial warehouse with approximately 10% (500 square feet) built-out as office space. The property consists of a single MI zoned parcel (2205-024-011) totaling approximately 8,276 square feet of land in Van Nuys, CA.

The property features one curb-cut on Valerio St into the fenced lot. At the front of the property are 10 parking spaces and dual 12'x10' ground-level doors servicing the 14' ft. clear height warehouse. The warehouse is cooled with four air-conditioner units and is equipped with 400 AMPS of 240V power. There are two private restrooms, one inside the office space and one in the warehouse space.

16147 Valerio St is positioned mid-block between Woodley Ave and Valjean Ave with 60' ft. of frontage on Valerio St. The property is adjacent to the Van Nuys Airport and the 405 Freeway,

Industrial
PROPERTY TYPE

1977
YEAR BUILT

5,000± SF
BUILDING SIZE

8,276± SF
LOT SIZE

1
STORIES

14'
CEILING HT

MI
ZONING

2.0/1,000 SF
PARKING

10 SPACES
PARKING

400A 240V 3P
POWER

2205-024-011
PARCEL No.

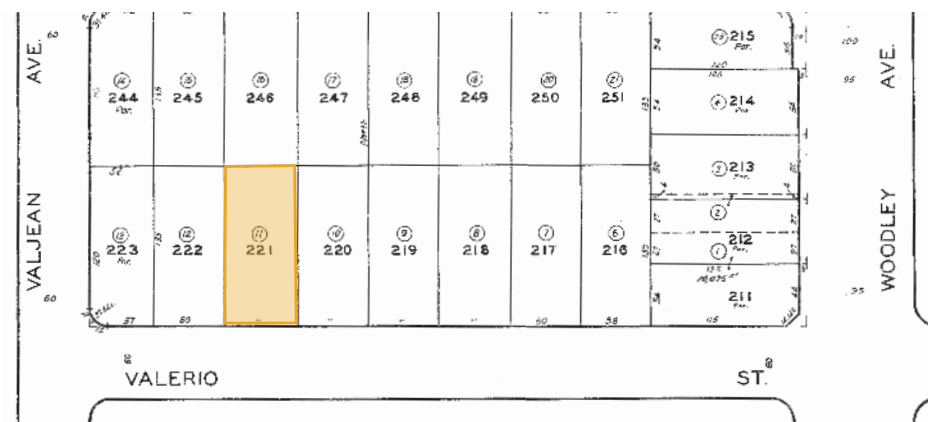
\$7,500/MO
INDUSTRIAL GROSS





PARCEL MAP
FRONTAGES

60' FT
VALERIO ST









LOCATION SUMMARY

VAN NUYS, CALIFORNIA

Located at the center of San Fernando Valley, Van Nuys is one of SFV's premier industrial hubs with its own airport and robust public transportation infrastructure.

Home to the Van Nuys Airport, Valley Municipal Building, and Sound City Studios - a world famous recording studio.

Few new constructions and cheap rent have kept inventory tight with vacancies at 1.5%, below the metro average.

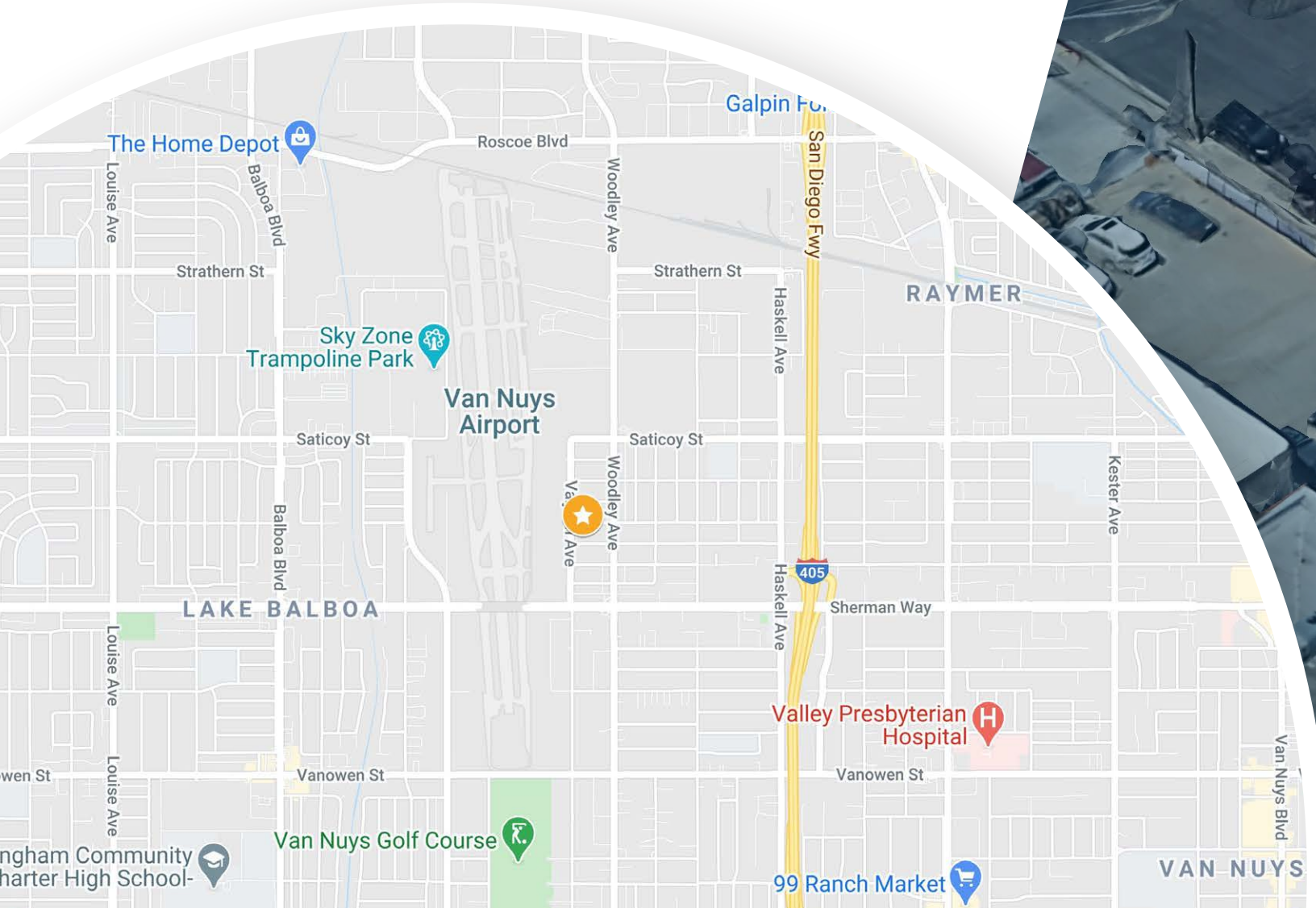
Businesses enjoy convenient access to the 405, 101, 170, 118 and 5 freeways, and to public transportation services including Van Nuys Metrolink Rail Station and the Orange Line Bus Station.

DEMOGRAPHIC DATA

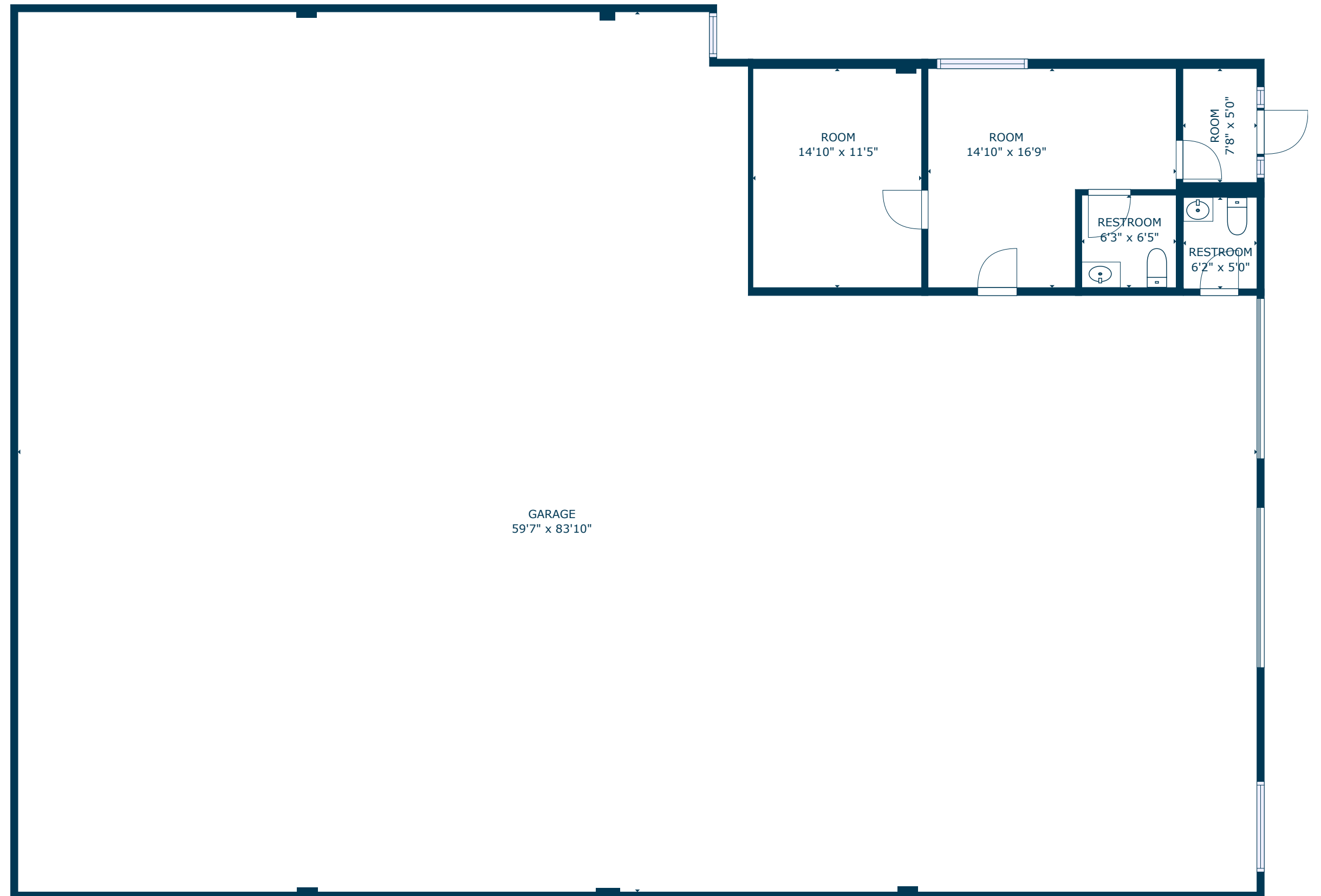
VAN NUYS DEMOGRAPHICS

Van Nuys is one of the most populous neighborhoods in San Fernando Valley with an ethnically diverse community.

| | 1 MILE | 3 MILE | 5 MILE |
|----------------------|----------|----------|----------|
| POPULATION | 28,865 | 276,918 | 699,153 |
| GROWTH 2010-2020 | +1.60% | +1.00% | +0.60% |
| HOUSEHOLDS | 9,536 | 91,926 | 240,146 |
| GROWTH 2010-2020 | +1.50% | +0.70% | +0.50% |
| AVG HOUSEHOLD INCOME | \$66,660 | \$76,267 | \$90,566 |



16147
VALERIO ST
VAN NUYS, CA 91406



3D TOUR
SCAN, TAP or CLICK!



16147
VALERIO ST
VAN NUYS, CA 91406

FOR LEASE
5,000 SQ.FT
INDUSTRIAL WAREHOUSE

Robert A. Stratton Jr

CEO/President

661-212-5699

Robert@StrattonInternational.com

CA DRE #01182000

Daniel Stratton

Senior Associate

661-414-6364

Daniel@StrattonInternational.com

CA DRE #01986597

STRATTON
INTERNATIONAL
COMMERCIAL REAL ESTATE SERVICES

The information in this brochure has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

All product names, logos, and brands are property of their respective owners. All company, product and service names used in this brochure are for identification purposes only. Use of these names, logos, and brands does not imply endorsement.