

# 14758 KESWICK STREET

Van Nuys, CA 91405

FREE STANDING  
OFFICE/WAREHOUSE  
PROPERTY FOR  
LEASE



## PROPERTY DESCRIPTION

14758 Keswick Street, Van Nuys, CA 91405, is a free standing industrial/office building boasting  $\pm$  1875 square feet of building space on a  $\pm$  2,227 square foot lot, zoned LAM1. Featuring three offices, two bathrooms, and a rear loading door. Additionally, it boasts a full HVAC system, secured access with gated entry, and the convenience of two on-site parking spaces.

## LOCATION DESCRIPTION

This property is situated at the center of the fast-growing Van Nuys submarket. With the emergence of new affordable multi-family housing projects and multimillion-dollar initiatives to enhance the Orange Line. Its convenient location, surrounded by the 405, 170, 101, and I-5 freeways, ensures easy access for commuting in and out of Van Nuys.

\* Lessee to verify all the following information. Listed rate may not include certain utilities, building services and property expenses.

## PROPERTY HIGHLIGHTS

- Free standing Warehouse/Office Space
- Three (3) Offices  $\pm$  1,125 SF of office, Two (2) Bathrooms
- Complete HVAC System
- Rear Loading Door for easy access
- Secured with Gated Entry and Two (2) On-Site Parking Spaces
- Sound Proof Room (Removable to create additional warehouse/office space)
- Close Proximity | 405, 170, 101, and I-5 freeways & Van Nuys Airport

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$26.88 SF/yr (Gross)
<b>Available SF:</b>	1,875 SF
<b>Lot Size:</b>	2,227 SF
<b>Year Built:</b>	1954
<b>Zoning:</b>	LAM1

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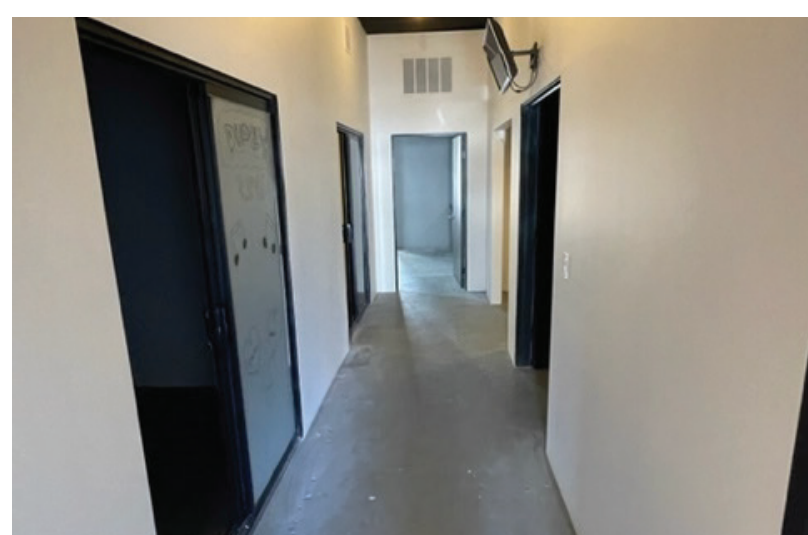
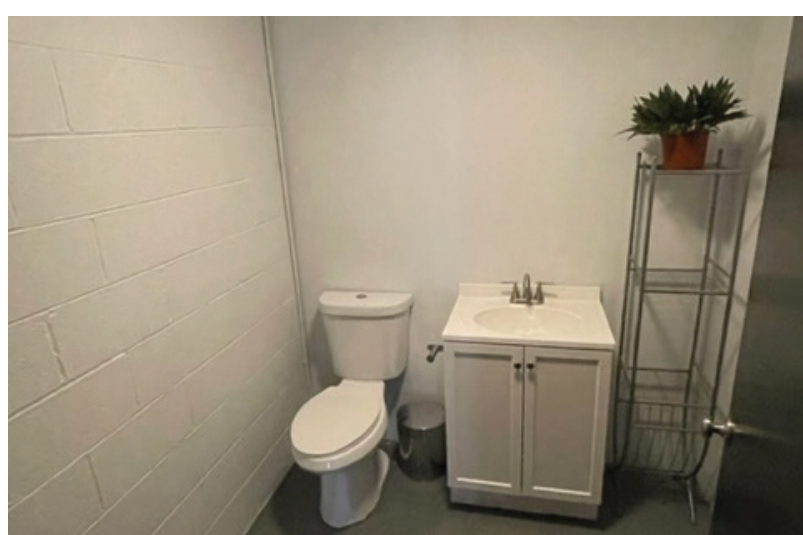
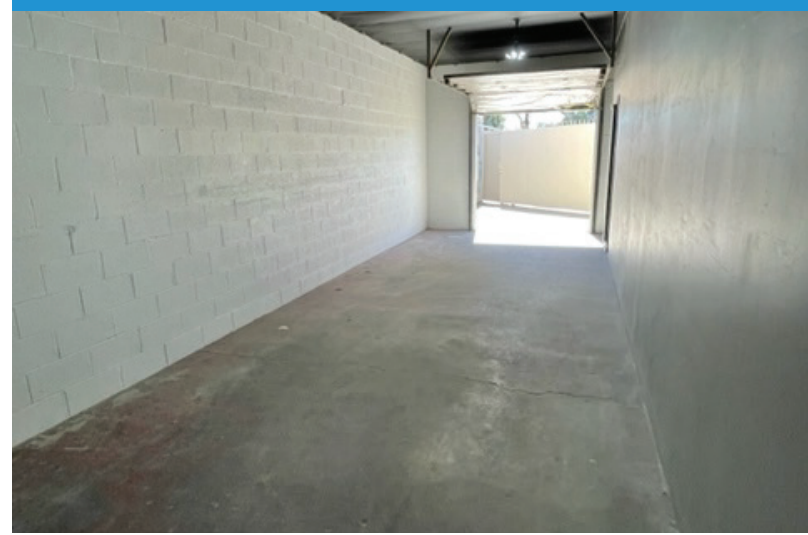
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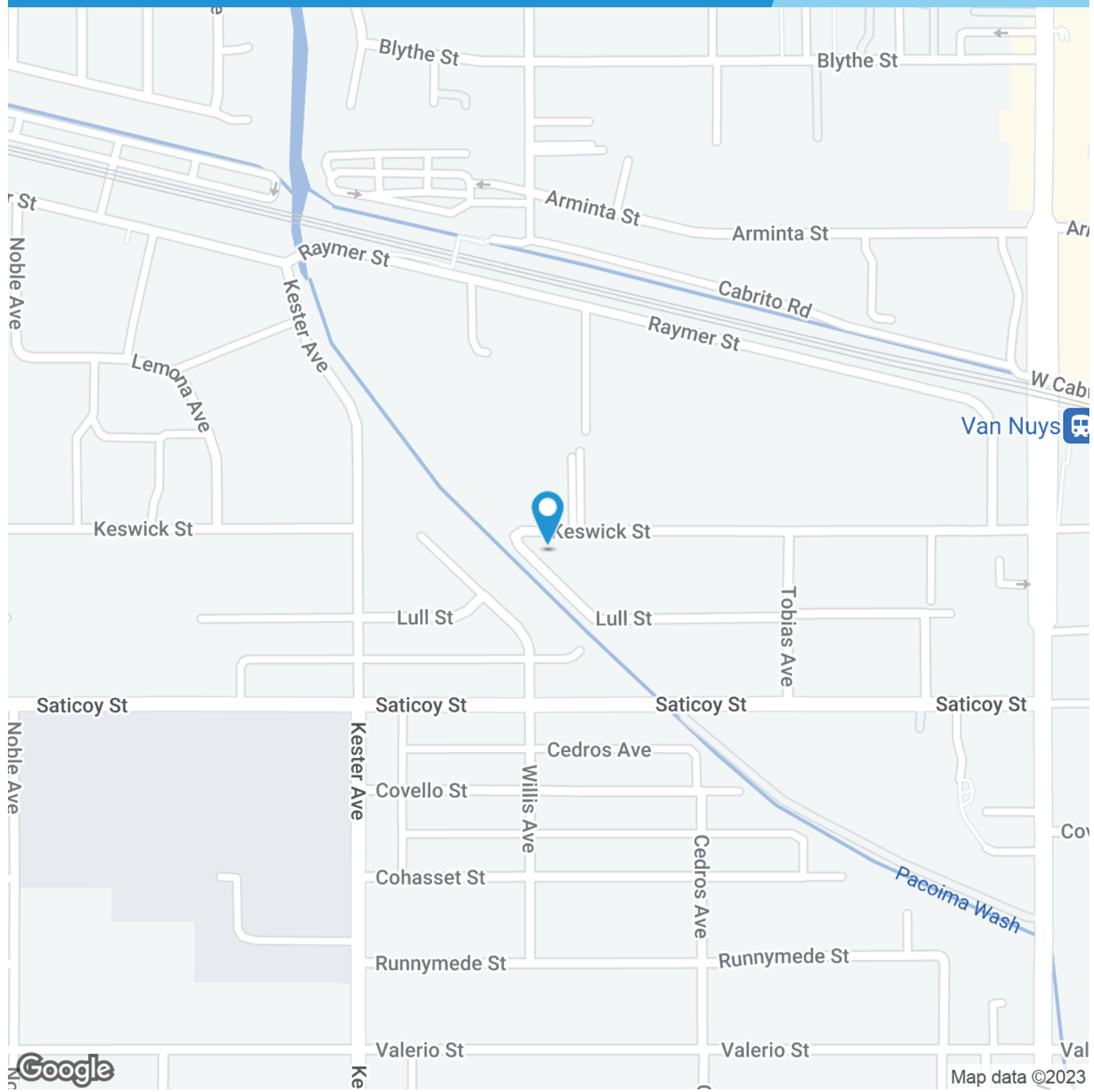
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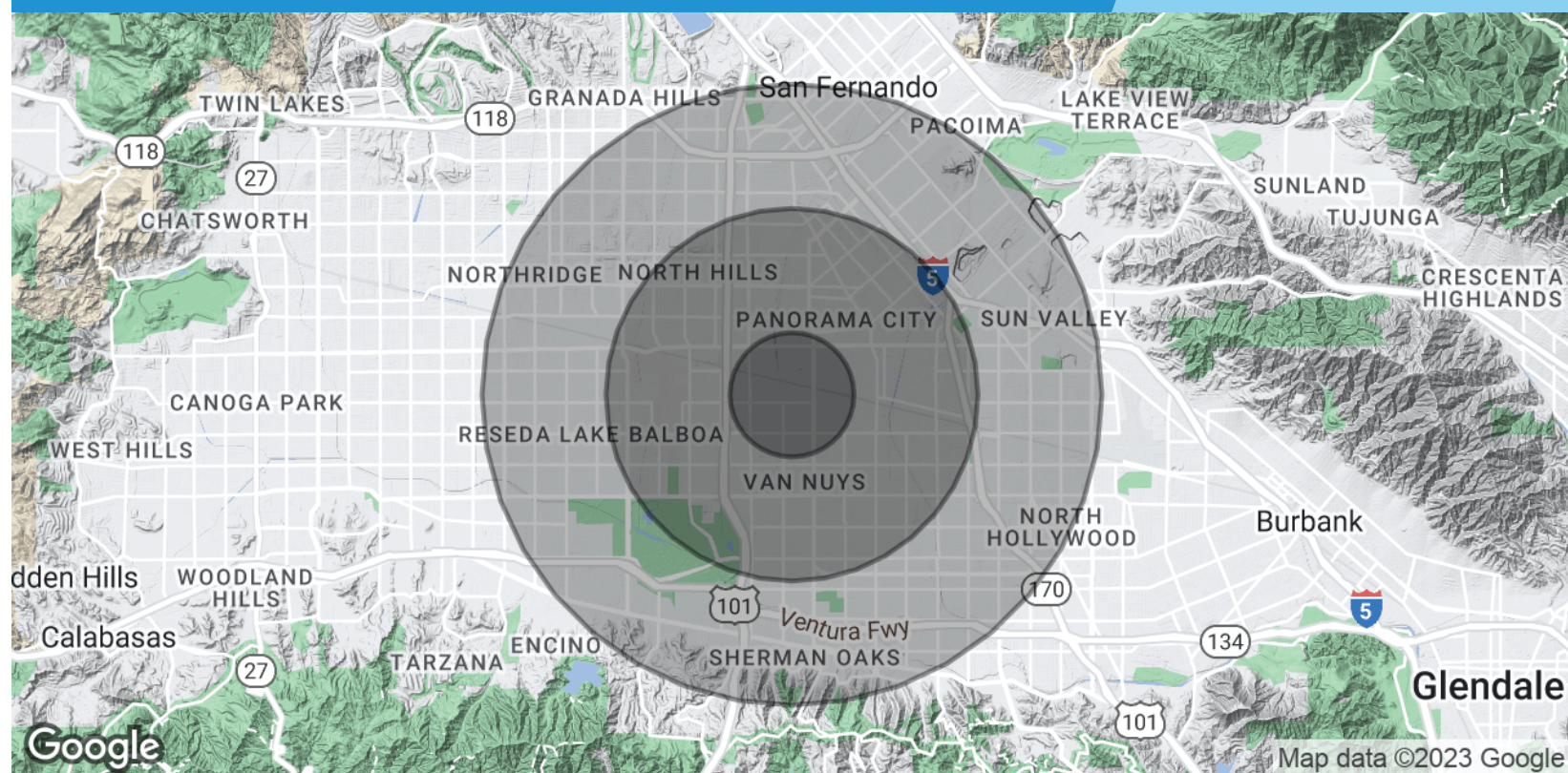
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	46,714	340,926	777,456
Average Age	33.9	35.0	36.5
Average Age (Male)	32.8	34.4	35.6
Average Age (Female)	35.3	35.7	37.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	15,246	109,562	265,410
# of Persons per HH	3.1	3.1	2.9
Average HH Income	\$62,407	\$74,253	\$87,670
Average House Value	\$442,399	\$487,287	\$586,644

\* Demographic data derived from 2020 ACS - US Census

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