

4630 Van Nuys Blvd. & 4633 Tilden Ave.

Sherman Oaks, CA 91403

**OWNER-USER/INVESTMENT PROPERTY/  
DEVELOPMENT FOR SALE**



Charles Dunn

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# PROPERTY DETAILS

4630 Van Nuys Boulevard is a two-story commercial property and 4633 Tilden Avenue is a single-family residential property. Both properties are for sale in Sherman Oaks and they must be sold together.

## PROPERTY FACTS

Asking Price: \$3,600,000

Parking: ±14 spaces

## PROPERTY HIGHLIGHTS

- › Great Sherman Oaks location
- › Two (2) blocks north of Ventura Boulevard
- › Immediate access to the 101 & 405 Freeways
- › Walking distance to many restaurants and amenities
- › Offers strong visibility and signage from Van Nuys Blvd. and the 101 Freeway
- › This mixed use property is one of the strongest sub-markets in Los Angeles
- › Ideal property for Owner/User, Investor, or Developer



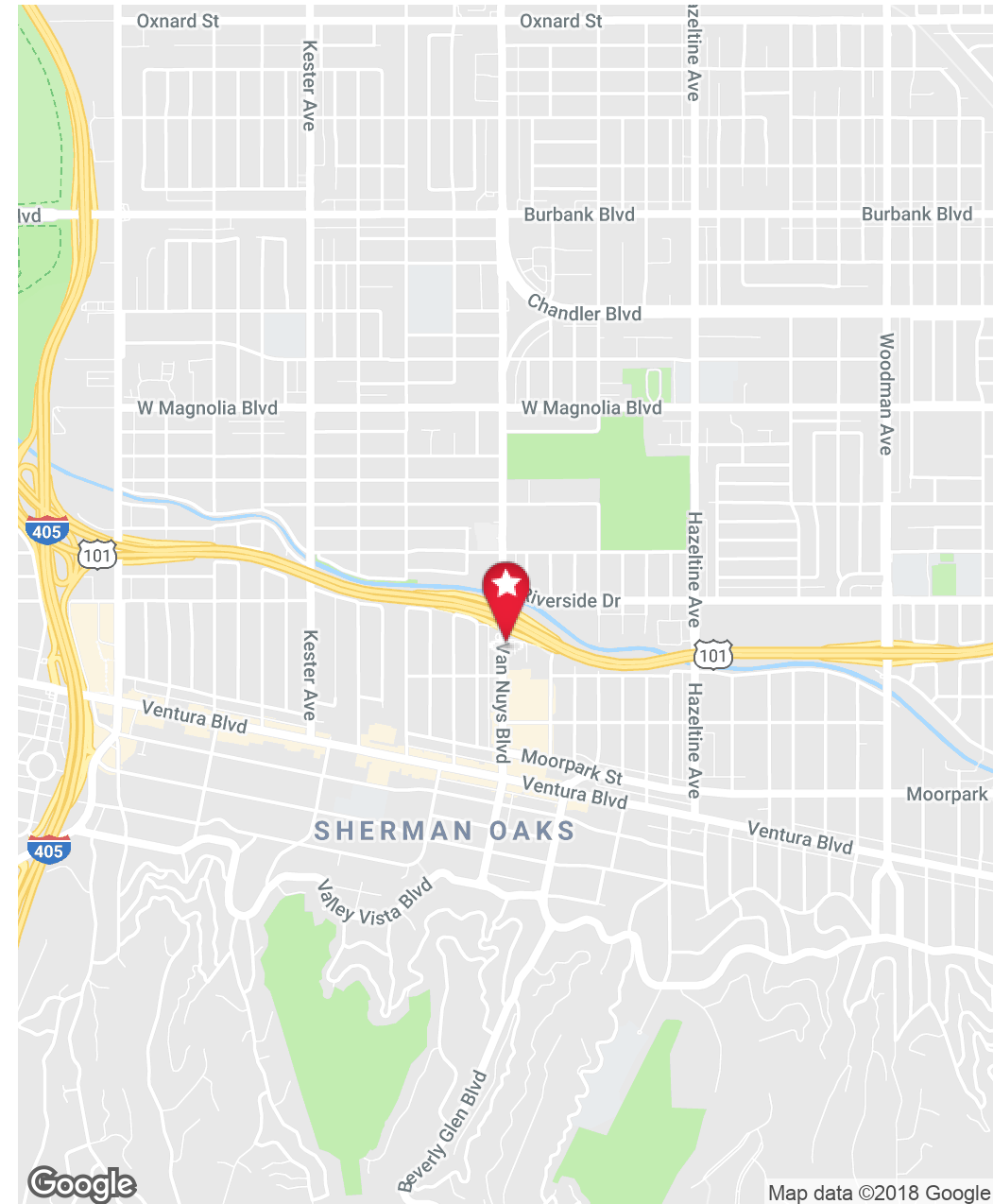
# PROPERTY DETAILS

## 4630 VAN NUYS BOULEVARD

Building Size:	±5,190 SF
Lot Size:	±4,734 SF
Type:	Two-Story Commercial Property
Zoning:	LAC2
Year Built:	1963
2nd Floor:	±2,655 SF vacant for Owner/User ±2,535 SF leased to Medical Marijuana - Lease expires 01/31/21
1st Floor:	Current Rent is \$6,337.50/month 3% annual increases  No Options to Extend

## 4633 TILDEN AVENUE

Building Size:	±910 SF
Lot Size:	±6,884 SF
Type:	Single-Story Residential Property
Zoning:	LARD1.5
Year Built:	1939
Monthly Rent:	Tenant currently pays \$1,300/month Lease term is month-to-month





4630 VAN NUYS BLVD.



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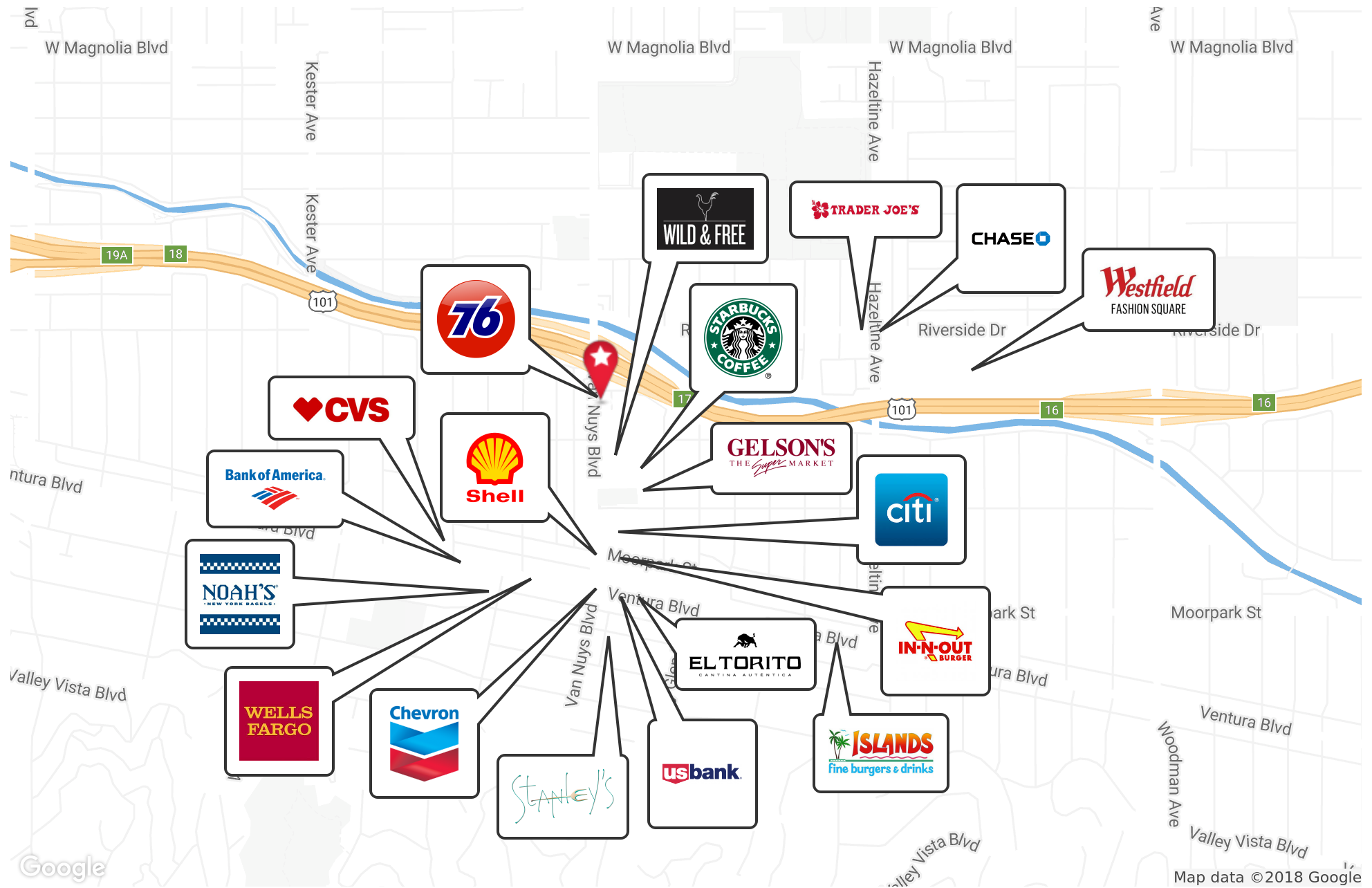




# 4633 TILDEN AVENUE

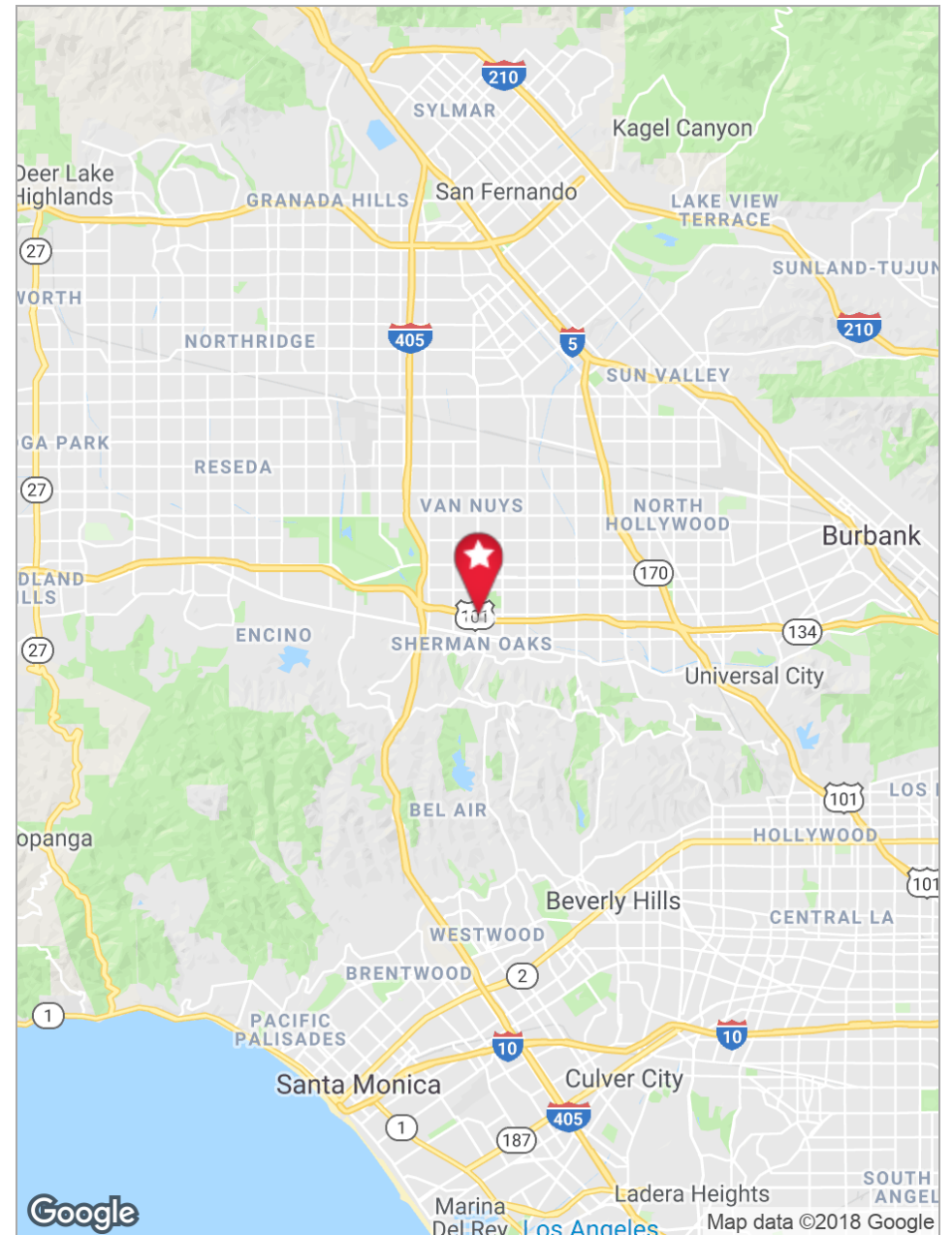
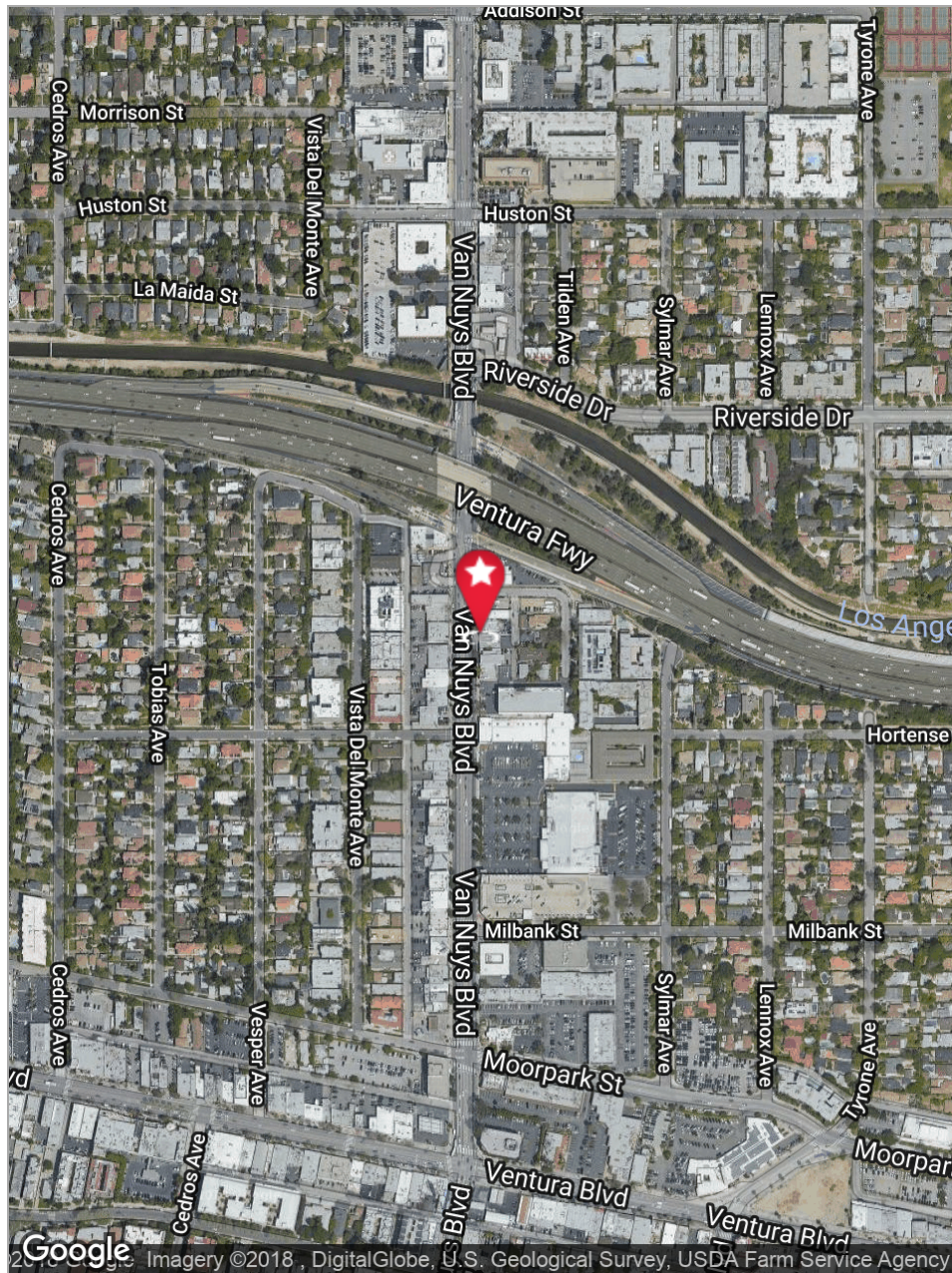


# RETAILER MAP





# PROPERTY MAPS





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