



A By-Right *Automotive Service Facility*

16940

Sherman Way

DELIVERED VACANT · AN OWNER-USER OPPORTUNITY
6,625 SF BUILDING ON 14,128 SF OF LAND

LAKE BALBOA • VAN NUYS, CA 91406

EXCLUSIVELY LISTED BY



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BRANDON MICHAELS GROUP



BRANDON MICHAELS GROUP • MARCUS & MILLICAP

04

CHAPTER 01
The Offering

10

CHAPTER 02
The Property

16

CHAPTER 03
The Location

24

CHAPTER 04
The Long Term

Sherman Way

16940 · 14,128 SF · 0.32 ACRES

An aerial photograph of a suburban neighborhood. A wide, multi-lane road runs vertically through the center-right of the frame, lined with palm trees. The surrounding area is filled with residential houses, many with swimming pools, and lush green trees. In the far distance, a range of mountains is visible under a blue sky with scattered white clouds.

01

The Offering

For the operator who will own the building and run it.

\$2,750,000

16940 Sherman Way · Lake Balboa · Van Nuys, California 91406

The Brandon Michaels Group of Marcus & Millichap, as Exclusive Advisor, is pleased to present 16940 Sherman Way (the “Property”), a freestanding automotive repair building in the Lake Balboa neighborhood of Van Nuys, offered to an owner-user.

6,625 SF

BUILDING · ONE STORY

14,128 SF

LAND · 0.32 ACRES

\$415

PER SF OF BUILDING

\$195

PER SF OF LAND

Vacant

DELIVERED AT CLOSE OF ESCROW

90 FT

FRONTAGE ON SHERMAN WAY

C2-1VL FRONT · P-1VL REAR · APN 2227-026-019

AERIAL PHOTOGRAPHY OCTOBER 2026, LOOKING SOUTH ACROSS SHERMAN WAY. PRICE PER SQUARE FOOT ON THE BUILDING AND LAND AREAS ABOVE.

Sherman Way

16940 • 14,128 SF • 0.32 ACRES

Four Measures *for the owner-user*



01 — THE USE

C2

the zone that permits automotive repair

Automotive repair is permitted by right in the C2 zone, subject to the City's standards for automotive uses, so the next owner can operate without a zone change or variance.

02 — THE YARD

±20

spaces in a gated yard off the alley

The rear of the parcel is paved and zoned for parking, with access from the alley, so vehicles stage and wait off the street.

USE: LAMC 12.14 A.27 AND 12.22 A.28, PER THE ZONING & ENTITLEMENT MEMO; TO BE VERIFIED BY THE BUYER WITH THE CITY. PARKING: COSTAR, 20 SURFACE SPACES.

08 — THE OFFERING

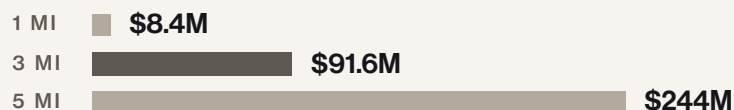


03 — THE MARKET

\$91.6M

of repair spending within three miles

AUTOMOTIVE REPAIR & MAINTENANCE SPENDING



SPENDING: COSTAR INCOME & SPENDING, 2025 ESTIMATES, RADII FROM THE PROPERTY. DISTANCE BY ROAD FROM THE PROPERTY.

04 — THE ACCESS

375 FT

from the signal at Balboa Boulevard

Traffic on Sherman Way passes the frontage in both directions, and drivers on Balboa Boulevard reach it from the corner signal.

02

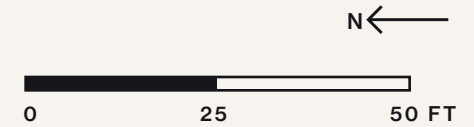
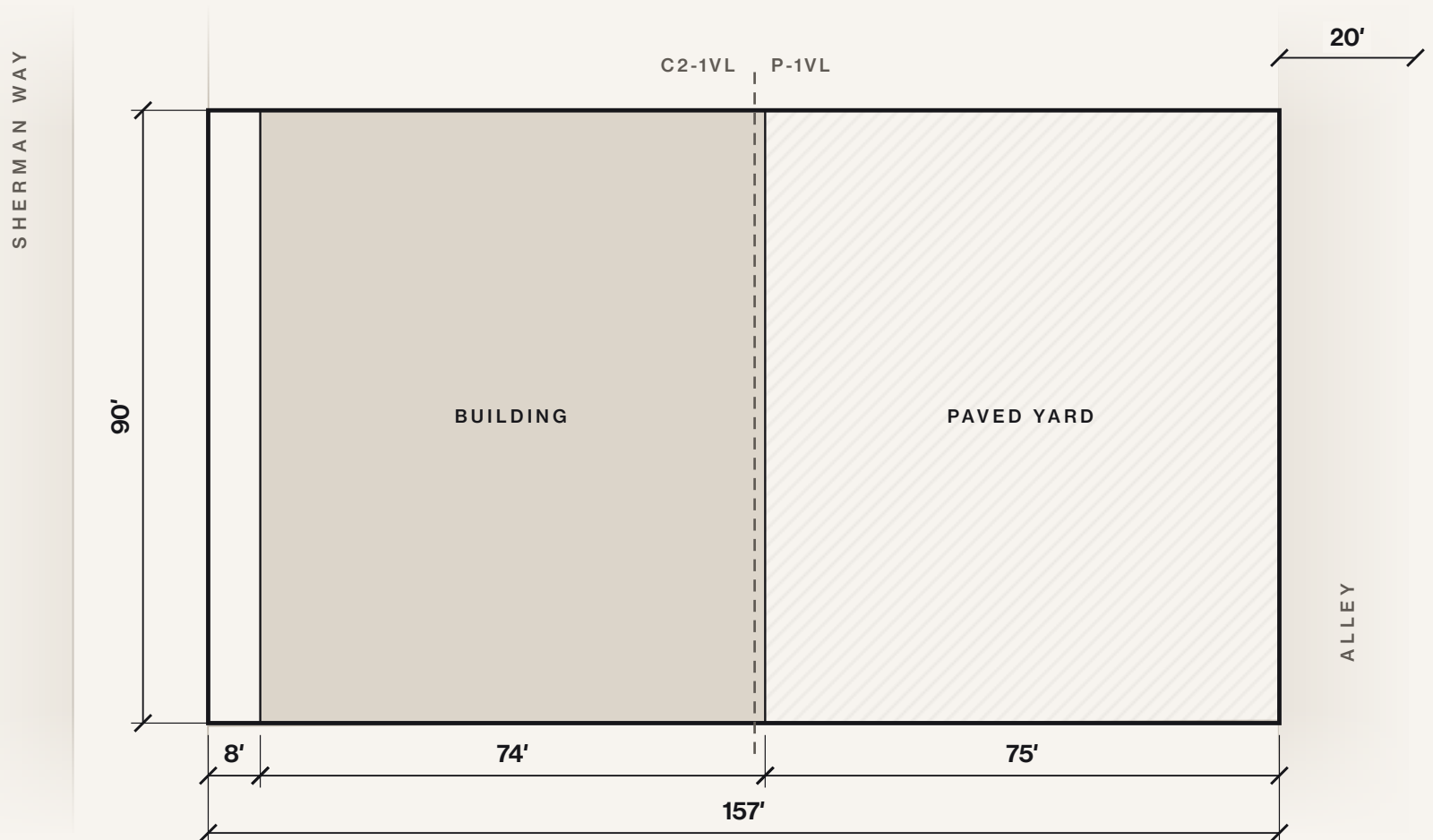
The Property

One parcel, laid out for the work.



The Site

A regular lot, with the building across its full width



PLAN FROM THE LOS ANGELES COUNTY ASSESSOR PARCEL MAP AND THE OCTOBER 2026 AERIAL; DIMENSIONS APPROXIMATE, SUBJECT TO SURVEY; ZONE LINE PER THE CITY, APPROXIMATE. ON THE AERIAL THE LOT LINE IS DASHED BENEATH THE ROOF EDGE, WHICH HIDES THE 8' APRON. TRAFFIC: COSTAR, 2026.



SHERMAN WAY · 35,465 VPD

APN 2227-026-019 · 14,128 SF

The Building

Service bays on the street, parking behind





01 — THE FRONT

1977

the year it was built

The customer office and the bays face Sherman Way behind a paved apron.

— ZONING

±7,200 SF

C2-1VL · FRONT ±80 FEET

The commercial zone, holding the building.

COMMUNITY PLAN

Reseda–West Van Nuys



02 — THE BAYS

Drive-In

bays open to the street

Vehicles enter from Sherman Way and stage in the yard behind the building.

— ZONING

±6,930 SF

P-1VL · REAR ±77 FEET

The automobile parking zone behind it.

COUNCIL DISTRICT

6



03 — THE LOT

47%

of the parcel under roof

The balance is paved, front and rear, for parking and staging.

— ZONING

1.5:1

FAR · HEIGHT DISTRICT 1VL

Floor area on the C2 portion; three stories and 45 feet.

An aerial photograph of a city in the San Fernando Valley. The foreground shows a dense residential area with houses and trees. In the middle ground, there are large commercial buildings and parking lots. In the background, a wide expanse of land leads to a range of mountains under a blue sky with scattered clouds.

03

The Location

On one of the San Fernando Valley's principal arterials.



The Corridor

Sherman Way, from Reseda to the San Diego Freeway

Sherman Way carried the Pacific Electric line to Owensmouth in 1912. Today it crosses the Valley from west to east and passes beneath Van Nuys Airport on its way to the San Diego Freeway.

45,236

VEHICLES A DAY
BALBOA BLVD AT SHERMAN WAY

35,465

VEHICLES A DAY
SHERMAN WAY AT THE PROPERTY

Sherman Way

16940 · THE PROPERTY

SHERMAN WAY

BALBOA BLVD



BALBOA BOULEVARD

RESEDA BLVD

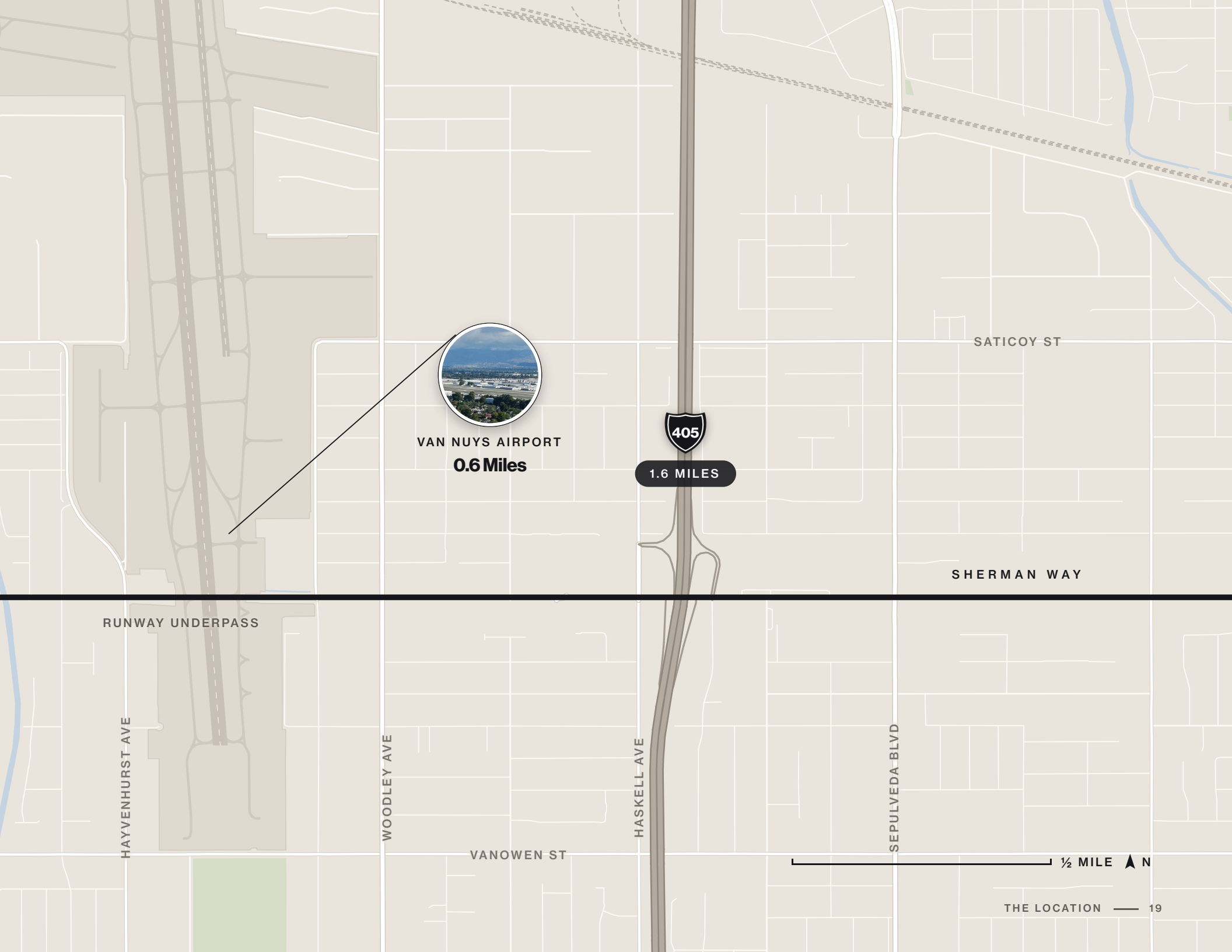
LINDLEY AVE

WHITE OAK AVE

LOUISE AVE

MAP DATA © OPENSTREETMAP CONTRIBUTORS · TRAFFIC: COSTAR, 2026 · DISTANCES BY ROAD FROM THE PROPERTY
HISTORY: OWENSMOUTH LINE OPENED DECEMBER 7, 1912; SHERMAN WAY UNDERPASS COMPLETED 1959

LAKE BALBOA PARK · 1.1 MILES



VAN NUYS AIRPORT
0.6 Miles



1.6 MILES

SATICOY ST

SHERMAN WAY

RUNWAY UNDERPASS

HAYVENHURST AVE

WOODLEY AVE

HASKELL AVE

SEPULVEDA BLVD

VANOWEN ST

1/2 MILE

— THE LOCATION

The Corner

The neighborhood's retail corner, one block east



101 NIGHT MARKET
APPROVED HOUSING SITE

SHERMAN WAY

AERIAL PHOTOGRAPHY OCTOBER 2026, LOOKING NORTHEAST ACROSS SHERMAN WAY. BUSINESSES FROM GOOGLE MAPS, MATCHED TO THE PHOTOGRAPH; LOGOS ARE THE PROPERTY OF THEIR OWNERS.



XOCHIPILLI TACO BAR
NORTHWEST CORNER



IN-N-OUT BURGER
NORTHEAST CORNER



7-ELEVEN
SOUTHEAST CORNER

Sherman Way
16940 · THE PROPERTY



LEE'S SANDWICHES
SOUTHWEST CORNER



KAO HOM
THAI CUISINE

KAO HOM THAI
SOUTH OF SHERMAN WAY

BALBOA BLVD



Sherman Way

16940 · 14,128 SF · 0.32 ACRES

1 MILE

21,386

POPULATION · 5-YR -0.3%

3 MILES

266,754

POPULATION · 5-YR +0.2%

5 MILES

684,442

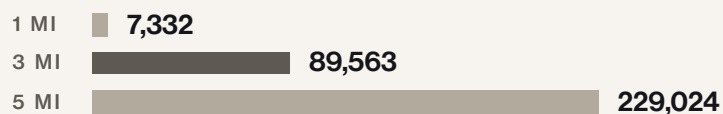
POPULATION · 5-YR -0.1%

THE LOCATION

Demographics

Household incomes run highest closest to the Property

HOUSEHOLDS



AVERAGE HOUSEHOLD INCOME



HOUSEHOLDS EARNING \$200,000+



OWNER-OCCUPIED



MEDIAN AGE



MEDIAN HOUSEHOLD INCOME



MEDIAN HOME VALUE



COLLEGE GRADUATES



111,757

EMPLOYEES · 3 MILES

\$6.8B

BUYING POWER · 3 MILES

\$2.9B

CONSUMER SPENDING · 3 MILES

SOURCE: COSTAR DEMOGRAPHIC REPORT FOR 16940 SHERMAN WAY, SEPTEMBER 30, 2026; 2025 ESTIMATES; RADII FROM THE PROPERTY. BARS ON ONE SCALE FROM ZERO WITHIN EACH CHART. MAP: RINGS AT 1, 3 AND 5 MILES, TO SCALE; MAP DATA © OPENSTREETMAP CONTRIBUTORS.

An aerial photograph of a suburban neighborhood. A wide road with multiple lanes runs diagonally from the bottom left towards the center. The surrounding area is filled with residential houses, many with swimming pools, and lush green trees. In the background, rolling hills and mountains are visible under a bright blue sky with scattered white clouds.

04

The Long Term

*What the corridor may become,
and what this parcel allows.*





Sherman Way

16940 · SOUTH SIDE

APPROVED PROJECT

16949-16955 Sherman Way

OPPOSITE THE PROPERTY

Across the Street

Housing comes to the north side of Sherman Way

111

*apartments approved on the former
Sizzler site*

In August 2024 the City Council approved a four-story building on the site, with 13 very low-income units and $\pm 4,500$ square feet of ground-floor retail on $\pm 50,000$ square feet of land.

ZI-2535

Mapped to the Property: a prior Housing Element site, where qualifying housing can be approved ministerially.

MIIP · OC-1

Mapped to the Property: the City's Mixed Income Incentive Program, with added density and height for mixed-income housing.

AB 2011

State law permitting housing on commercially zoned corridor sites; eligibility for the buyer to confirm.

ZONING INFORMATION PER THE CITY OF LOS ANGELES (ZIMAS); THE YIELD UNDER EACH FRAMEWORK IS FOR THE BUYER TO CONFIRM WITH THE CITY. PROJECT: CITY COUNCIL APPROVAL, AUGUST 2024; COMMERCIAL OBSERVER, AUGUST 19, 2024; URBANIZE LA. AERIAL PHOTOGRAPHY OCTOBER 2026, LOOKING SOUTHEAST ACROSS SHERMAN WAY.



16940

Sherman Way

LAKE BALBOA • VAN NUYS, CA 91406



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