



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



Brandon Michaels
EXECUTIVE MANAGING DIRECTOR
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Landan Nissim
ASSOCIATE
BRANDON MICHAELS GROUP



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Sherman Way
16940 · 14,128 SF · 0.32 ACRES

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

Sherman Way

16940 • 14,128 SF • 0.32 ACRES

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.



INVESTMENT HIGHLIGHTS

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.

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



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.

09 — THE OFFERING

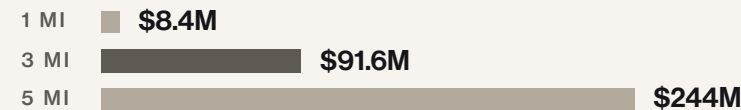


03 — THE MARKET

\$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.

08 — THE OFFERING



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.

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.

THE OFFERING — 09

02

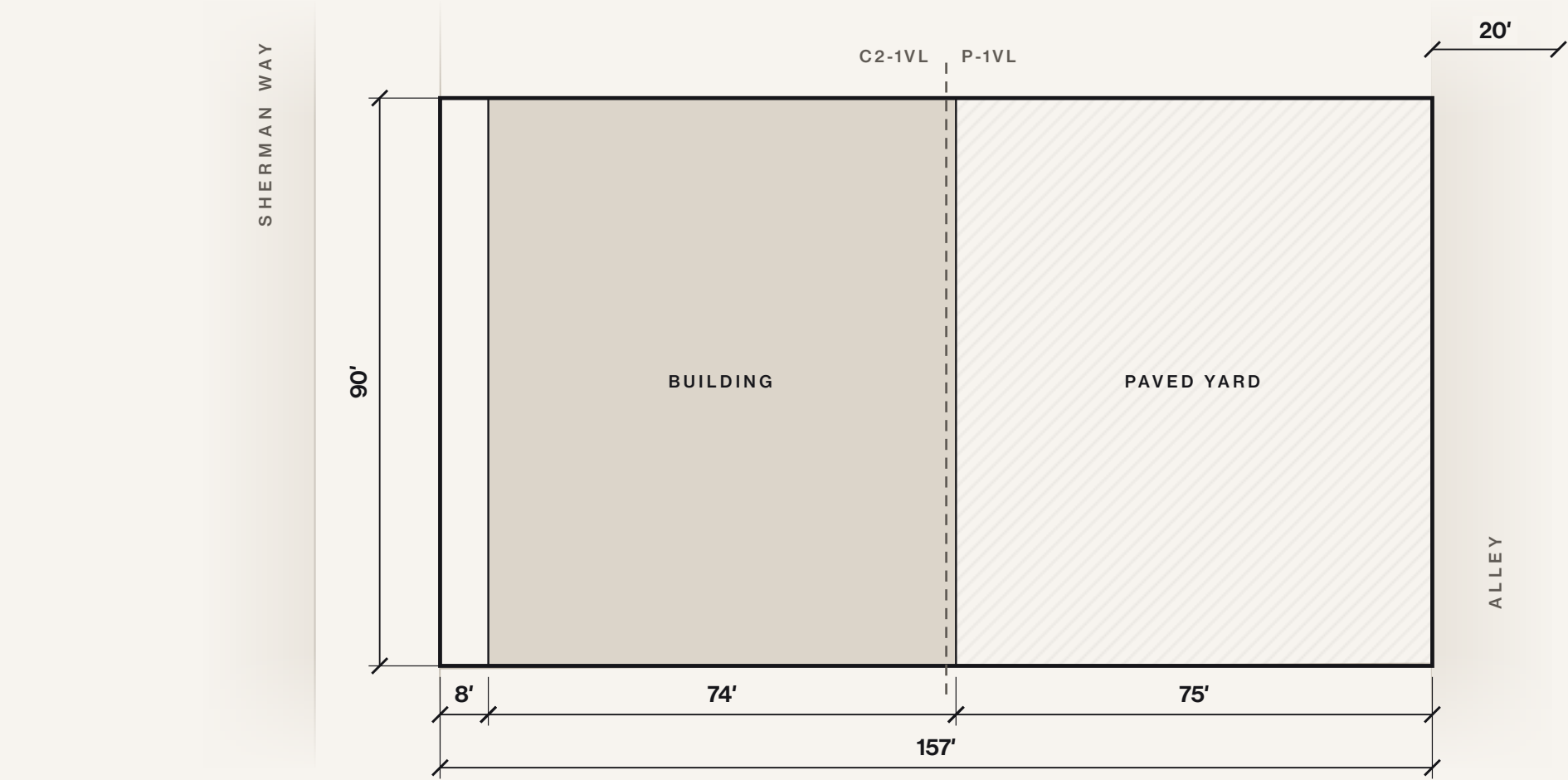
The Property

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.



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.

1.5:1

FAR · HEIGHT DISTRICT 1VL

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

ZONING PER THE CITY OF LOS ANGELES (ZIMAS) AND THE LOS ANGELES MUNICIPAL CODE; ZONE AREAS APPROXIMATE, TO BE CONFIRMED BY THE BUYER. YEAR BUILT: LOS ANGELES COUNTY ASSESSOR.

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



VAN NUYS AIRPORT
0.6 Miles



1.6 MILES



BALBOA BOULEVARD

LAKE BALBOA PARK · 1.1 MILES

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

The Corner

The neighborhood's retail corner, one block east

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


101 NIGHT MARKET
APPROVED HOUSING SITE


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

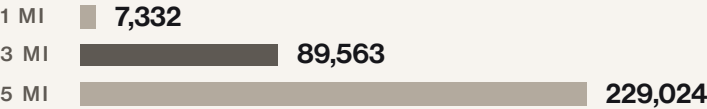

KAO HOM
THAI CUISINE
KAO HOM THAI
SOUTH OF SHERMAN WAY

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.



04

The Long Term

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



— THE LONG TERM

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 ±4,500 square feet of ground-floor retail on ±50,000 square feet of land.

APPROVED PROJECT

16949–16955 Sherman Way
OPPOSITE THE PROPERTY

Sherman Way
16940 · SOUTH SIDE

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

BMG
BRANDON MICHAELS GROUP • MARCUS & MILLICHAPE

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