



Opportunity Zone

Sylvan and Friar, Van Nuys, CA 91411
Portfolio of 3 Non-Contiguous Lots
57,995 SF of Land - C2 & R3

PARTNERSCRE
COMPASS COMMERCIAL
SVIDLER | STRIKOWSKI



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Sylvan and Friar

Property Overview

Presented for sale are 3 large properties within a block of each other, all prime for re-development.

The first property, located at **14519-14539 Sylvan Street**, is an approximately **28,000 SF (Q)C2-1L-CDO** with an existing **40k SF office building**. The property sits at the intersection of 2 alleys, providing for additional density and countless design possibilities...not to mention the recently up-zoned Tier 4 TOC along with the Qualified **Opportunity Zone** designation. If the aim is to build housing, **143± units** is very doable! Or make it a mixed-use property.

The other 2 properties for sale are currently used as parking lots that service the office building on Sylvan St. Zoned R3-1, both lots are also situated in a Qualified Opportunity Zone. The first of the two lots at **14606-14610 Sylvan St.** is approximately **16k SF** and **Tier 3**, while the other lot at **14602-14606 Friar St.** is just under **14k SF** and recently upzoned to **Tier 4**.

Build your 3 different projects in different phases or figure out an overall strategy for economies of scale and build all at once and see if there are any additional benefits that can be had with density or parking.

Utilizing TOC and alley-density benefits, a combined project could yield **210± units**.

Downtown Van Nuys is growing daily with many jobs opening back up and plenty of rapid transit options, including a likely-to-happen **Metro Light Rail Project** on Van Nuys Blvd. that is meant to run from the Orange Bus Line to the City of San Fernando and the possible Sepulveda Pass Transit Corridor.

Properties are currently tied together through parking covenants for office building.

At a blended **\$44k per buildable door**, this property is priced to sell with no RSO, Ellis or relocation issues. Fast terms will get a stronger deal. Submit and build a neighborhood defining project!

At a Glance

Van Nuys

\$9,250,000

Price

3 Separate Properties

Property Type

14519 - 14539 Sylvan St.

14606 - 14610 Sylvan St.

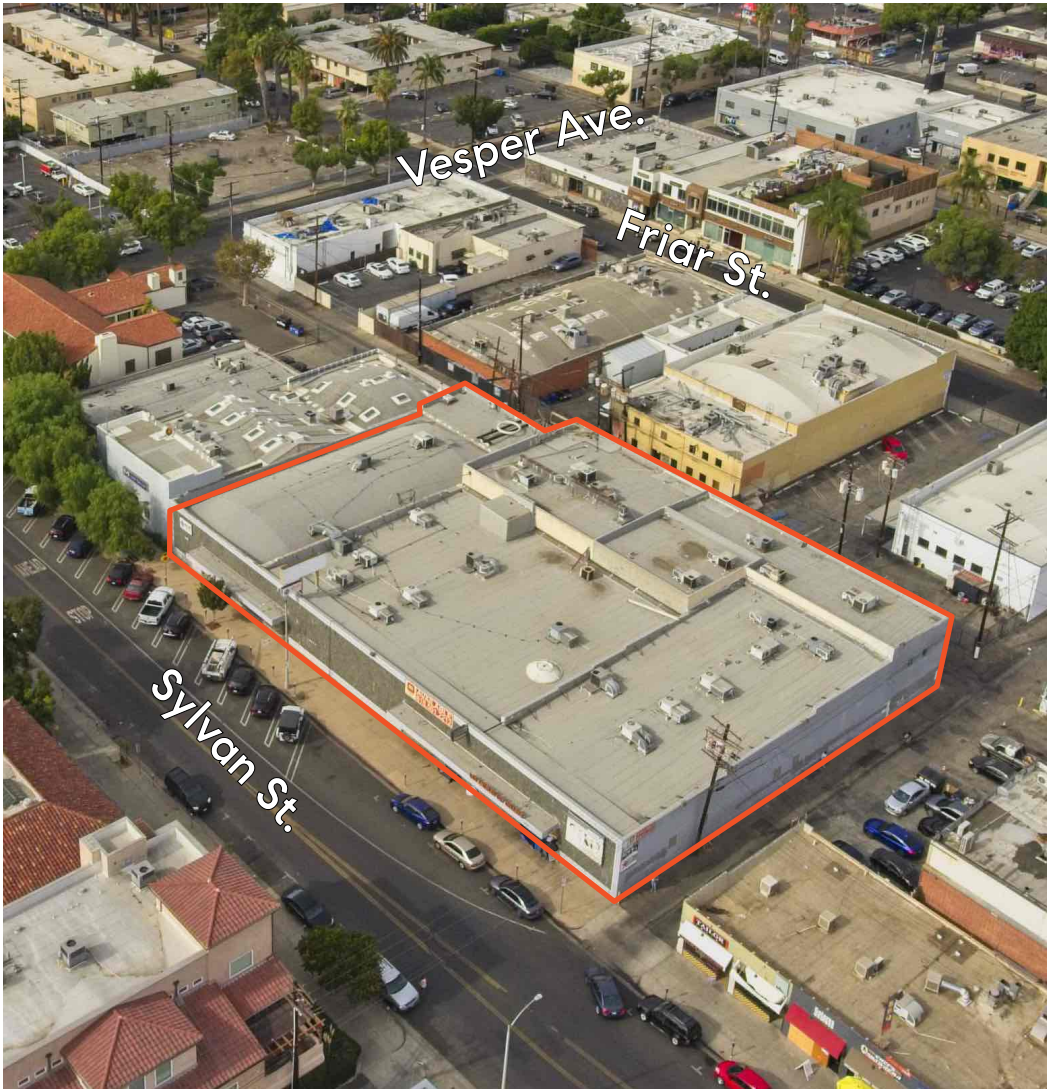
14602 - 14606 Friar St.



All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

Sylvan and Friar

Property Overview



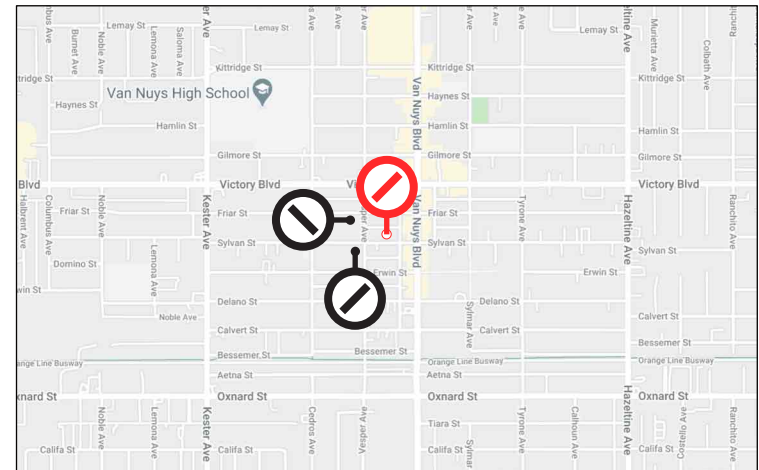
14519 - 14539 Sylvan St.
Van Nuys, CA 91411

28,000 SF + 2 Alleys **Office Building**
 Lot Size Current Use

2241-005-024 **39,988 SF**
 APN Existing Office Building

(Q)C2-1L-CDO **Tier 4**
 Zoning TOC

143± **78±**
 Buildable Units by TOC Buildable Units by Right



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Sylvan and Friar

Property Overview



14606 - 14610 Sylvan St.
Van Nuys, CA 91411

16,000
Lot Size

Parking Lot
Current Use

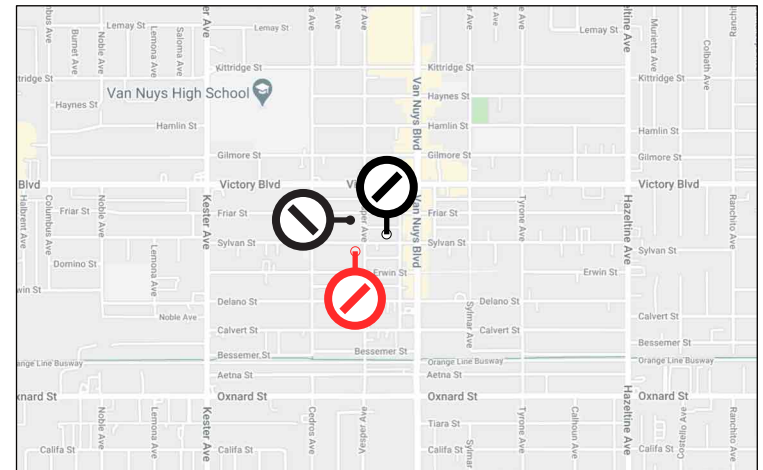
2241-011-027
APN

R3-1
Zoning

Tier 3
TOC

34±
Buildable Units by TOC

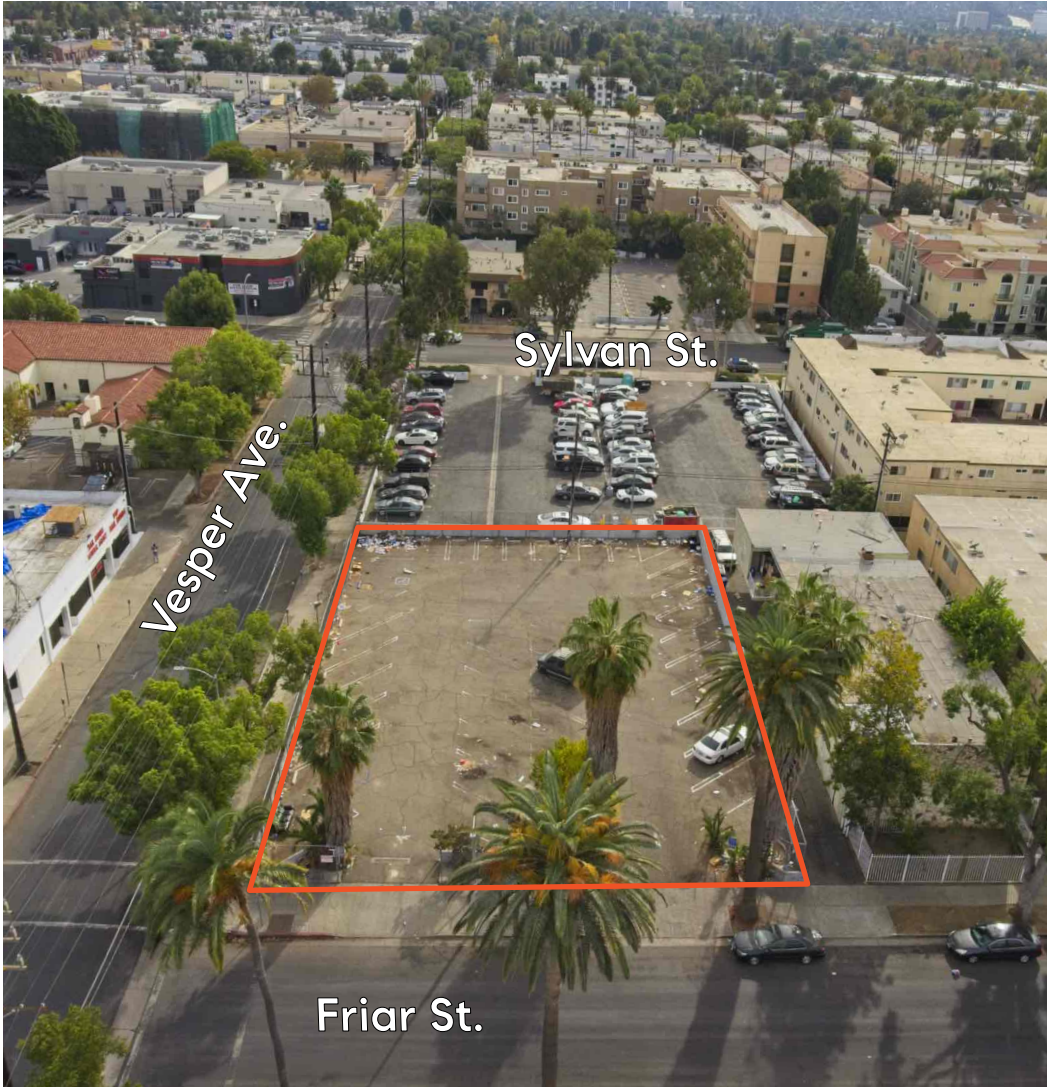
20±
Buildable Units by Right



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Sylvan and Friar

Property Overview



14602 - 14606 Friar St.
Van Nuys, CA 91411

13,995
Lot Size

Parking Lot
Current Use

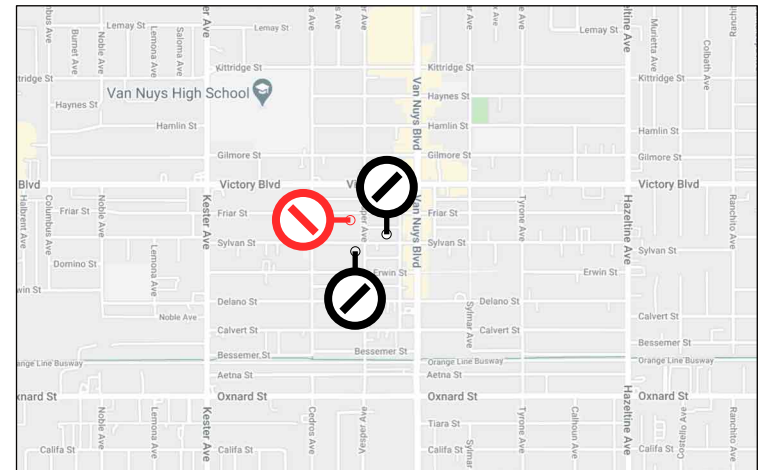
2241-006-022
APN

R3-1
Zoning

Tier 4
TOC

33±
Buildable Units by TOC

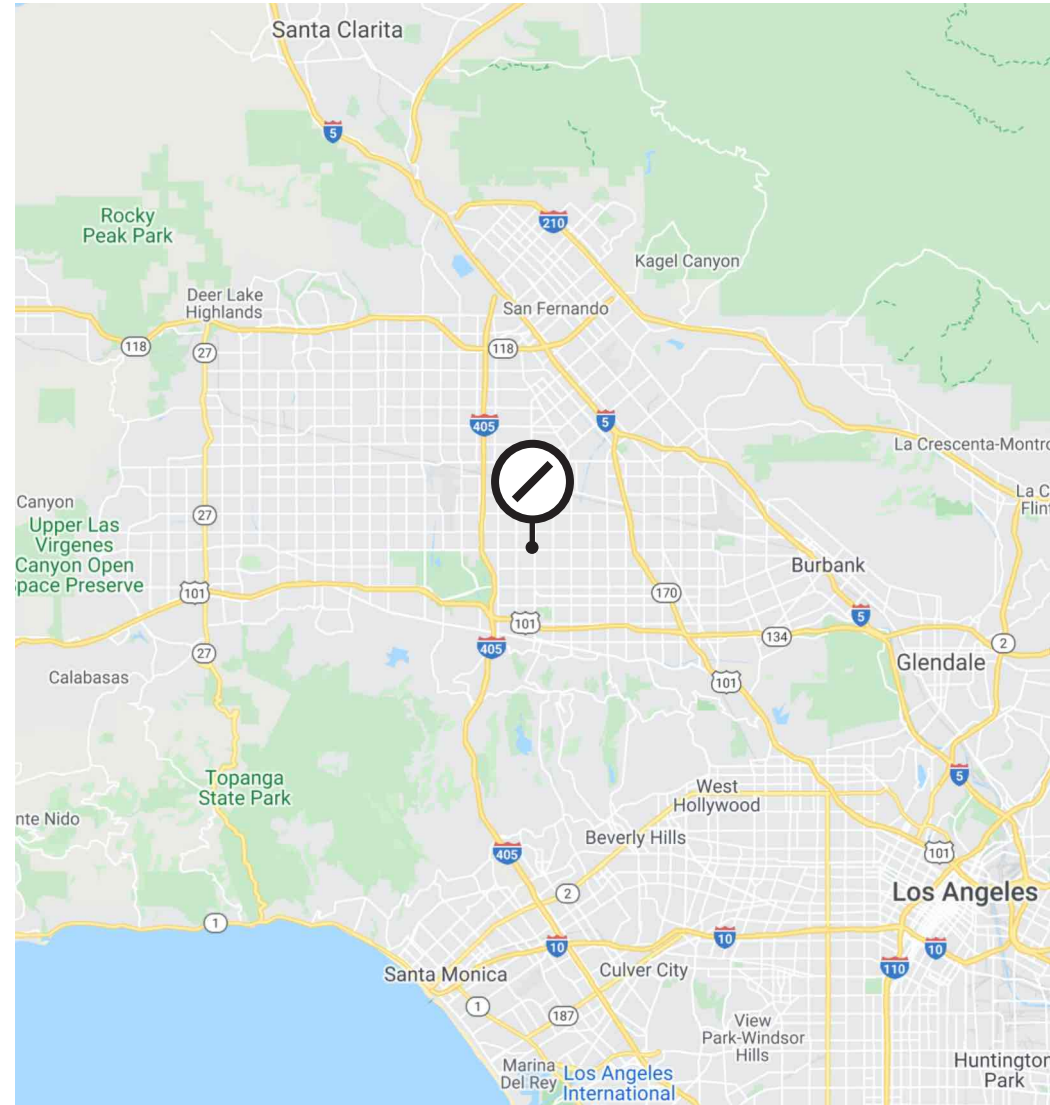
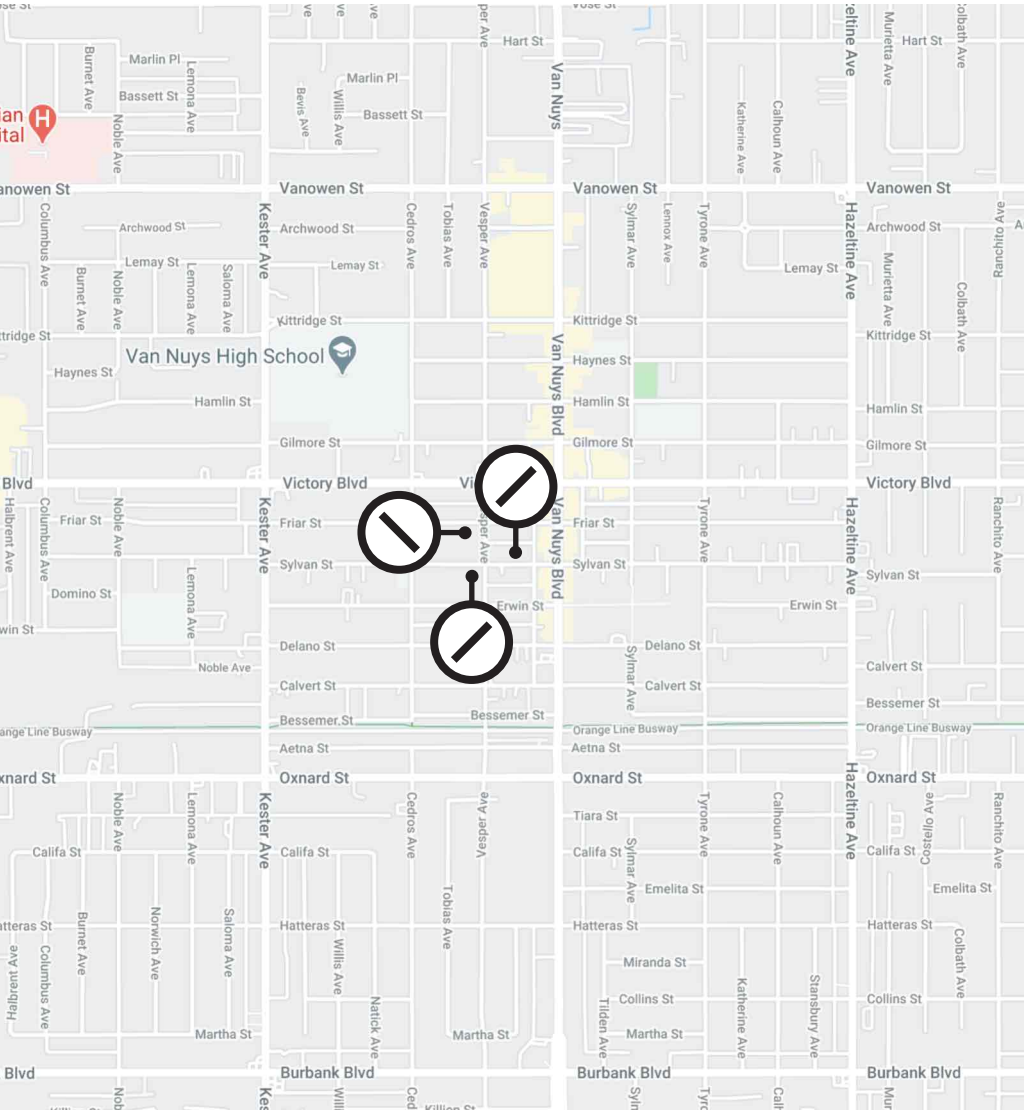
17±
Buildable Units by Right



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Sylvan and Friar

Maps



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Sylvan and Friar

Area Map



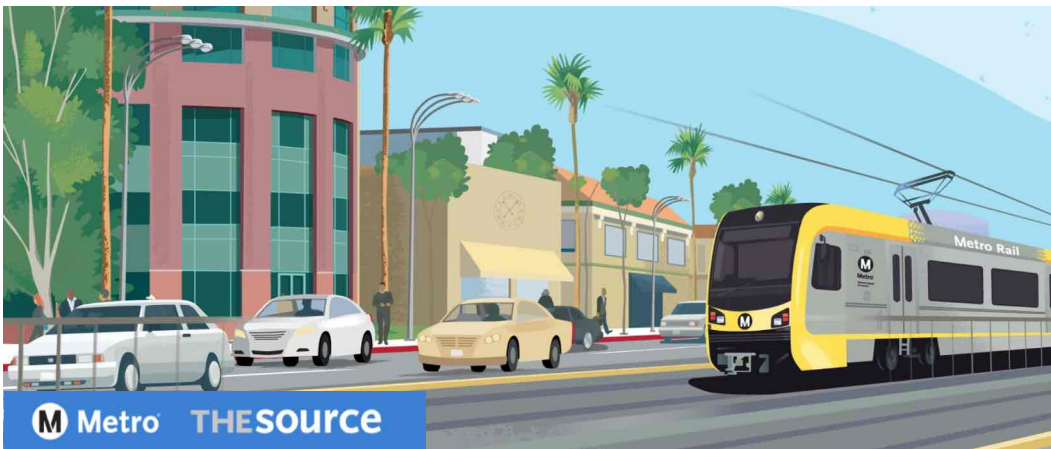
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Sylvan and Friar

Metro Light Rail Project

Metro staff recommends building light rail between Van Nuys and Sylmar/San Fernando Metrolink Station

The new rail line would run mostly down the center of Van Nuys Boulevard and along the San Fernando railroad right-of-way, adjacent to San Fernando Road. The line would have 14 stations with an end-to-end travel time of 31 minutes. Metro staff determined that light rail was faster, offered more capacity and would better serve the community in the future than bus rapid transit (BRT), the other type of transit under study for the project. [Link to Metro](#)



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Sylvan and Friar

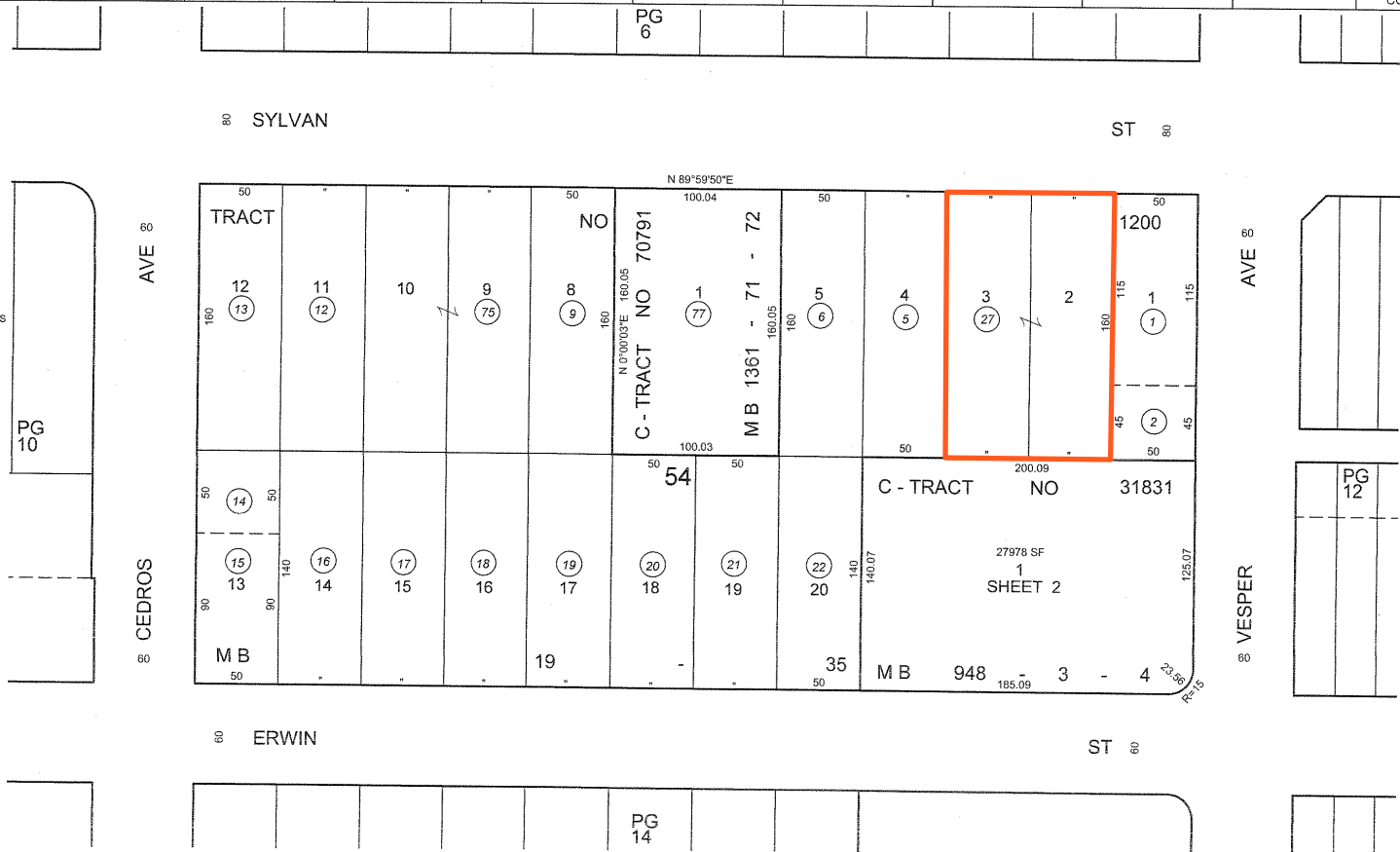
Parcel Map - 14606 - 14610 Sylvan St.

2241 | 11 | P. A. 234-213 | TRA 13 | REVISED 19810701102 2003101507005001-03 | 2010051805003001-03 2010060802020001-03 | SEARCH NO | OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002

2011



MAPPING AND GIS SERVICES SCALE 1" = 60'



THE ASSESSMENT OF UNITS IN THE FOLLOWING AIRSPACE PLANS, INCLUDES ALL RIGHTS AND INTERESTS IN THE COMMON AREAS AS SET FORTH IN DEEDS OF RECORD. EACH PLAN DEPICTS APPROXIMATE DIMENSIONS FROM WHICH AREAS ARE COMPUTED. AREAS ARE FOR CORRESPONDING ELEMENTS ONLY.

AIRSPACE PLAN REFERENCE	COMMON AREA			SUBDIVISION OF AIRSPACE SHEET(S)
	TRACT NO	BLK	LOTS	
#545016 6-4-80	31831	--	1	CONDO SHEET 2

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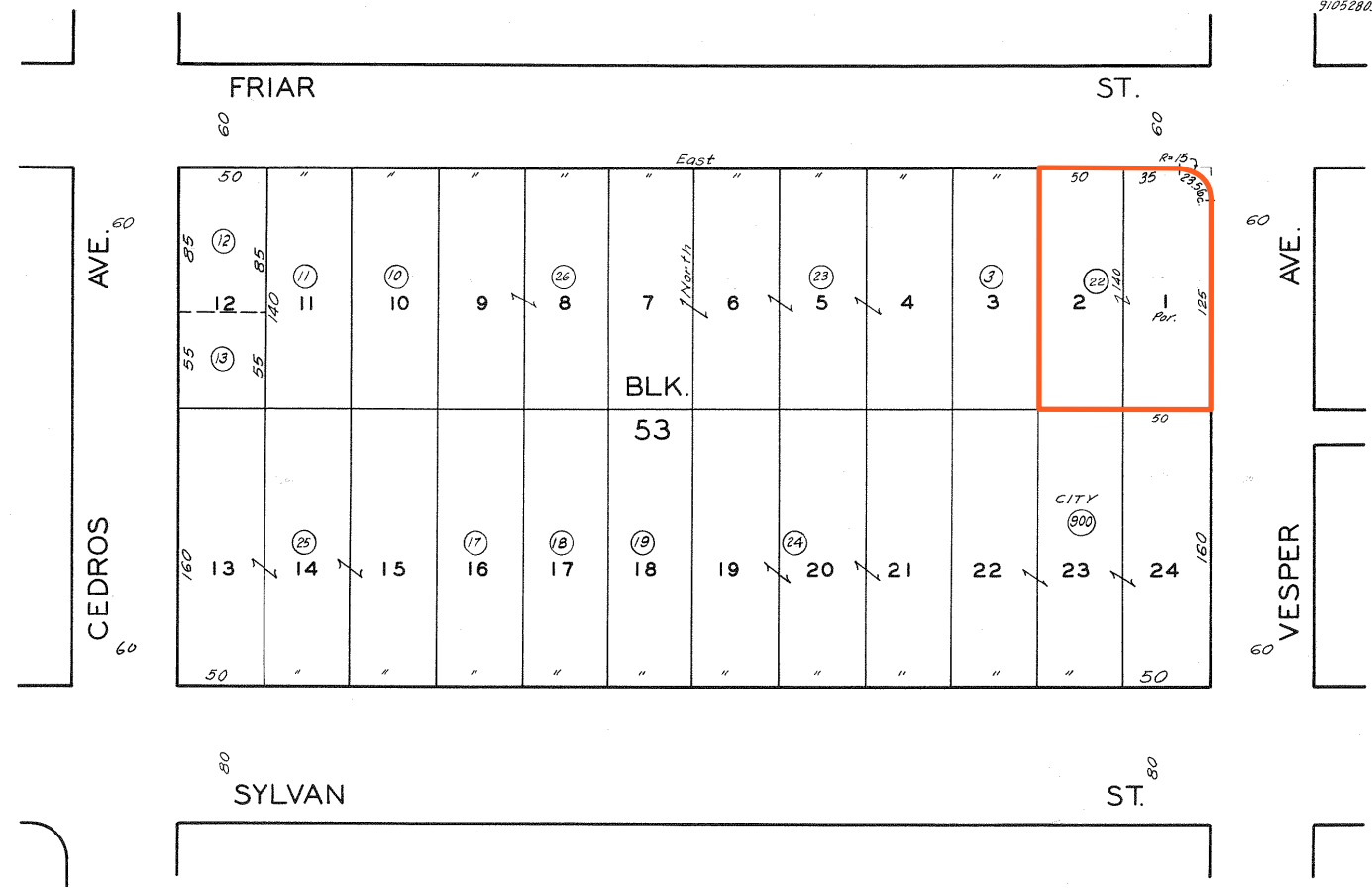
Sylvan and Friar

Parcel Map - 14602 - 14606 Friar St.

2241 | 6
SCALE 1" = 60'

2-6-65 REVISED
7/3/23208
34-050907003001-03 7/17/06603
792501102
91052803005001-03

1995



CODE 13

TRACT NO. 1200
M. B. 19-35

FOR PREV. ASSMT. SEE: 234-212

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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Sylvan and Friar

Brick and Work - 14519 - 14539 Sylvan St.

Development Potential (By-Right)	
Maximum FAR	1.5:1
Maximum Height	
Feet	75 ft.
Stories	6 Buildings used entirely for residential uses (and ground floor commercial in RAS zones) are only limited in height, not stories.
Minimum Setbacks	
Front	0 ft.
Side	5 ft. Setbacks required only for residential stories; add 1 foot of side setback for each story over 2, not to exceed 16 ft.; no side setback required for commercial only uses; no side setbacks required for mixed use project abutting street or alley
Back	5 ft. 15 ft. from midpoint of rear alley; add 1 foot of back setback for each story over 3, not to exceed 20 ft.; no side setback required for commercial only uses; no side setbacks required for mixed use project abutting street or alley
Max Buildable Area, Footprint	25,650 sq. ft.
Max Buildable Area, Envelope	42,075 sq. ft.
Max Dwelling Units	78
Affordable Units Required	None
Parking Required	1 space per unit with less than 3 habitable rooms 1.5 spaces per unit with 3 habitable rooms 2 spaces per unit with more than 3 habitable rooms 1 space per guest room (first 30)
Required Bicycle Parking	
Long Term	1 space per unit for units 0-25; 1 spaces per 1.5 units for units 26-100; 1 spaces per 2 units for units 101-200; 1 spaces per 4 units for units 201+
Short Term	1 space per 10 units for units 0-25; 1 spaces per 15 unit for units 26-100; 1 spaces per 20 units for units 101-200; 1 spaces per 40 unit for units 201+
Transitional Height Limitations	Portions of Buildings in C or M zones with certain distances of RW1 or more restrictive zones shall not exceed the following limits: Distance (ft.) Height (ft.) 0-49 25 50-99 33 100-199 61
Required Open Space	100 sq ft per unit with less than 3 habitable rooms 125 sq ft per unit with 3 habitable rooms 175 sq ft per unit with more than 3 habitable rooms
Other Development Notes	

Development Potential (with TOC or DB)	
Maximum FAR	4.25:1
Maximum Height	
Feet	108 ft.
Stories	9
Minimum Setbacks	
Front	0 ft.
Side	5 ft. side setback required for portions of buildings erected for residential uses, no setbacks required for ground floor commercial; no setbacks required for mixed use project abutting street or alley
Back	0 ft. 5 ft. from midpoint of rear alley; no setbacks required for mixed use project abutting street or alley or commercial only uses
Max Buildable Area, Footprint	26,600 sq. ft.
Max Buildable Area, Envelope	91,163 sq. ft.
Max Dwelling Units	143
Affordable Units Required	at least 9% for Extremely Low Income, or 12% for Very Low Income, or 21% for Low Income
Parking Required	Shall not be required to exceed 1 space per unit
Required Bicycle Parking	
Long Term	1 space per unit for units 0-25; 1 spaces per 1.5 units for units 26-100; 1 spaces per 2 units for units 101-200; 1 spaces per 4 units for units 201+
Short Term	1 space per 10 units for units 0-25; 1 spaces per 15 unit for units 26-100; 1 spaces per 20 units for units 101-200; 1 spaces per 40 unit for units 201+
Transitional Height Limitations	Within the first 25 feet of the property line abutting or across the street or alley from the RW1 or more restrictive zone the building height limit shall be stepped-back at a 45 degree angle as measured from a horizontal plane originating 25 feet above grade at the property line of the adjoining lot.
Required Open Space	Up to 25% decrease in required open space
Other Development Notes	

[Q]C2-1L-CDO	143	28,050 sq. ft.	Tier 4	1
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Zone/District Max Unit Lot Size TOC Lots

Jurisdictional	
Legal Description	Lots 37-44, Block 40, TR 1200
Land Use	Community Commercial
Area Planning Commission	South Valley
Community Plan Area	Van Nuys-North Sherman Oaks
Neighborhood Council	Van Nuys
Council District	6
Councilmember	Nury Martinez

Restrictions	
Rent Stabilization Ordinance	No
Community Design Overlay	Yes
Historic Preservation Overlay	No
Specific Plan	No
Q/T Conditions	Yes
D Limitations	No
Coastal Zone	No
Community Redevelopment Agency	No
Hillside Area	No
Baseline Mansionization Ordinance	No
Interim Control Ordinance	No
River Improvement Overlay	No
Community Plan Implementation Overlay	No
Opportunity Zone	Yes
Other	

Red Flags

- Property is subject to the guidelines of the Van Nuys Central Business District Community Design Overlay, which could limit the development potential of the site.
- Per ORD-176558, projects on this site are subject to the permanent Q Conditions of the Van Nuys Central Business District Community Design Overlay.
- Project is within a State of California Opportunity Zone, which could allow for tax incentives for a redevelopment project on this site.

[Link to Brick and Work](#)

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Sylvan and Friar

Brick and Work - 14606 - 14610 Sylvan St.

Development Potential (By-Right)	
Maximum FAR	3:1
Maximum Height	
Feet	45 ft.
Stories	None
Minimum Setbacks	
Front	15 ft.
Side	5 ft. add 1 foot of side setback for each story over 2, not to exceed 16 ft.
Back	15 ft.
Max Buildable Area, Footprint	11,700 sq. ft.
Max Buildable Area, Envelope	35,100 sq. ft.
Max Dwelling Units	20
Affordable Units Required	None
Parking Required	1 space per unit with less than 3 habitable rooms 1.5 spaces per unit with 3 habitable rooms 2 spaces per unit with more than 3 habitable rooms 1 space per guest room (first 30)
Required Bicycle Parking	
Long Term	1 space per unit for units 0-25; 1 spaces per 1.5 units for units 26-100; 1 spaces per 2 units for units 101-200; 1 spaces per 4 units for units 201+
Short Term	1 space per 10 units for units 0-25; 1 spaces per 15 unit for units 26-100; 1 spaces per 20 units for units 101-200; 1 spaces per 40 unit for units 201+
Transitional Height Limitations	None required
Required Open Space	100 sq ft per unit with less than 3 habitable rooms 125 sq ft per unit with 3 habitable rooms 175 sq ft per unit with more than 3 habitable rooms
Other Development Notes	

Development Potential (with TOC or DB)	
Maximum FAR	4.5:1
Maximum Height	
Feet	67 ft. Projects located in a zone where the maximum height is 45 ft. or less, or located within a Specific Plan that limits height, height increases over 11 ft. must be stepped-back at least 15 ft. from the exterior face of the ground floor building located at any street frontage.
Stories	None
Minimum Setbacks	
Front	15 ft.
Side	3.5 ft. add 1 foot of side setback for each story over 2, not to exceed 16 ft.
Back	10.5 ft.
Max Buildable Area, Footprint	12,509 sq. ft.
Max Buildable Area, Envelope	56,288 sq. ft.
Max Dwelling Units	34
Affordable Units Required	at least 10% for Extremely Low Income, or 14% for Very Low Income, or 23% for Low Income
Parking Required	Shall not exceed .5 space per unit
Required Bicycle Parking	
Long Term	1 space per unit for units 0-25; 1 spaces per 1.5 units for units 26-100; 1 spaces per 2 units for units 101-200; 1 spaces per 4 units for units 201+
Short Term	1 space per 10 units for units 0-25; 1 spaces per 15 unit for units 26-100; 1 spaces per 20 units for units 101-200; 1 spaces per 40 unit for units 201+
Transitional Height Limitations	None required
Required Open Space	Up to 25% decrease in required open space
Other Development Notes	

Jurisdictional	
Legal Description	Lots 2-3, Block 54, TR 1200
Land Use	Medium Residential
Area Planning Commission	South Valley
Community Plan Area	Van Nuys-North Sherman Oaks
Neighborhood Council	Van Nuys
Council District	6
Councilmember	Nury Martinez

Restrictions	
Rent Stabilization Ordinance	No
Community Design Overlay	No
Historic Preservation Overlay	No
Specific Plan	No
Q/T Conditions	No
D Limitations	No
Coastal Zone	No
Community Redevelopment Agency	No
Hillside Area	No
Baseline Mansionization Ordinance	No
Interim Control Ordinance	No
River Improvement Overlay	No
Community Plan Implementation Overlay	No
Opportunity Zone ■	Yes
Other	

Red Flags	
■ Project is within a State of California Opportunity Zone, which could allow for tax incentives for a redevelopment project on this site.	

R3-1	34	16,000 sq. ft.	Tier 3	1
Zone/District	Max Unit	Lot Size	TOC	Lots

[Link to Brick and Work](#)

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Sylvan and Friar

Brick and Work - 14602 - 14606 Friar St.

Development Potential (By-Right)	
Maximum FAR	3:1
Maximum Height	
Feet	45 ft.
Stories	None Buildings used entirely for residential uses (and ground floor commercial in RAS zones) are only limited in height, not stories.
Minimum Setbacks	
Front	15 ft. 10 ft front setback for key lots
Side	5 ft. add 1 foot of side setback for each story over 2, not to exceed 16 ft.
Back	15 ft.
Max Buildable Area, Footprint	9,900 sq. ft.
Max Buildable Area, Envelope	29,700 sq. ft.
Max Dwelling Units	17
Affordable Units Required	None
Parking Required	1 space per unit with less than 3 habitable rooms 1.5 spaces per unit with 3 habitable rooms 2 spaces per unit with more than 3 habitable rooms 1 space per guest room (first 30)
Required Bicycle Parking	
Long Term	1 space per unit for units 0-25;
Short Term	1 space per 10 units for units 0-25;
Transitional Height Limitations	None Required
Required Open Space	100 sq ft per unit with less than 3 habitable rooms 125 sq ft per unit with 3 habitable rooms 175 sq ft per unit with more than 3 habitable rooms
Other Development Notes	

Development Potential (with TOC or DB)	
Maximum FAR	4.65:1
Maximum Height	
Feet	78 ft. Projects located in a zone where the maximum height is 45 ft. or less, or located within a Specific Plan that limits height, height increases over 11 ft. must be stepped-back at least 15 ft. from the exterior face of the ground floor building located at any street frontage.
Stories	None
Minimum Setbacks	
Front	15 ft. 10 ft front setback for key lots
Side	3.25 ft. add 1 foot of side setback for each story over 2, not to exceed 16 ft.
Back	9.75 ft.
Max Buildable Area, Footprint	10,776 sq. ft.
Max Buildable Area, Envelope	50,108 sq. ft.
Max Dwelling Units	33
Affordable Units Required	at least 11% for Extremely Low Income, or 15% for Very Low Income, or 25% for Low Income
Parking Required	No required parking
Required Bicycle Parking	
Long Term	1 space per unit for units 0-25; 1 spaces per 1.5 units for units 26-100;
Short Term	1 space per 10 units for units 0-25; 1 spaces per 15 unit for units 26-100;
Transitional Height Limitations	None Required
Required Open Space	Up to 25% decrease in required open space
Other Development Notes	

Jurisdictional	
Legal Description	Lot 2, Block 53
Land Use	Medium Residential
Area Planning Commission	South Valley
Community Plan Area	Van Nuys-North Sherman Oaks
Neighborhood Council	Van Nuys
Council District	6
Councilmember	Nury Martinez

Restrictions	
Rent Stabilization Ordinance	No
Community Design Overlay	No
Historic Preservation Overlay	No
Specific Plan	No
Q/T Conditions	No
D Limitations	No
Coastal Zone	No
Community Redevelopment Agency	No
Hillside Area	No
Baseline Mansionization Ordinance	No
Interim Control Ordinance	No
River Improvement Overlay	No
Community Plan Implementation Overlay	No
Opportunity Zone 	Yes
Other	

Red Flags	
 Project is within a State of California Opportunity Zone, which could allow for tax incentives for a redevelopment project on this site.	

R3-1	33	13,995 sq. ft.	Tier 4	1
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Zone/District Max Unit Lot Size TOC Lots

[Link to Brick and Work](#)

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City Hall



Van Nuys Blvd.

Sylvan St.





Sylvan St.

Vesper Ave.

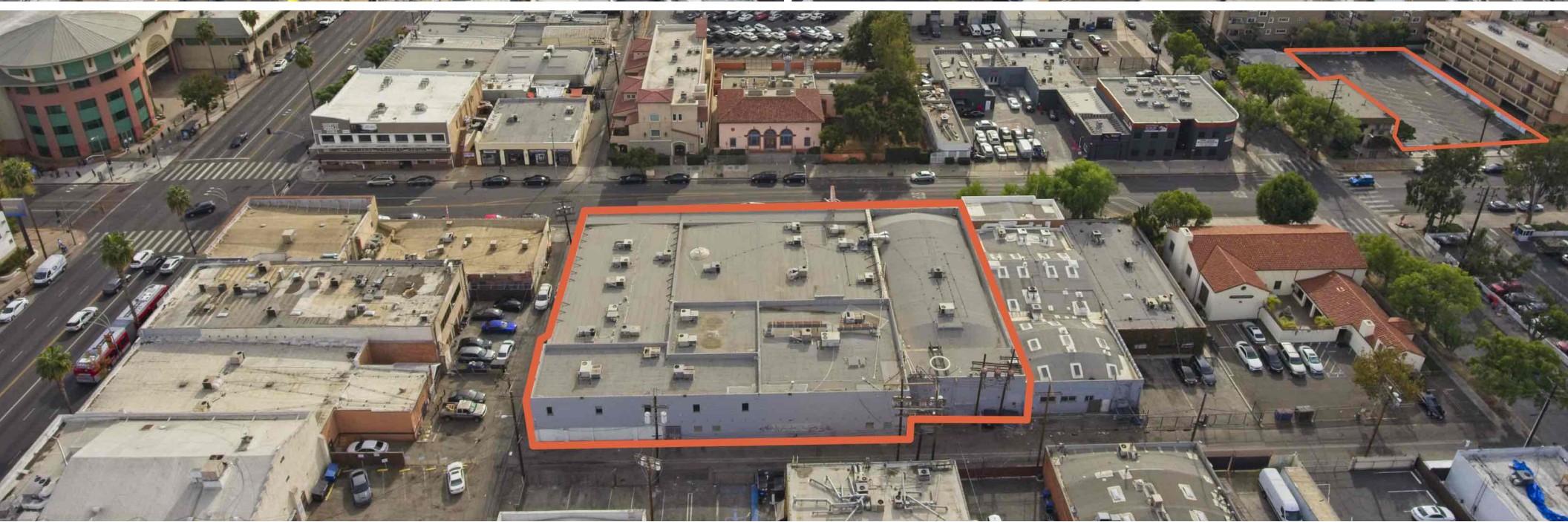
Friar St.









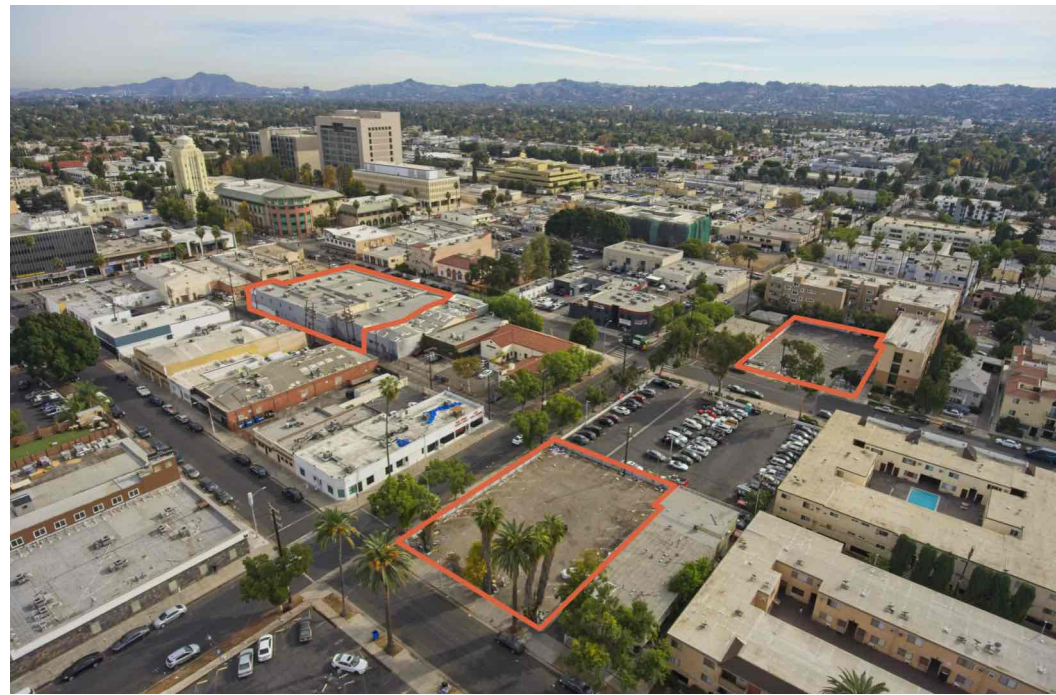
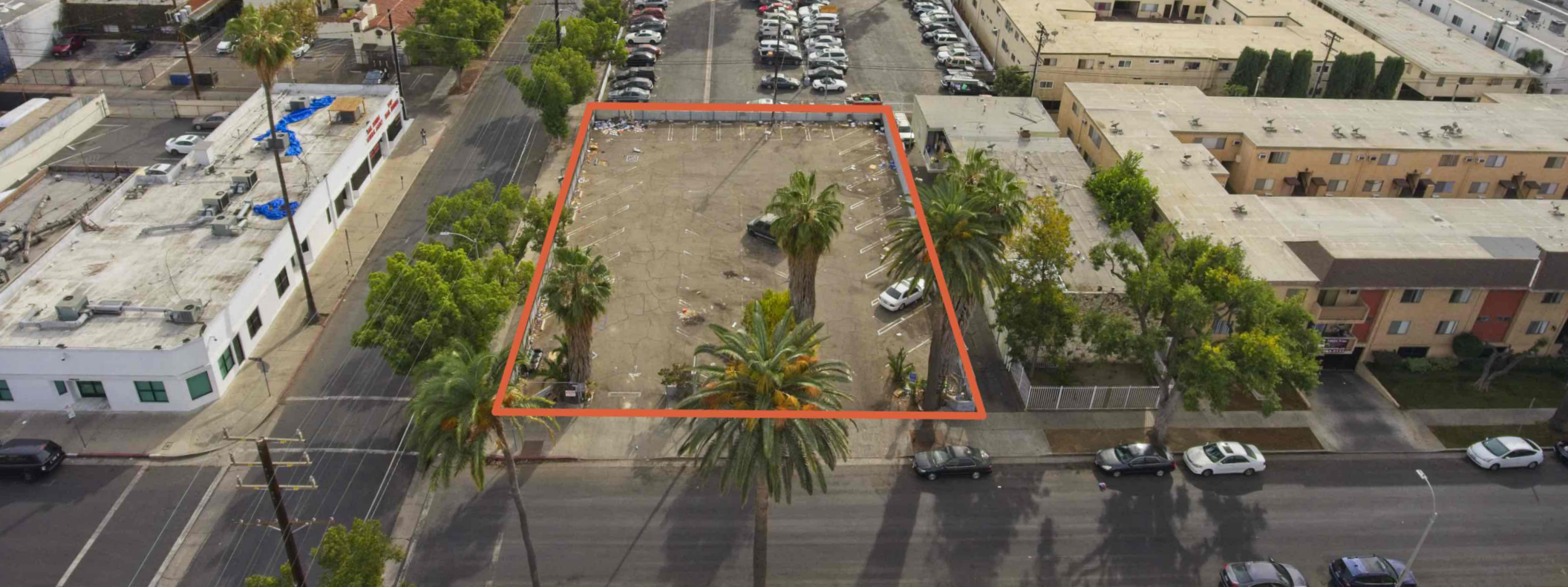


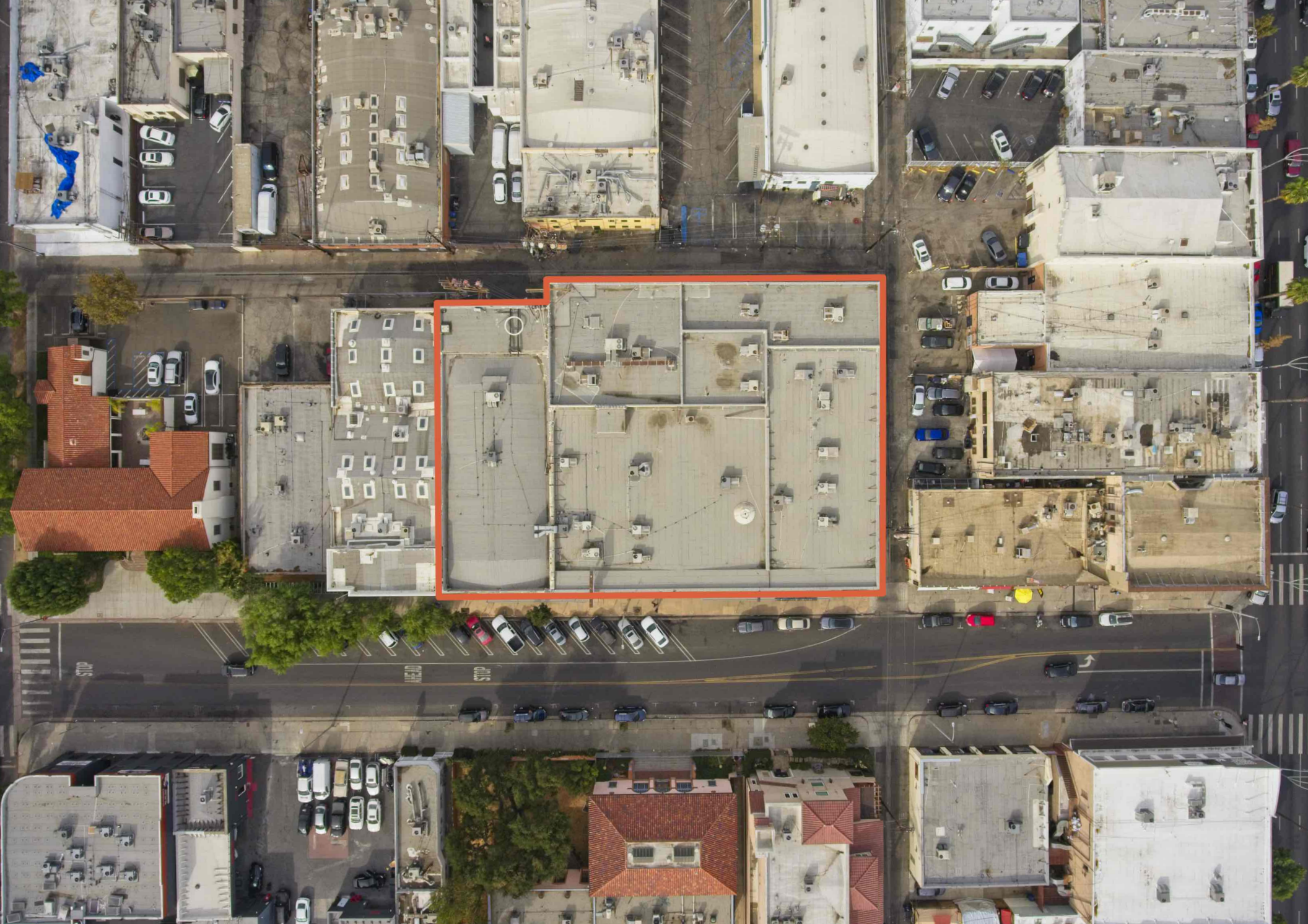


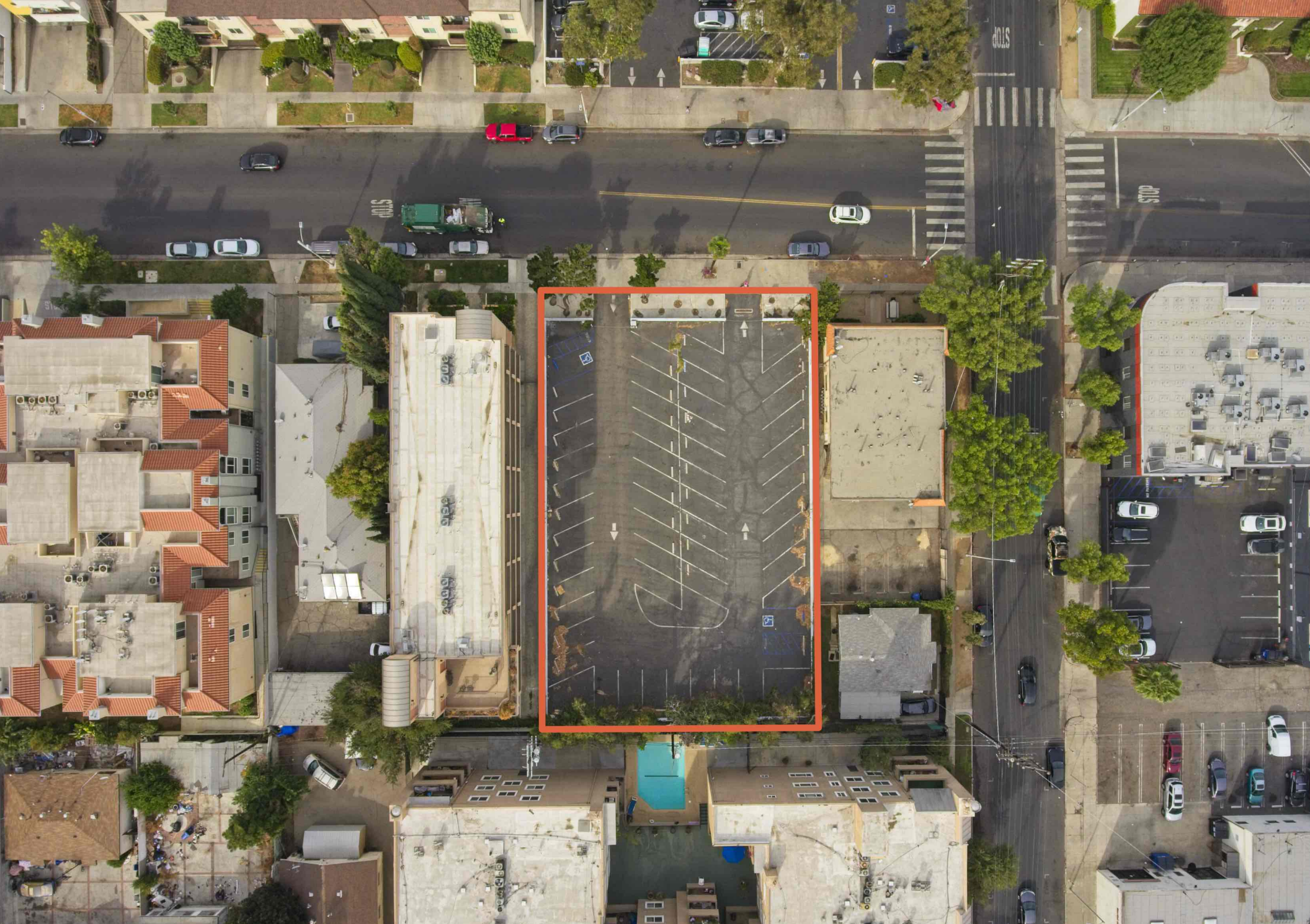


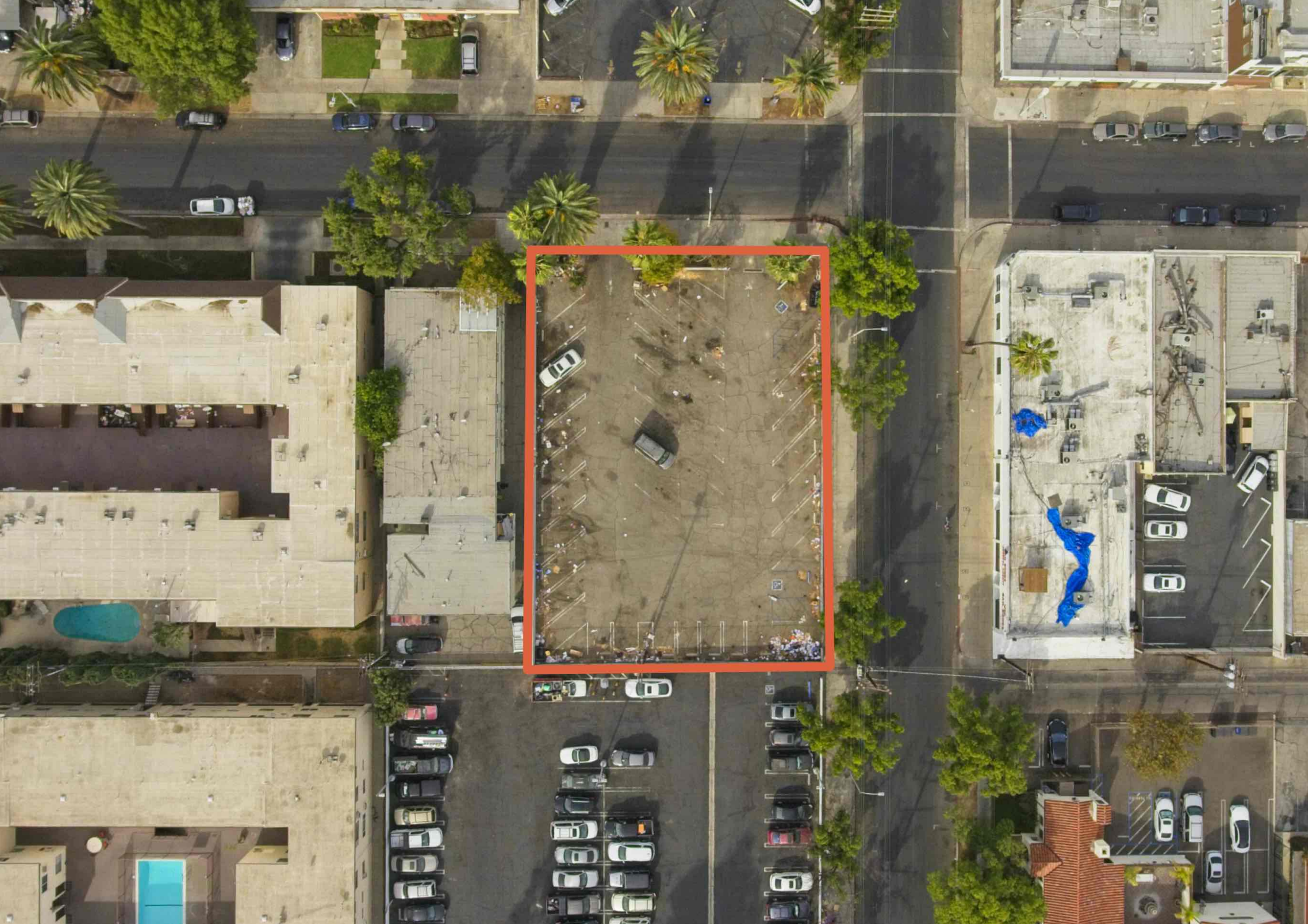




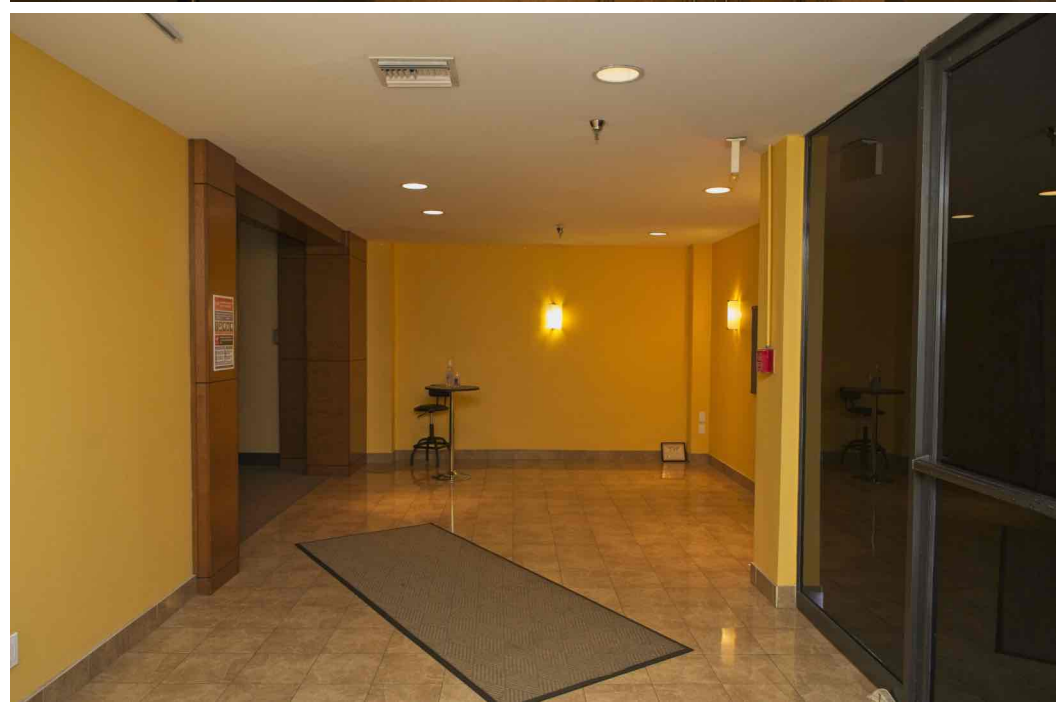
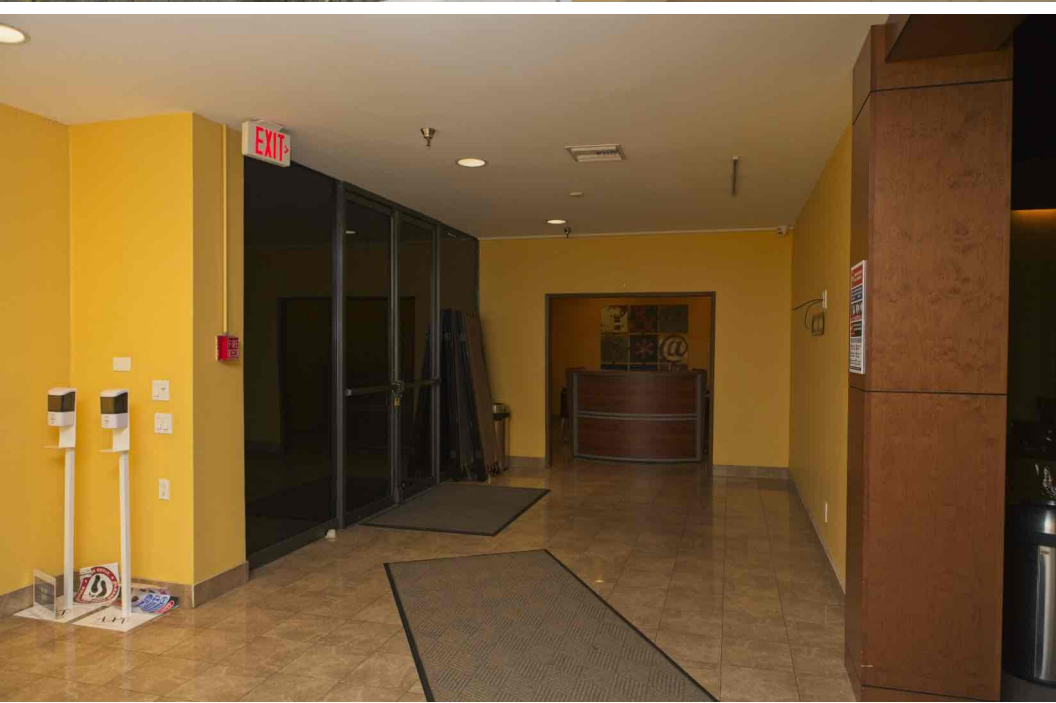




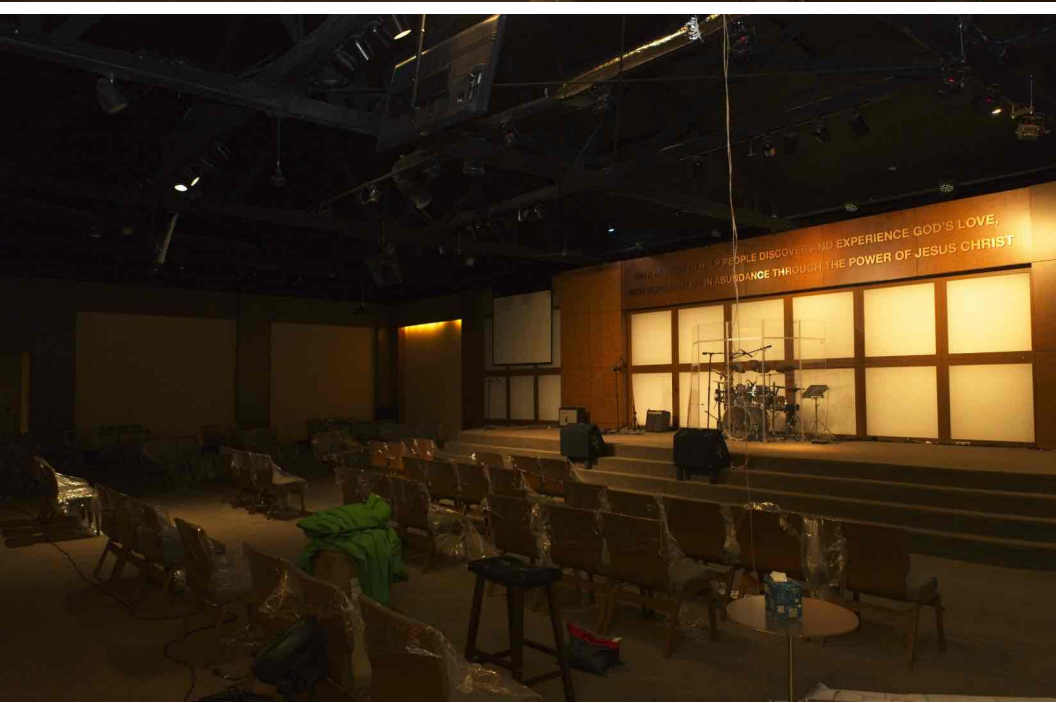


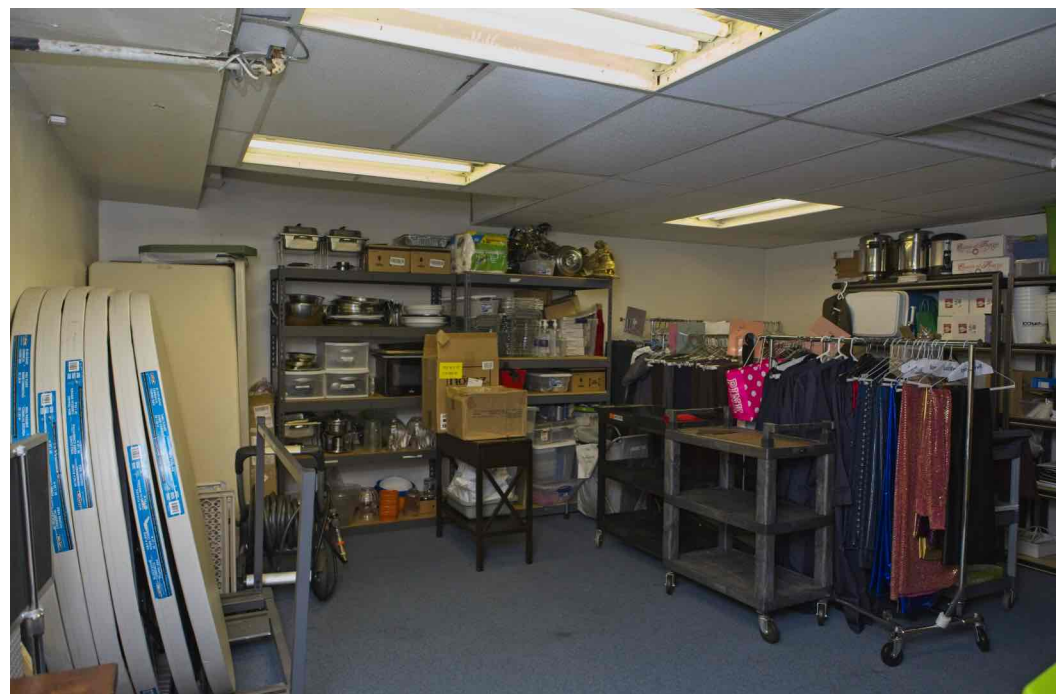




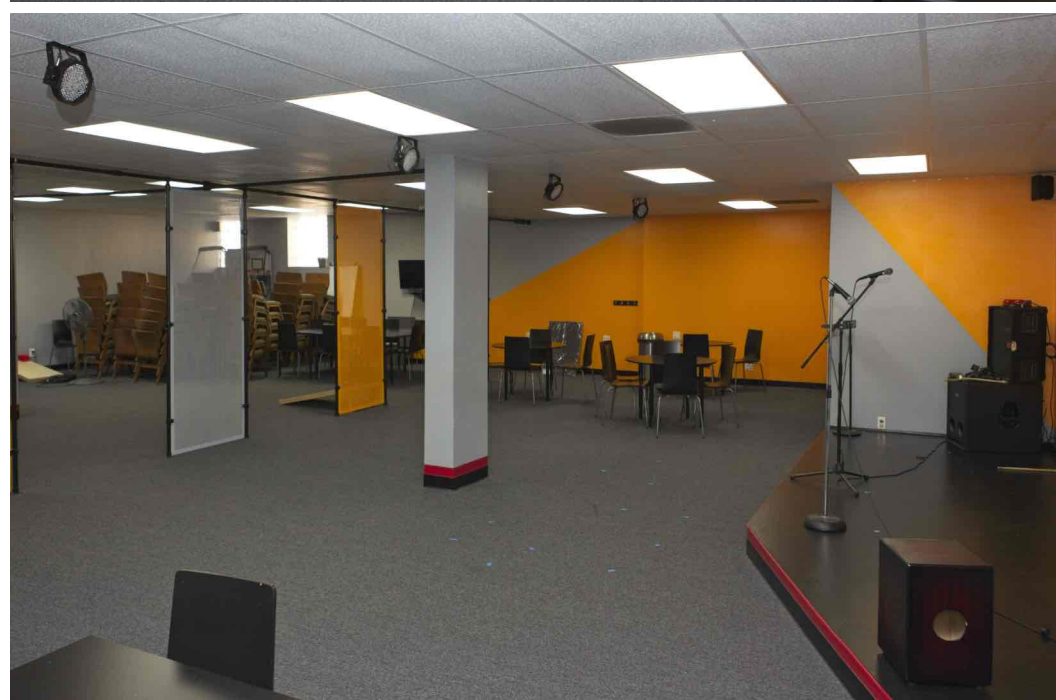
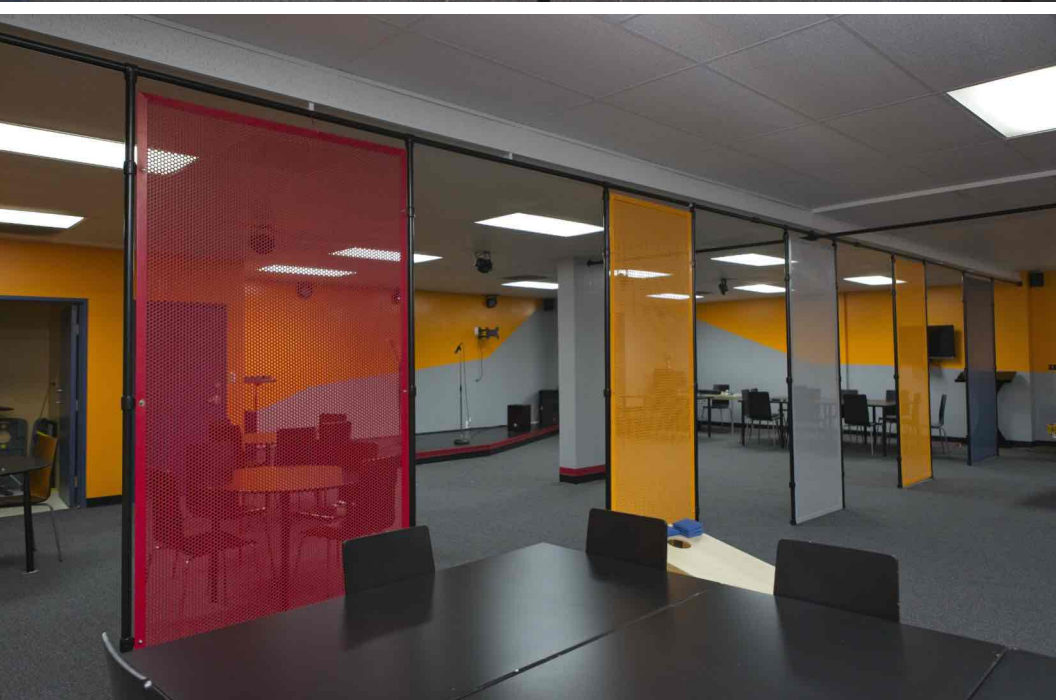
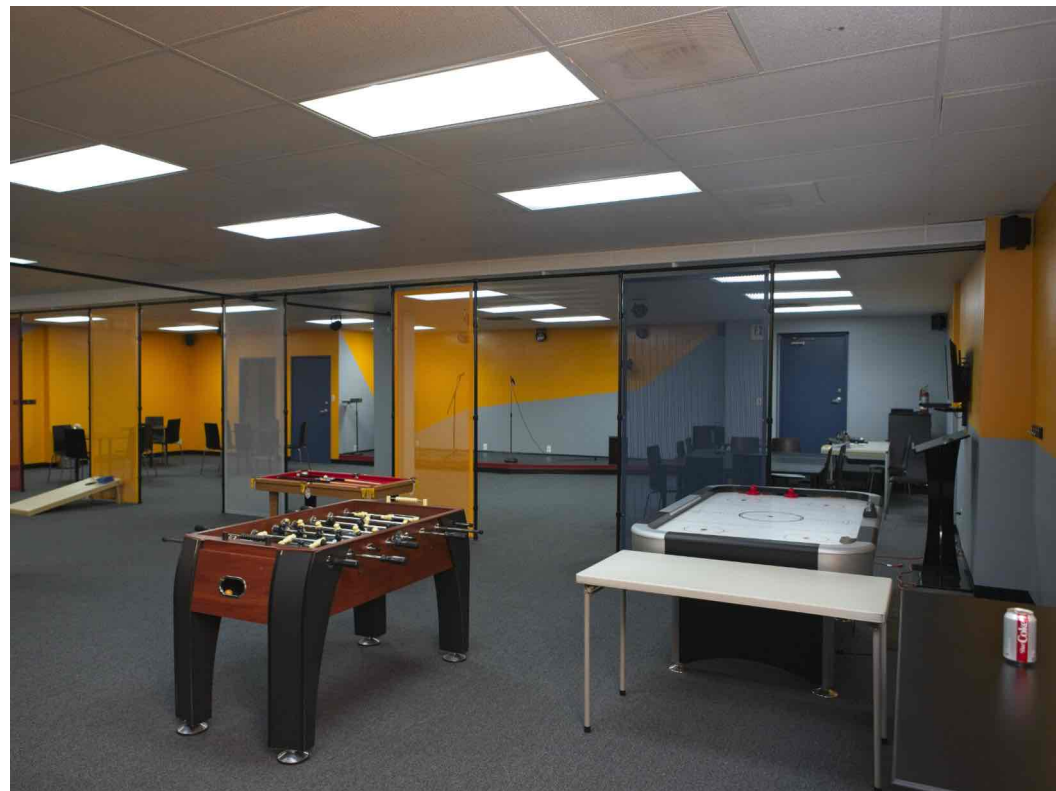


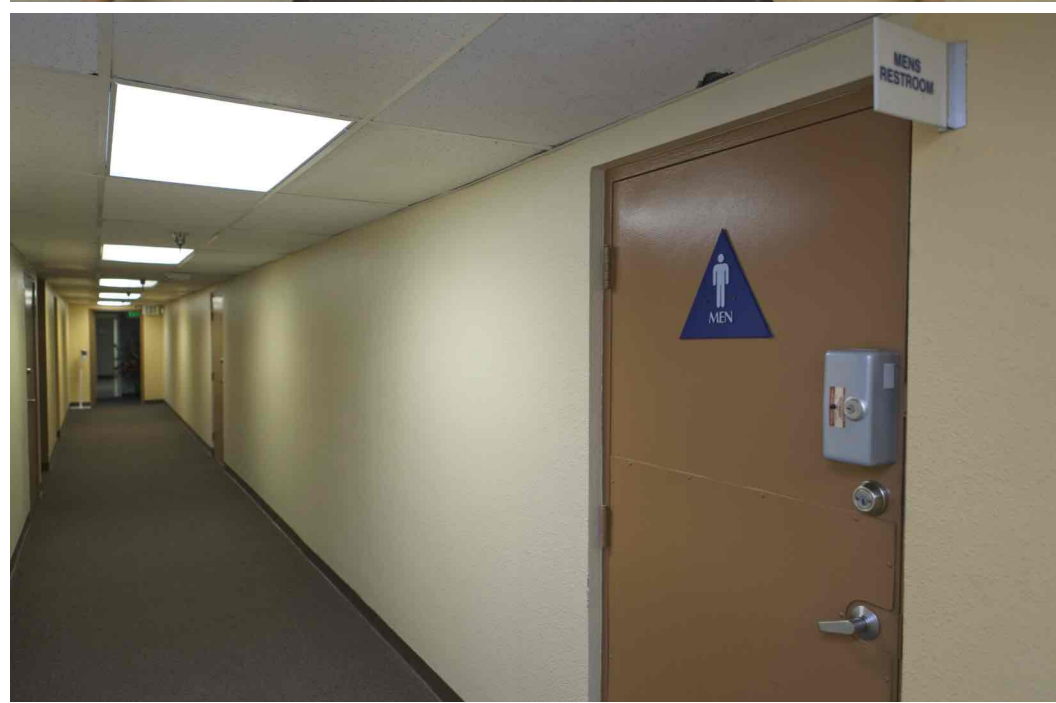
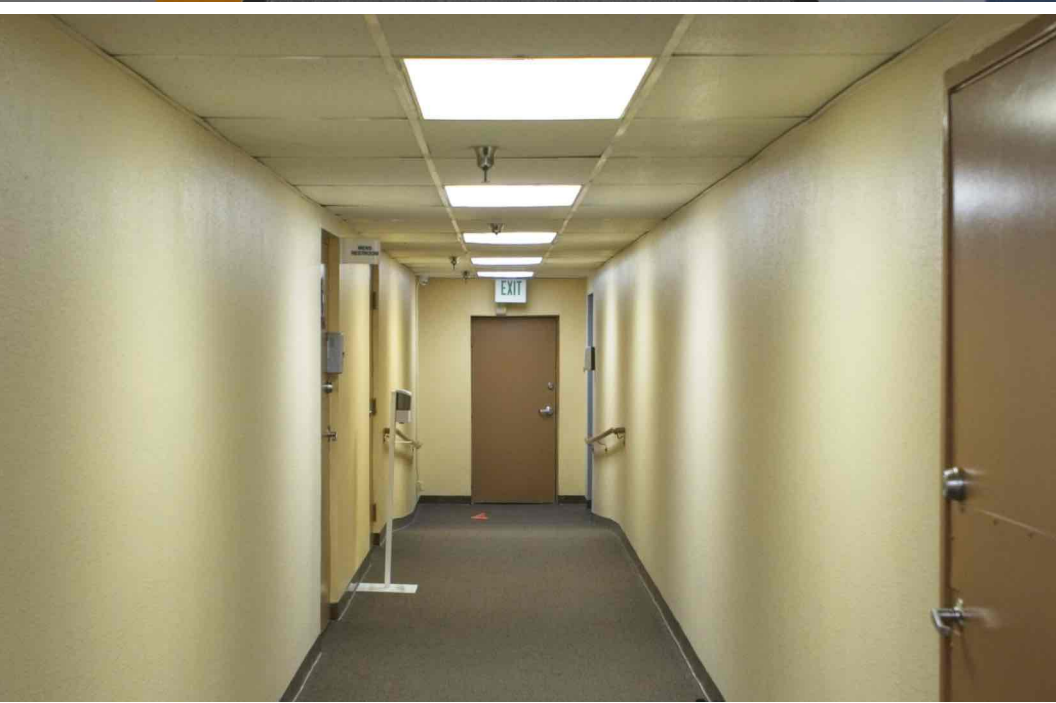




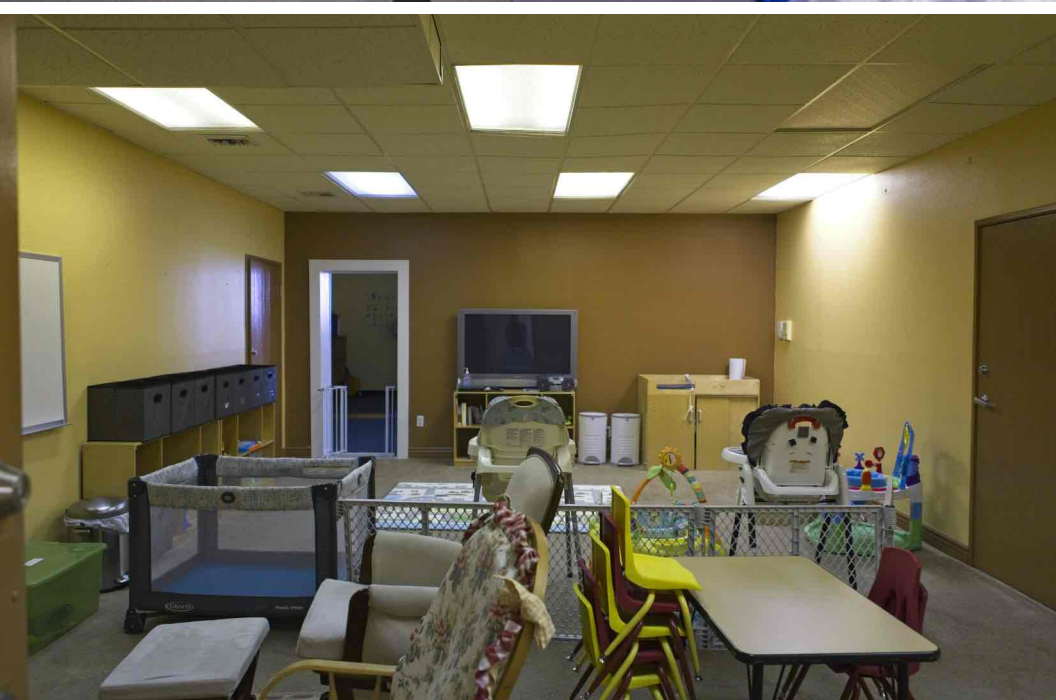


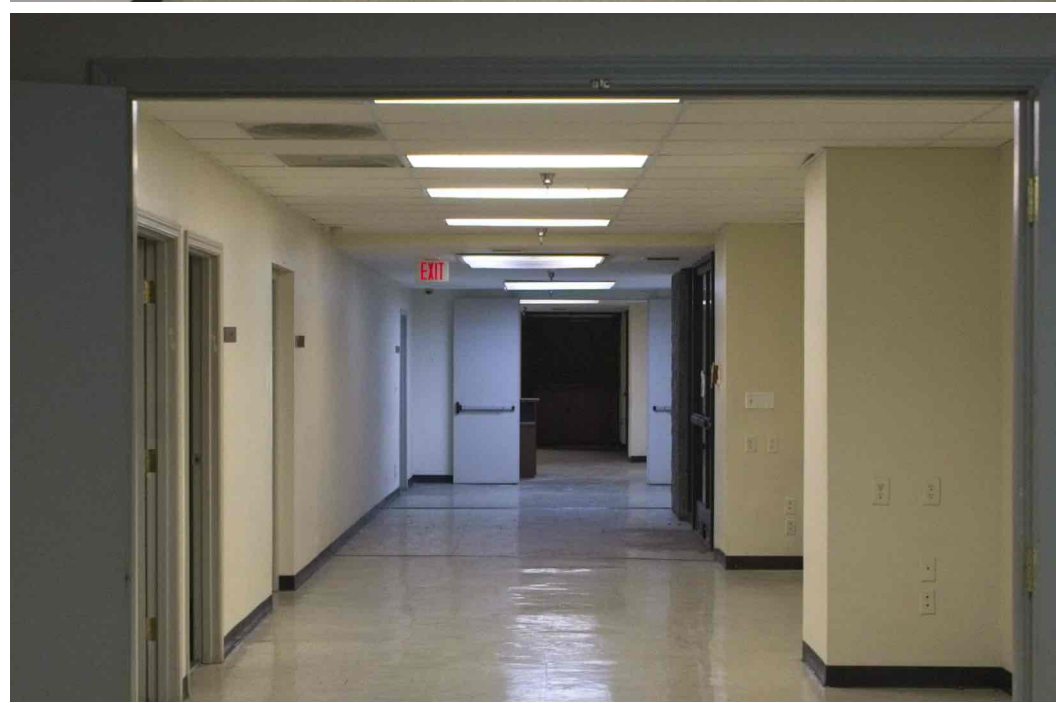
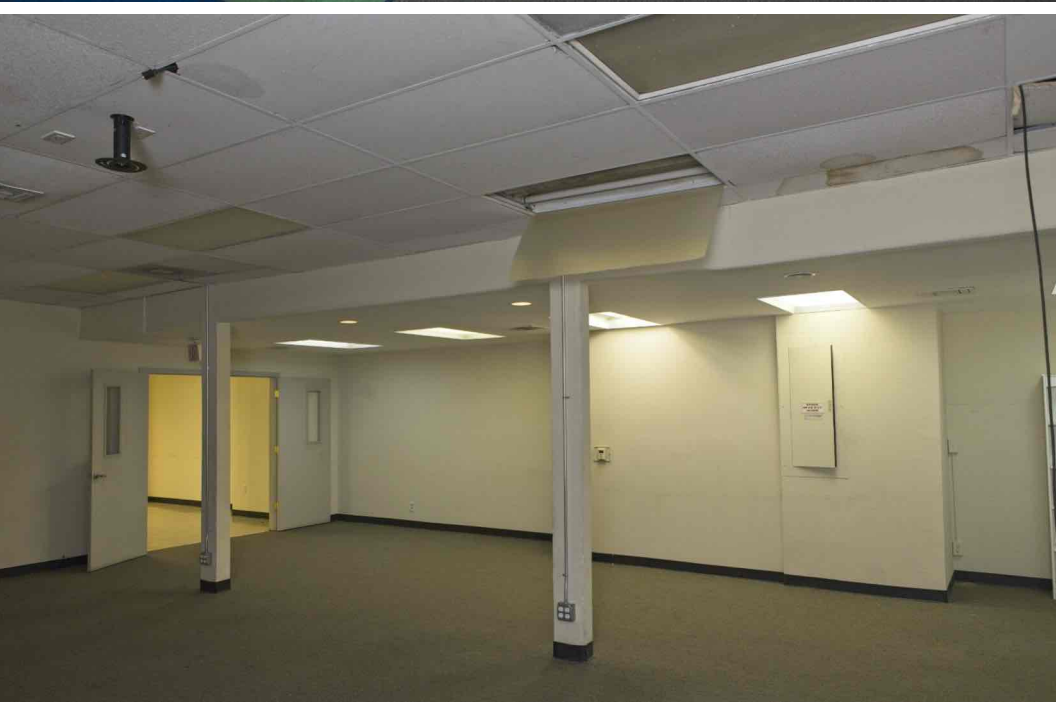




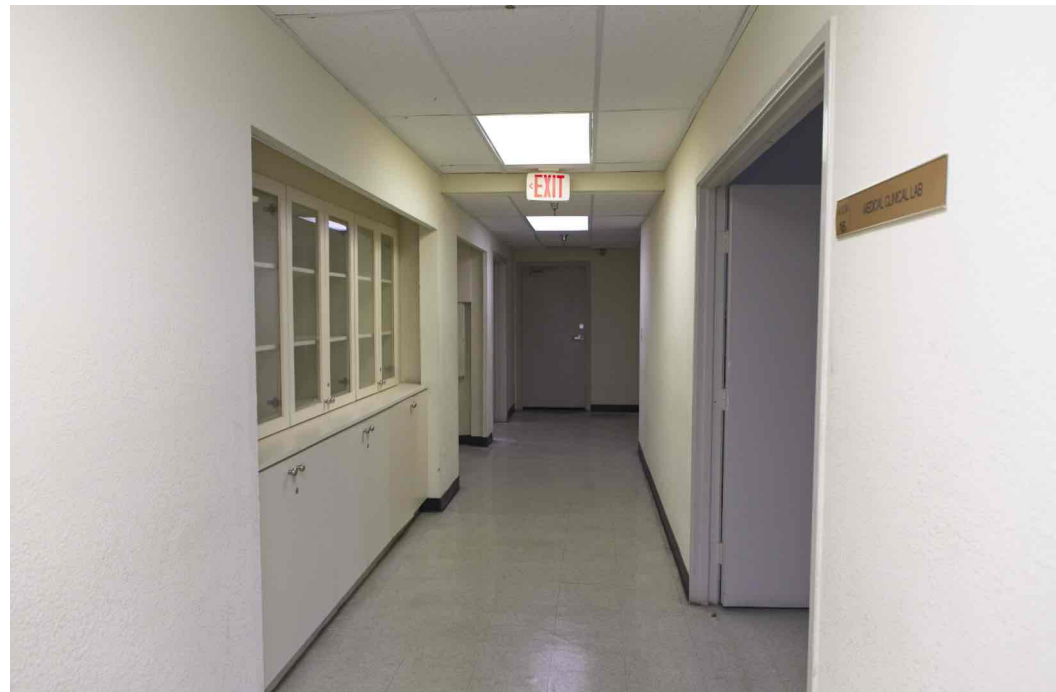
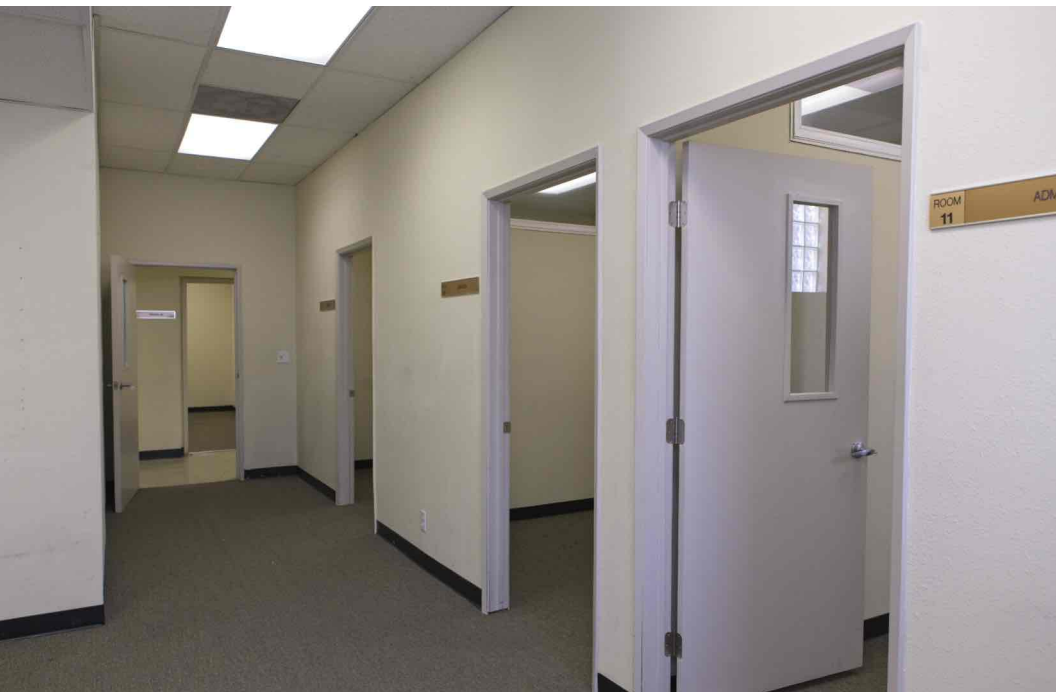




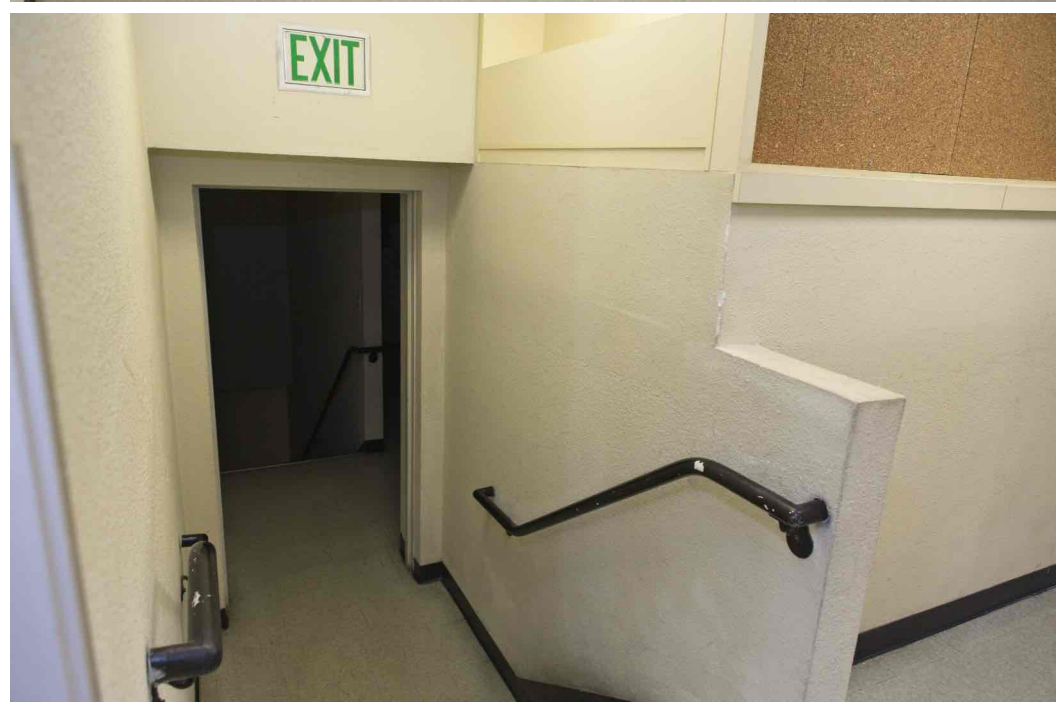
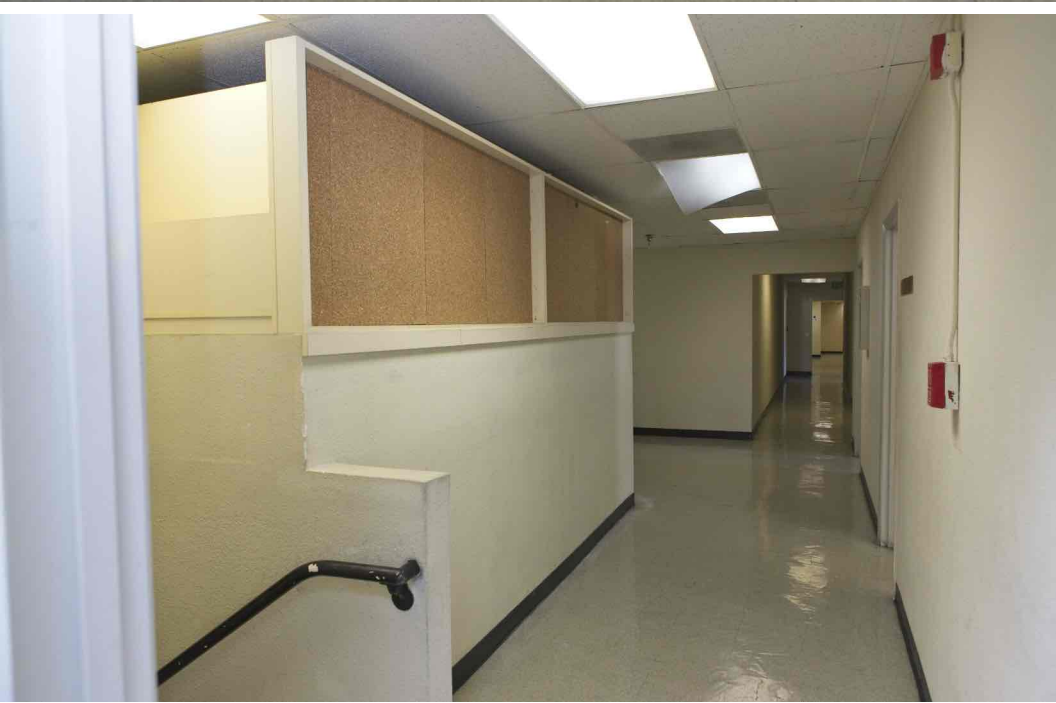
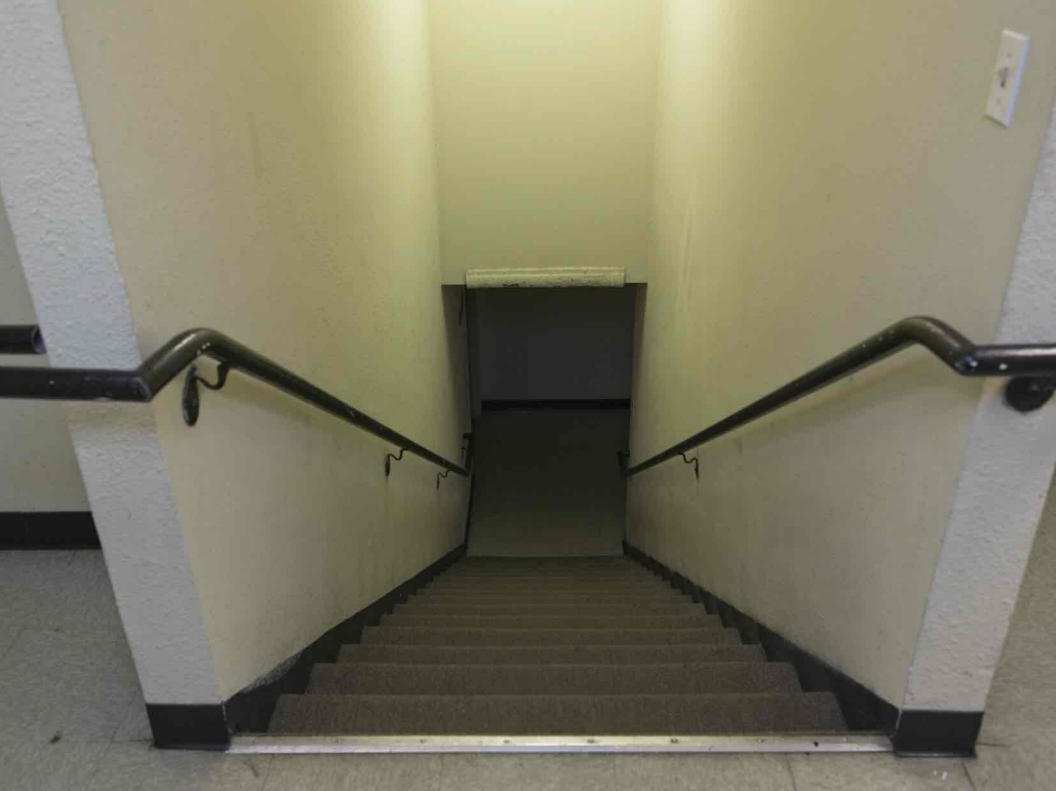




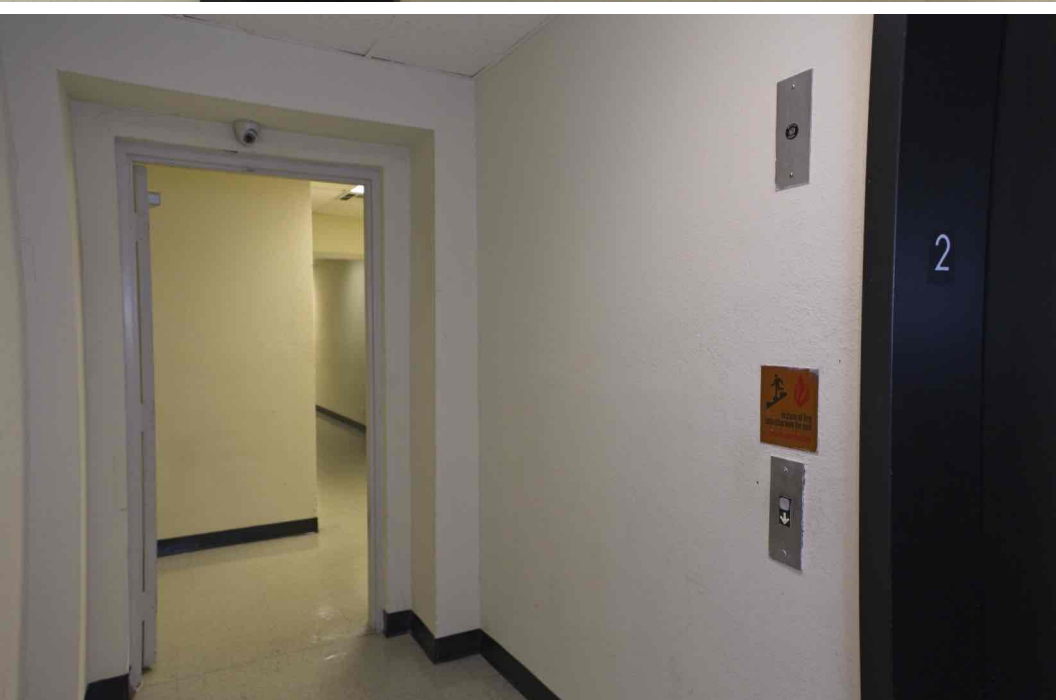














Partners CRE

Agent



Dario Svidler
Executive Vice President

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DRE 01884474

Dario Svidler grew up with Real Estate all around him. Dario's father, a Structural Engineer and practicing General Contractor, and his mother, an Architect, would take Dario to their job-sites all throughout his childhood.

With experience in all facets of the Construction and Real Estate Businesses, ranging from Commercial and Industrial to all types of Residential, Dario has sold in excess of \$500 million in Real Estate and is well on his way to doubling that number.

Dario's talent for finding Value-Add Properties has made him an indispensable asset to a select group of Clients and Investors looking to add higher-yielding properties to their portfolios.

Dario is a member of the Real Estate and Construction Division of the Jewish Federation and an alumnus of the American Jewish University.

Partners CRE

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Almog Strikowski
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Almog is a multifamily, development, and retail specialist. He is an experienced real estate professional representing buyers and sellers in the disposition and acquisition of income-producing properties.

Almog began his career at Peak Commercial, a boutique firm where he closed a variety of transactions in almost every category in commercial real estate. He received the "Rookie of the Year" award after grossing the most sales in his first year as a broker. In 2019, he was recognized as the firm's MVP.

Almog attended California State University of Sacramento where he majored in International Business and received a scholarship to play Division I soccer. As a student athlete, Almog made it to the 2nd round of the NCAA tournament twice and served as Team Captain his senior year.

Compass Commercial

About Compass Commercial

Commercial Investment Services

At Compass Commercial, our focus is to provide clients with comprehensive and superior, trustworthy services. This full spectrum of value-added services, from market research to ongoing advisory services, is offered to all commercial property types including multi-family, office, retail, industrial, land and development investments.

Our services go much further than purchasing or selling an asset. Working with clients, we identify their real estate investment goals and work side by side to build a strategic real estate investment plan.

Our Services

The following outlines the distinctive platform of transaction and consultative services we offer our clients:

Acquisitions-Commercial Properties

We specialize in identifying underperforming investment opportunities. We provide accurate and reliable evaluation of an asset's performance relative to other real estate and non-real estate investment alternatives. Using our financial analysis, investment alternatives are scrutinized for projected cash flow, residual values at risk.

Dispositions-Commercial Properties

Maximizing an asset's value by developing individualized marketing plans is our area of expertise.

Commercial Leasing Services

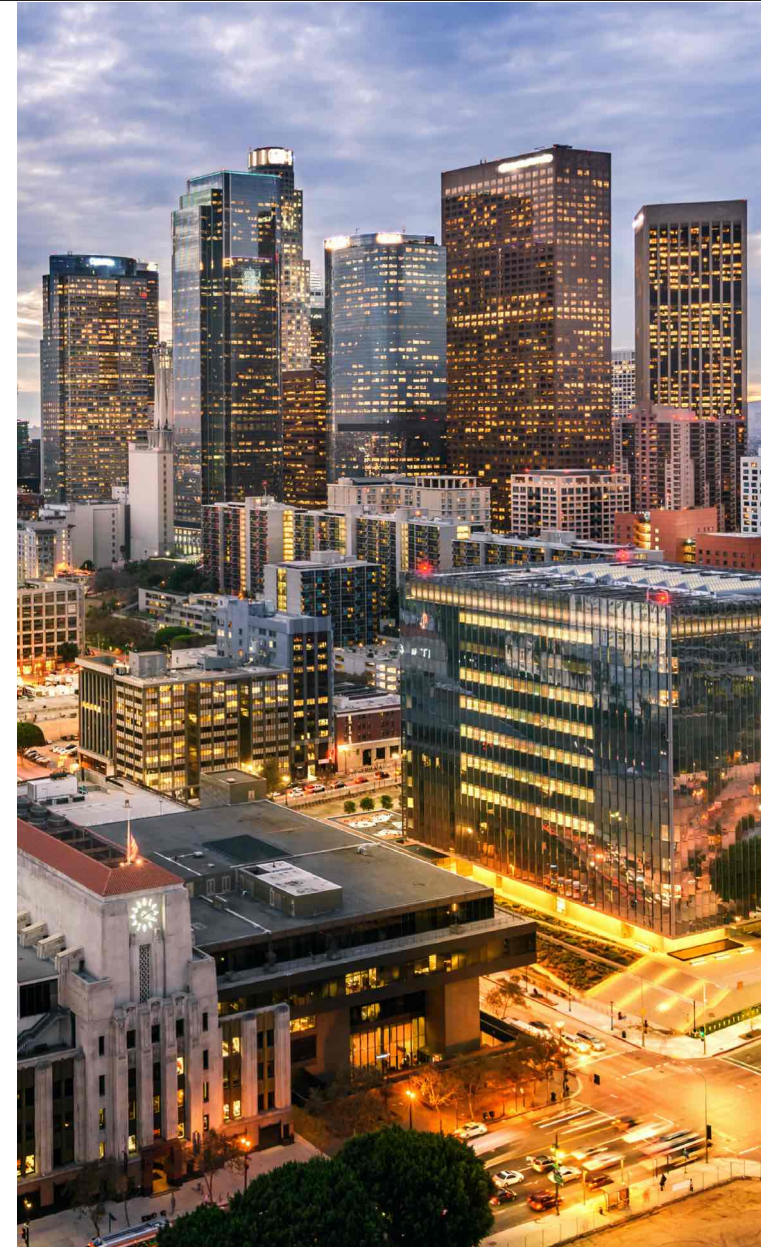
We specialize in office, retail, and creative space.

Advisory Services

Asset management - We provide a comprehensive real estate investment analysis to maximize the investment return by determining if the asset should be sold, refinanced, renovated, or held.

Market Research

We have access to the latest commercial real estate information and trends that are essential in making informed decisions. This includes researching and analyzing competitive properties, prevailing market conditions, and building occupancy.



Compass Commercial

Confidentiality and Disclaimer

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The Offering Memorandum was prepared by Compass Commercial. It contains select information pertaining to the subject property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the subject property will be made available to qualified prospective purchasers.

In the Offering certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

The Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Compass Commercial or the owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the subject property described herein.

The owner and Compass Commercial expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the subject property and/or to terminate discussions with any party at any time with or without notice. The owner shall have no legal commitment or obligation to any interested party reviewing the Offering or making an offer to purchase the subject property unless a written agreement for the purchase of the subject property has been fully executed and delivered by the owner and such party and any conditions to the owner's obligations there under have been satisfied or waived and then only to the extent expressly provided for therein. Compass Commercial is not authorized to make any representations or agreements on behalf of the owner.

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