COMMERCIAL REAL ESTATE
the sign of a profitable property

FOR SALE

EARLY EDUCATION CENTER

7224 Woodley Ave., Van Nuys, CA 91406

POTENTIAL DEVELOPMENT OPPORTUNITY | OWNER-USER OPPORTUNITY

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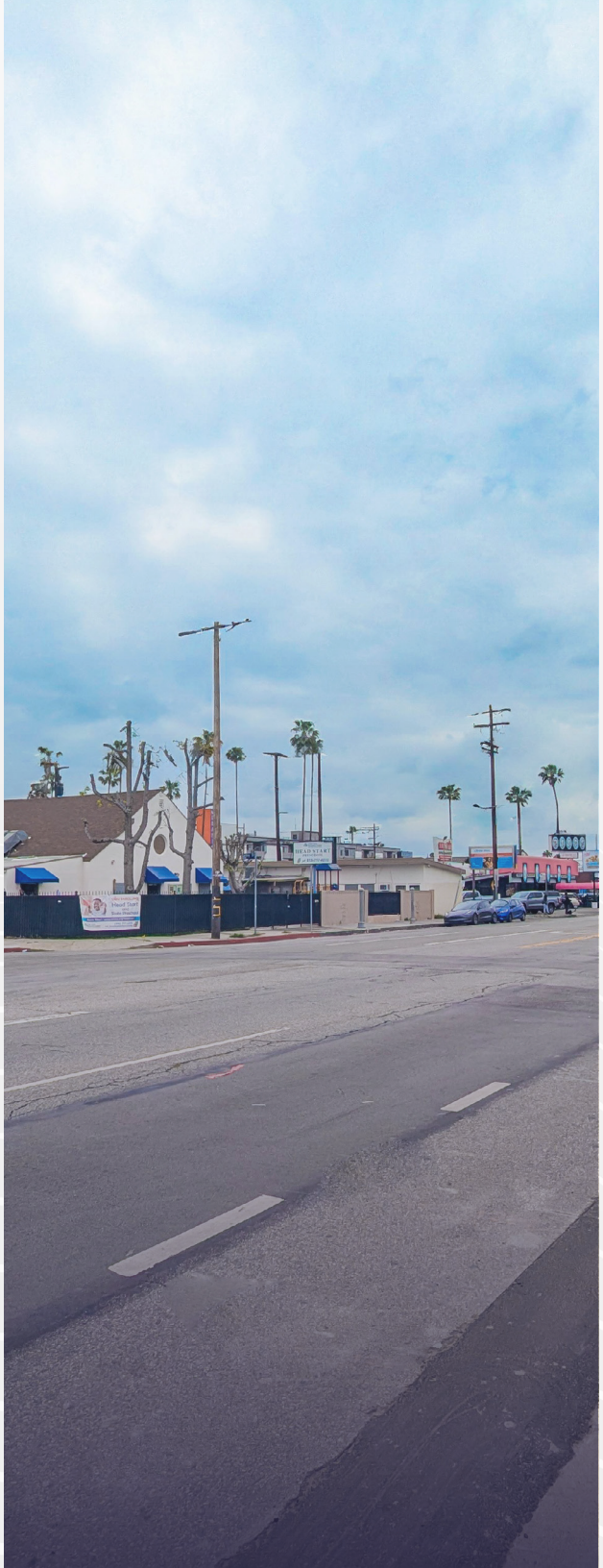

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PROPERTY OVERVIEW

7224 Woodley Avenue is a ±14,341 SF C2-zoned corner parcel with a ±4,118 SF building, ideally situated near the Van Nuys Airport and 405 Freeway in a rapidly developing area of the San Fernando Valley. With frontage on three sides—Woodley Avenue, Cantlay Street, and a rear alley connected to Sherman Way—the property offers excellent accessibility and visibility. It is currently occupied by Child Care Resource Center (CCRC), a Head Start preschool that has operated on-site for 30 years.

This long-standing educational use, combined with its zoning, access, and location, positions the property for a range of future uses, including potential redevelopment or use by an owner-occupant. The current tenant's lease expires June 30, 2027, providing immediate income while a buyer plans their long-term project for the site. Whether preserved as an early education center or reimagined for a new purpose, the site offers flexibility and considerable value.

SITE AREA

±14,341 SF
±0.32 AC

PRICE

$2,150,000
$522/SF

PROPERTY DETAILS	
Address	7224 Woodley Ave., Van Nuys, CA 91406
APN	2206-035-031
Zoning	C2
Use	Commercial - Retail
Building Size	±4,118 SF
Lot Size	±14,341 SF

TENANT OVERVIEW

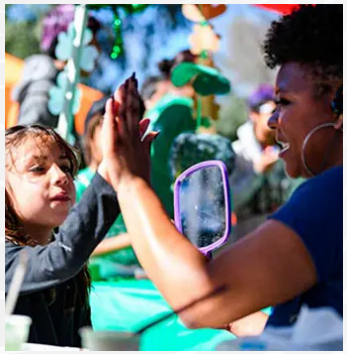
CCRC provides quality, support, development and education to over 100,000 children, families, and providers across our 22,500-square-mile service area.

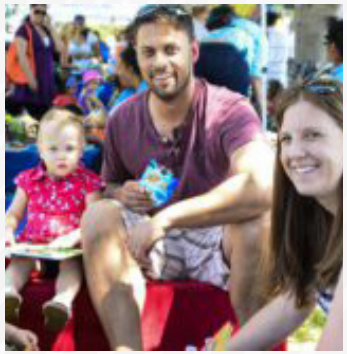
Under the leadership of Dr. Michael Olenick, who assumed the position of President and CEO in 2003, CCRC now has over 1,200 professional staff members working from more than 30 different locations. To further the agency's mission of cultivating child, family and community well-being, CCRC offers a wide range of programs for both parents and child care providers.

These services have grown over the last four decades thanks to outreach into the communities of the Antelope, San Fernando and Santa Clarita Valleys, as well as the entirety of San Bernardino County."*

*from the CCRC website.

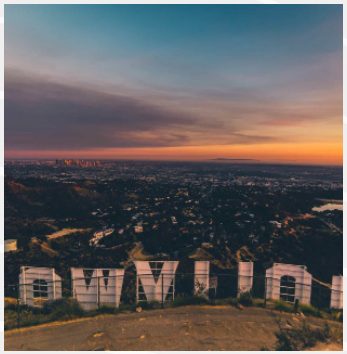
LEASE INFORMATION	
Lease Type	Single Tenant
Rent	$12,112/mo
Lease Expiration	June 30,2027
Lease Terms	The landlord is responsible for Property Tax and insurance Tenant is responsible for routine maintenance and utilities





THE HOME DEPOT
VNY
VAN NUYS AIRPORT
SKY ZONE
WOODLEY AVE
AVAILABLE
FOOD 4 LESS
SHERMAN WAY
VALLARTA SUPERMARKETS
INTERSTATE CALIFORNIA 405
target
planet fitness
JONS fresh marketplace
99 RANCH MARKET
COSTCO WHOLESALE
LA FITNESS
Google
14533 W SATICOY
UNITS 97 APARTMENTS
TYPE
APARTMENT COMPLEX
6901 WOODMAN AVE
UNITS 55 APARTMENTS
TYPE
AFFORDABLE HOUSING DEVELOPMENT
7050 VAN NUYS BLVD
UNITS 332 APARTMENTS
TYPE
MIXED-USE APARTMENT COMPLEX
14717 VICTORY BLVD
UNITS 24 APARTMENTS
TYPE
AFFORDABLE HOUSING DEVELOPMENT
6435 WOODLEY AVE
UNITS 12 RESIDENCES
TYPE
SMALL LOT HOMES

AERIAL MAP



LOCATION OVERVIEW

Los Angeles County

Los Angeles County is well located on the Southern Coast of California and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. Home to approximately 9.9 million residents, it is the most heavily populated county in the U.S. and is only exceeded by eight states.

The county includes approximately 88 vibrant cities hosting more than 244,000 business establishments, the greatest concentration in the state, with more minority and women-owned businesses than any other in the U.S., and is the nation's top international trade and manufacturing center. Los Angeles County has one of the most educated labor pools in the country. Its well-trained workforce of more than 4.7 million people includes over 1.5 million college graduates. With a Gross Domestic Product (GDP) of approximately $750 billion, if Los Angeles County were its own nation, its economy would be the 19th largest in the world.

Los Angeles is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace, and international trade. The Los Angeles area is so large and diverse, it has something for everyone. While Hollywood and the beach culture are most often associated with the collective image of Los Angeles, it also boasts an abundance of museums, some of the world's best restaurants and hotels, and access to nearly any type of recreational activity one can imagine.

DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimate	32,567	288,640	704,960
Daytime Population	32,071	282,661	693,934
Avg HH Income	$76,602	$88,314	$101,203
Avg HH Size	2.80	3.00	2.90
Median Home Price	$711,613	$732,955	$776,171

2025 TRAFFIC COUNTS	SHERMAN WAY	WOODLEY AVE
Cars per Day	±41,215	±23,194

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