



7227 OWENSMOUTH AVE

CANOGA PARK, CA 91303

OFFERING MEMORANDUM | EXCELLENT HEADQUARTER LOCATION

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01

EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS

INVESTMENT SUMMARY

PARCEL MAP

FLOOR PLANS

PROPERTY PHOTOS

PROPERTY HIGHLIGHTS

Building is situated just north of Sherman Way, a major east-west thoroughfare through the San Fernando Valley

Less than 1 mile from the multi-billion dollar development projects of the Westfield Promenade and Uptown at Warner Center which project over 200,000 residential units, 80,000 new jobs by 2037, and over 50 million square feet dedicated to business, residential and non-residential areas

Mixed-use retail and office suites offers a multitude of potential uses

Highly trafficked corridor near the intersection of Sherman Way and Topanga Canyon Blvd

\$4,995,000

ASKING PRICE

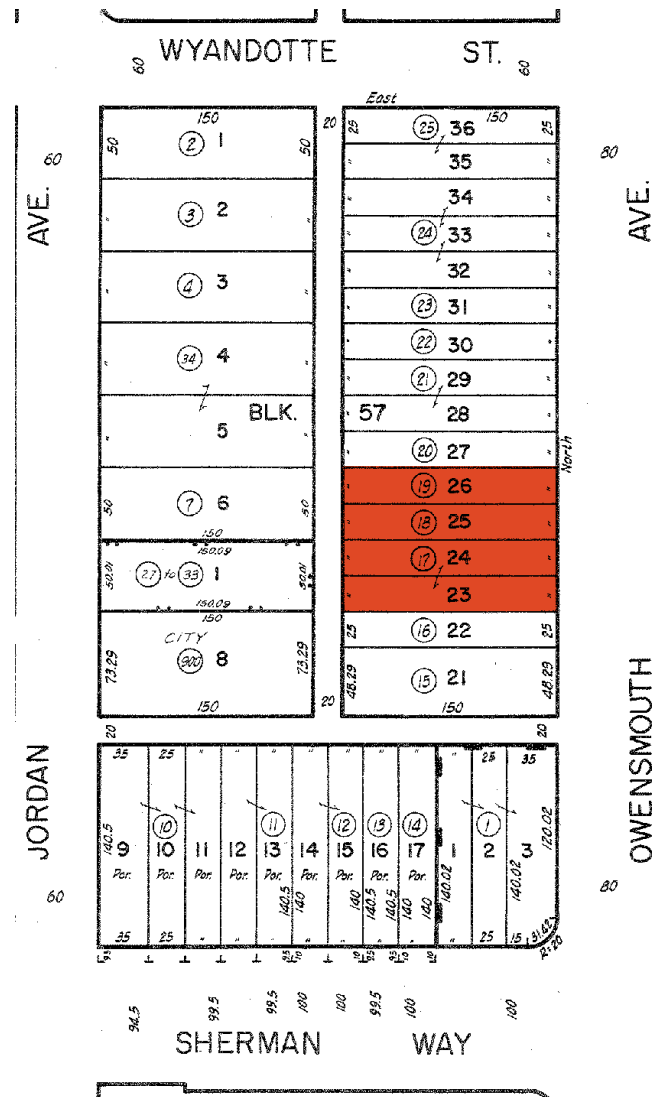
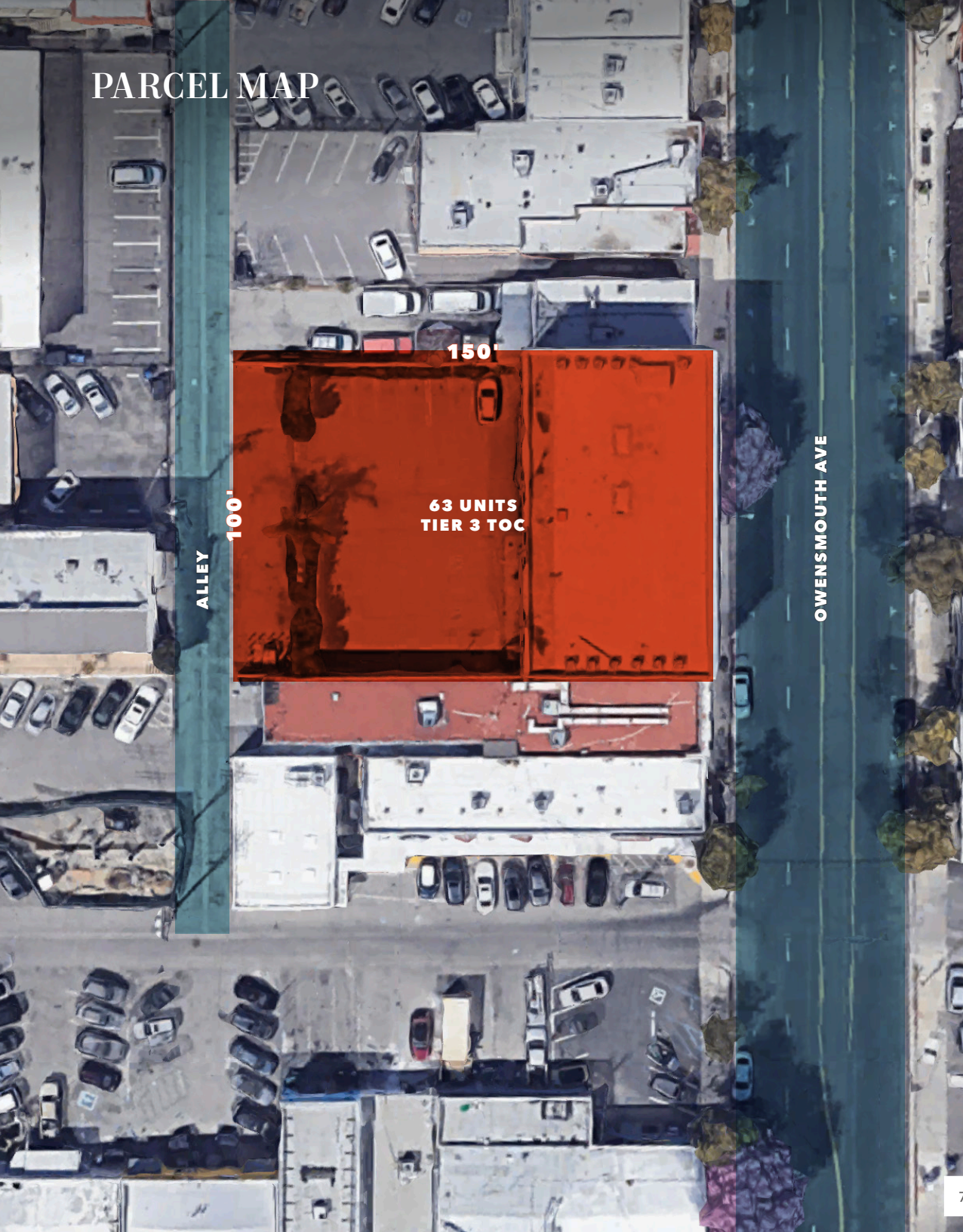
INVESTMENT SUMMARY

Kidder Mathews is the exclusive agent for this 2008 constructed building situated just north of Warner Center. This three-story property consists of 34 surface spaces and 3,380 square feet of ground-floor retail (4 suites), with 12,000 square feet of office space (2 floors). Currently, there is only one retail tenant and the remaining square footage is vacant. This is an ideal Warner Center adjacent headquarter location in the West Valley. An owner-user Buyer can occupy the entire premises with an occupancy cost of per square foot.

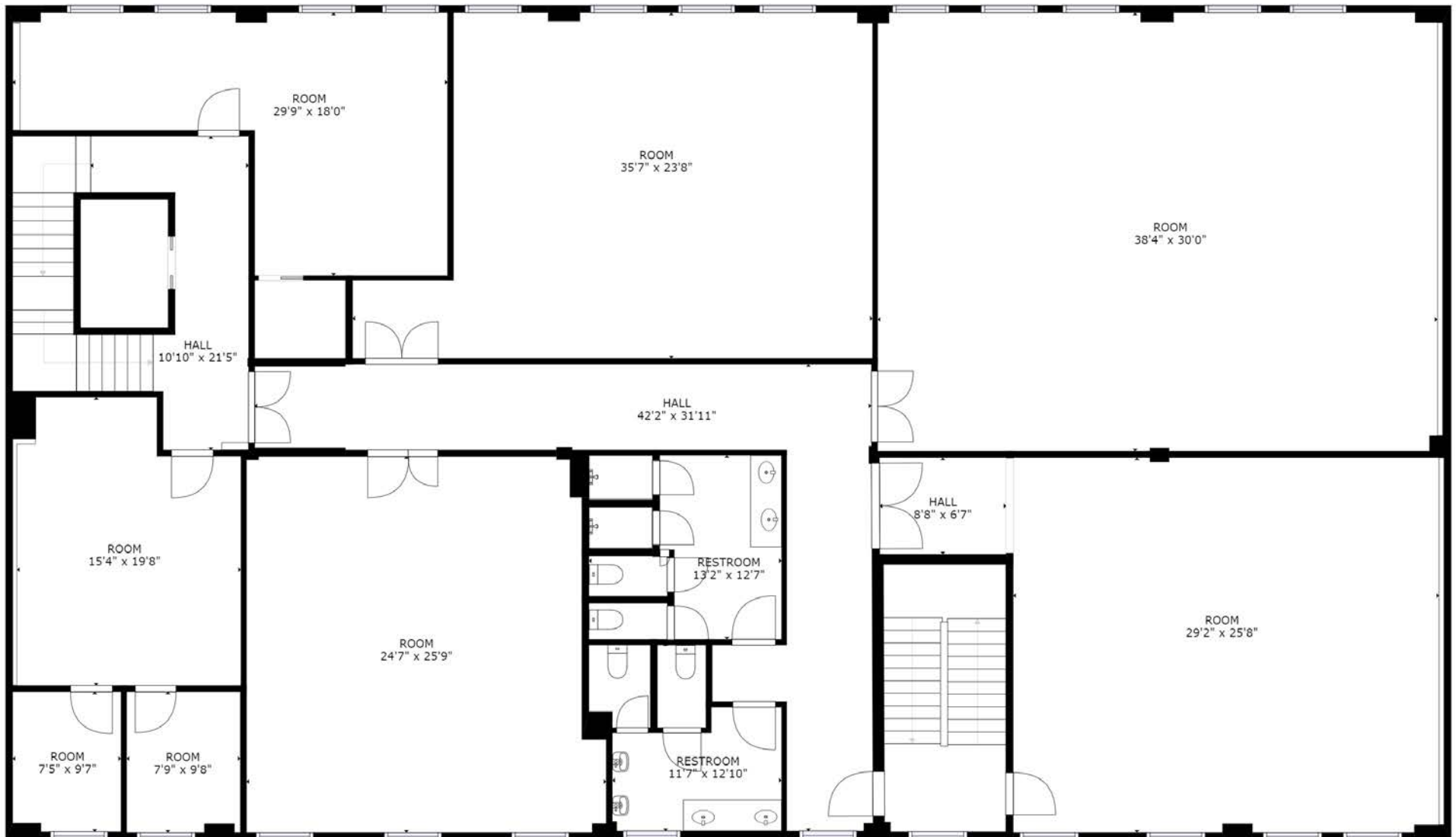
PROPERTY SUMMARY

Address	7227 Owensmouth Ave Canoga Park, CA 91303	Price/Unit	\$79,285
Financing	90% SBA Loan	Buildable Units	63
Lot SF	14,932	TOC	Tier 3
Vacancy	13,690 (89%)	Amenities	Warner Center, Westfield
Office	12,000 SF (75%)	Parking	34 Surface Spaces
Retail	3,750 SF (23.4%)	Year Built	2008
Total SF	15,380	Signage	Eyebrow Signage
Price/SF	\$324.77	Opportunity Zone	Yes
Price/SF/Land	\$334.52	Traffic Count	±21,041 VPD
Access	Rear Alley	Zoning	[Q]C2-1VL-CDO
SBA Requirement	51% or more SF	APN	2111-020-035
Elevator	9-12 Passengers (2,500 lb) Capacity	Frontage	100' on Owensmouth Ave

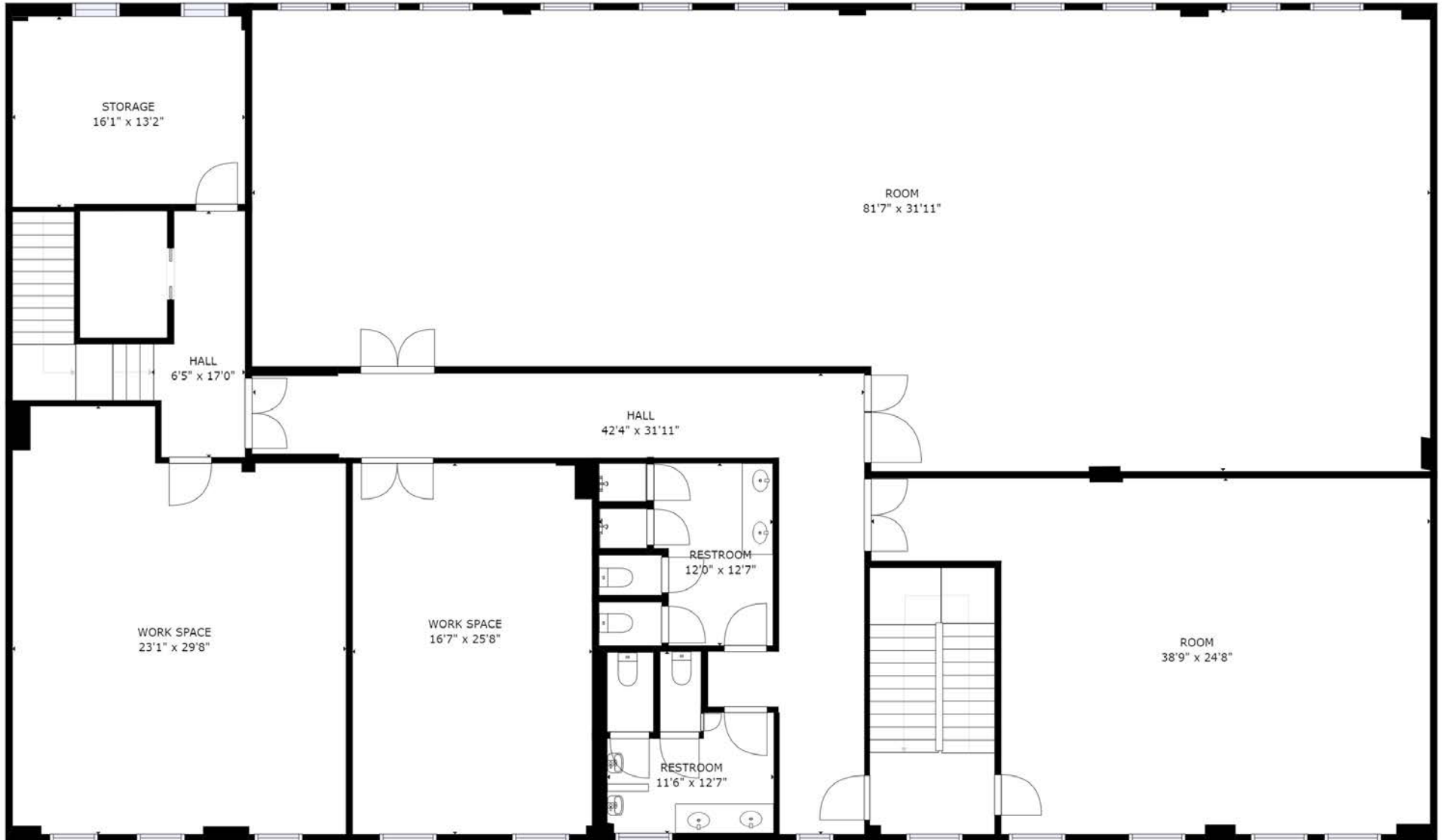
PARCEL MAP



2ND FLOOR OFFICE LAYOUT



3RD FLOOR OFFICE LAYOUT

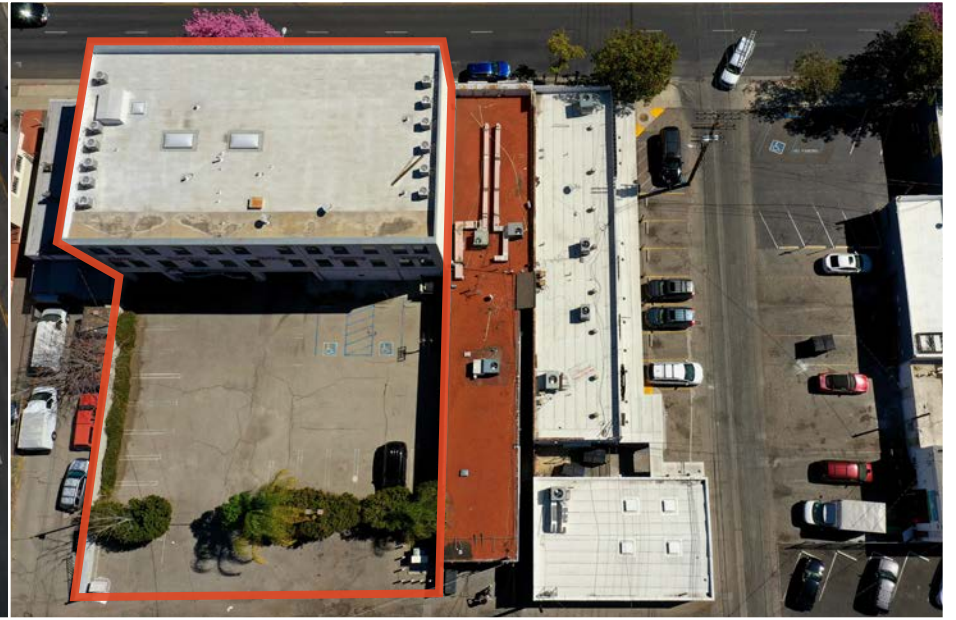




An aerial photograph of a commercial building complex. A large, light-colored building with a flat roof and multiple air conditioning units is highlighted with a red outline. This building has two rows of arched windows on its facade. To its left is a building with a red roof. To its right is a building with a white roof. The surrounding area includes parking lots with several cars, other commercial buildings, and trees. A large pink flowering tree is in the foreground near the highlighted building. A teal text box is overlaid in the upper left corner.

90% SBA
Loans Available

OWENSMOUTH AVE





02

PROPERTY MAPS

REGIONAL MAP

REGIONAL MAP



SUBJECT PROPERTY



03

FINANCIAL ANALYSIS

RENT ROLL

USER OCCUPANCY COSTS

LEASE VS. OWN

FINANCIAL ANALYSIS



RENT ROLL

Type	Tenant	SF	SF %	Lease Expire	Current Rent	Current Rent/SF	ProForma Rent	ProForma Rent/SF	Options
Retail	Always More Fitness	845	5%	5/31/23	TBD	TBD	\$2,323.75	\$2.75	None
Retail	Farmer's Insurance	845	5%	3/31/23	\$2,062.50	\$2.44	\$2,323.75	\$2.75	None
Retail	Vacant	845	5%	TBD	\$2,062.50	\$2.44	\$2,323.75	\$2.75	TBD
Retail	Vacant	845	5%	TBD	TBD	TBD	\$2,323.75	\$2.75	TBD
Office	Vacant	6,000	39%	TBD	TBD	TBD	\$12,000.00	\$2.00	TBD
Office	Vacant	6,000	39%	TBD	TBD	TBD	\$12,000.00	\$2.00	TBD
Totals		15,380	100%		\$4,125/Mo		\$32,000.00		

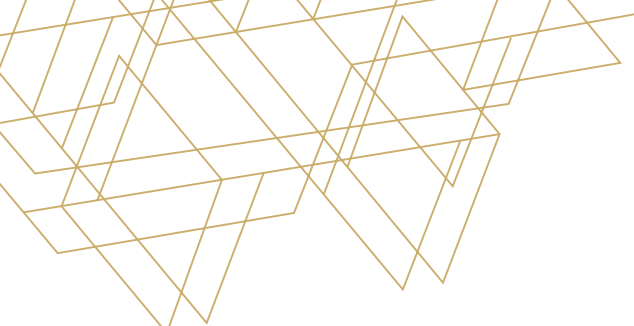


04

MARKET OVERVIEW

CANOGA PARK, CA

DEMOGRAPHICS



CANOGA PARK, CA

Canoga Park is a neighborhood in Los Angeles, California with a population of 57,217. Canoga Park is in Los Angeles County. Living in Canoga Park offers residents an urban feel and most residents rent their homes. In Canoga Park there are a lot of coffee shops and parks. Many families and young professionals live in Canoga Park and residents tend to be liberal. The public schools in Canoga Park are above average.

SAN FERNANDO VALLEY

The San Fernando Valley, or "the Valley" as it is generally known, encompasses most of the northern portion of the City of Los Angeles. It is bounded on the west by Santa Susana Mountains, on the north by San Gabriel Mountains, on the east by the Verdugo Hills, and on the south by the Santa Monica Mountains.

Home to 1.77 million people, the Valley has become one of the most densely populated areas in Los Angeles County. The Valley's bustling economy employs over 700,000 people and boasts a significant percentage of Los Angeles County's media and entertainment firms, aerospace, technology, manufacture,

finance, health, insurance and real estate companies.

Canoga Park is a neighborhood in the San Fernando Valley region of Los Angeles, California, United States. Before the Mexican-American War, the district was part of a rancho, and after the American victory it was converted into wheat farms and then subdivided, with part of it named Owensmouth as a town founded in 1912. It joined Los Angeles in 1917 and was renamed Canoga Park on March 1, 1931, thanks to the efforts of local civic leader Mary Logan Orcutt.

LOS ANGELES COUNTY

The County of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame's collection of stars



(numbering more than 2,614 and growing by one or two a month) to career opportunities like those presented in the expanding tech industry, Los Angeles County is the place to be. It is the only city in North America to have hosted the Summer Olympics twice. Downtown L.A. is the largest government center outside of Washington, D.C. Los Angeles County has the only remaining wooden lighthouse in the state (located in San Pedro's Fermin Park) and the largest historical theater district on the National Register of Historic Places (located Downtown on Broadway).

45,700	1-MILE ESTIMATED TOTAL POPULATION
\$58,400	1-MILE AVERAGE HOUSEHOLD INCOME
90	WALK SCORE
54	TRANSIT SCORE



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2021 POPULATION	38,698	213,700	418,913
2026 POPULATION PROJECTION	40,709	221,111	428,765
ANNUAL GROWTH 2021-2026	1.02%	0.68%	0.47%
MEDIAN AGE	34.0	38.5	39.7

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2021 HOUSEHOLDS	12,374	73,105	144,569
2026 HOUSEHOLD PROJECTION	13,126	76,000	147,916
ANNUAL GROWTH 2021-2026	1.19%	0.78%	0.46%

INCOME

	1 Mile	3 Miles	5 Miles
2021 AVG HH INCOME	\$86,140	\$109,936	\$118,847
2026 AVG HH INCOME	\$98,548	\$125,956	\$135,364
2021 PER CAPITA INCOME	\$27,505	\$37,602	\$41,050

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