

VAN NUYS CENTER

7650 VAN NUYS BLVD., VAN NUYS, CA 91405

FOR SALE



SEAN DARYANI

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310.880.3888

BRE# 01267316

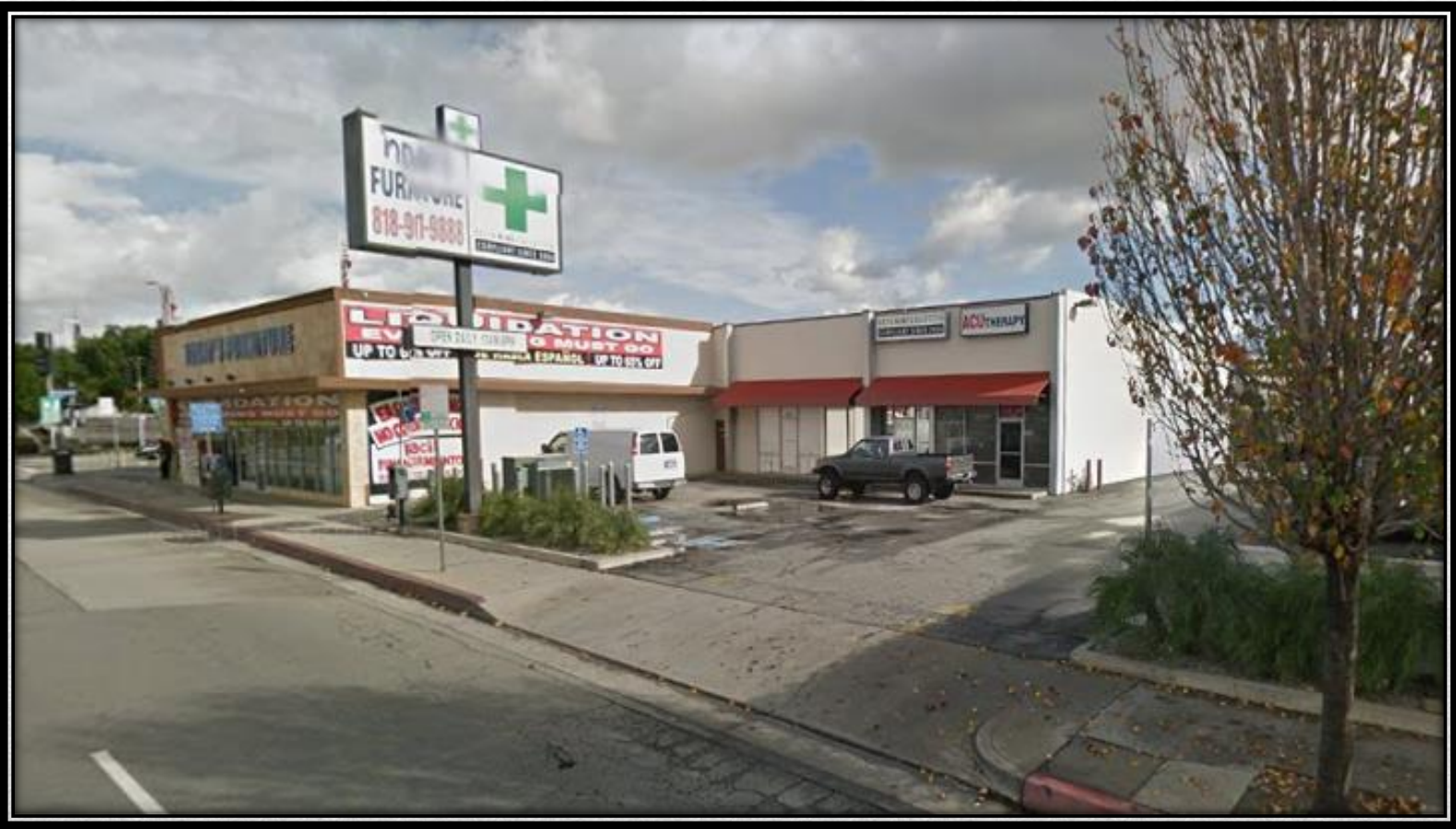
www.SoCalPowerHouse.com

RE/MAX OF VALENCIA 27720 Dickason Dr. Valencia, CA 91355

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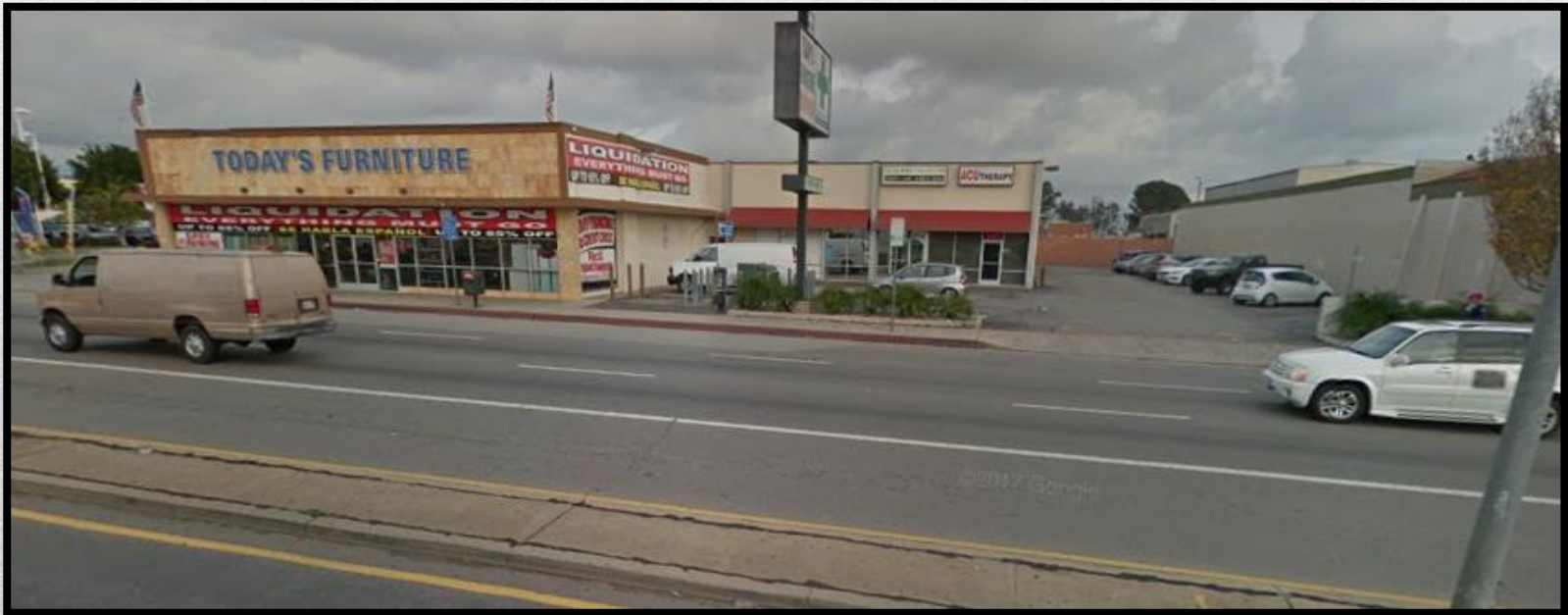
INVESTMENT / REDEVELOPMENT / 1031 EXCHANGE



VAN NUYS CENTER

7650 VAN NUYS BLVD.
VAN NUYS, CA 91405

OFFERING MEMORANDUM



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VAN NUYS CENTER

VAN NUYS , CALIFORNIA

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY:

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Introduction – Disclaimer

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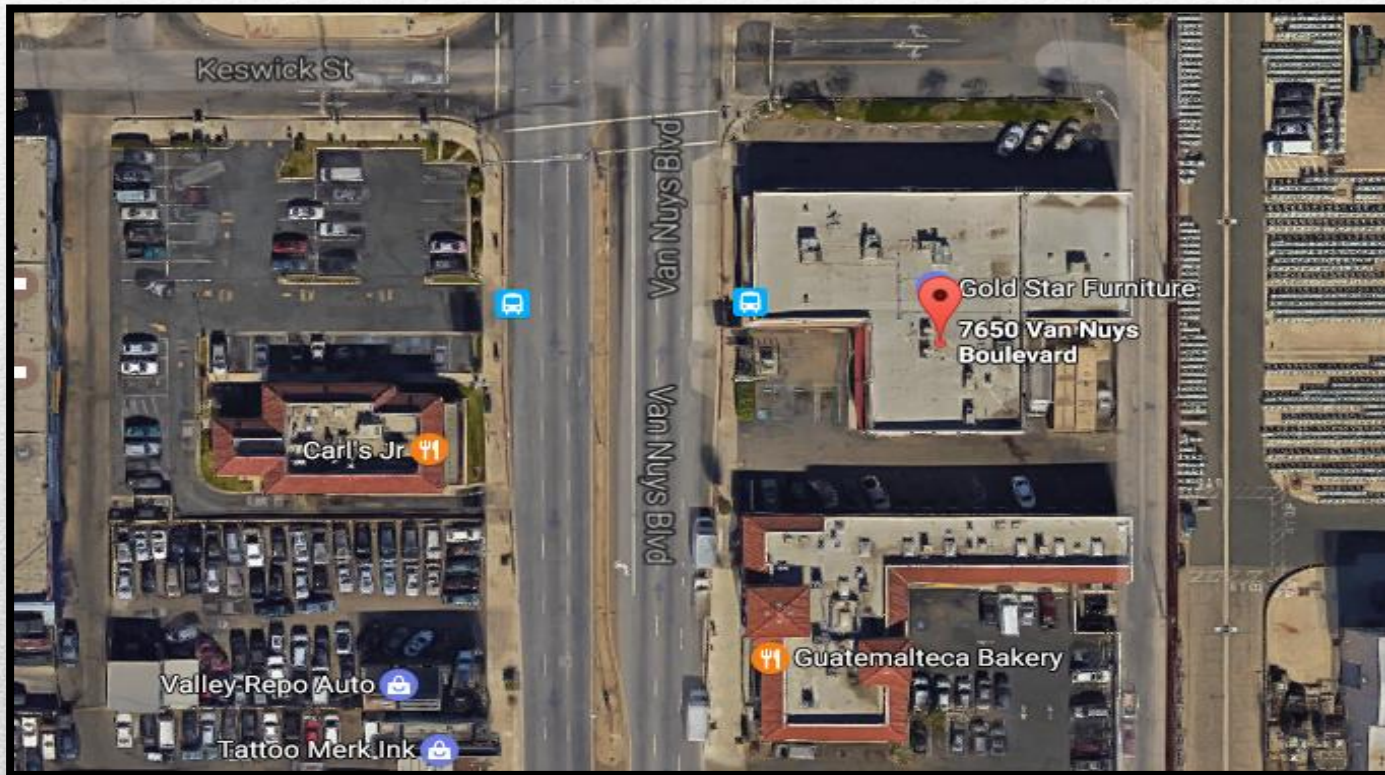


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VAN NUYS CENTER
7650 VAN NUYS BLVD., VAN NUYS, CA 91405
28,802 SF Land & 12,000 SF Building
APN#2215-028-018

FOR SALE: \$3,980,000



VAN NUYS CENTER

7650 VAN NUYS BLVD., VAN NUYS, CA 91405

28,802 SF Land & 12,000 SF Building

APN#2215-028-018

- Excellent Opportunity In City of Van Nuys To **OWN / REDEVELOPMENT / 1031 EXCHANGE**
- Property Located on Van Nuys Blvd., With Multiple Opportunities For New Investors
- Excellent Exposure On Major Road of Van Nus Blvd.
- Highest Traffic Count For The Area
- All Major Franchises In Walking Distance To The Subject Property
- Well Maintained, Attractive Design & Floor Plan
- Flat Lot 100% Usable Land
- High Visibility
- Across from Carl's Jr Drive-Thru Retail Food/Restaurant
- Great Property For 1031 Exchange
- The Subject is Located on the East Side of Van Nuys Boulevard across from the "T" intersection of Van Nuys Boulevard and Keswick Street.
- The Addresses on the Buildings are 7646-7662 Van Nuys Blvd., Van Nuys, CA 91405.
- The Subject is Zoned LA-C2 General Commercial, in the City of Los Angeles
- The General Plan for the Area is Primarily Commercial
- Year Built: 1965 - Renovated 2004
- 24 Marked Parking Spaces
- North Neighbor Along Van Nuys: Amtrak & Metrolink Station



LOCATION

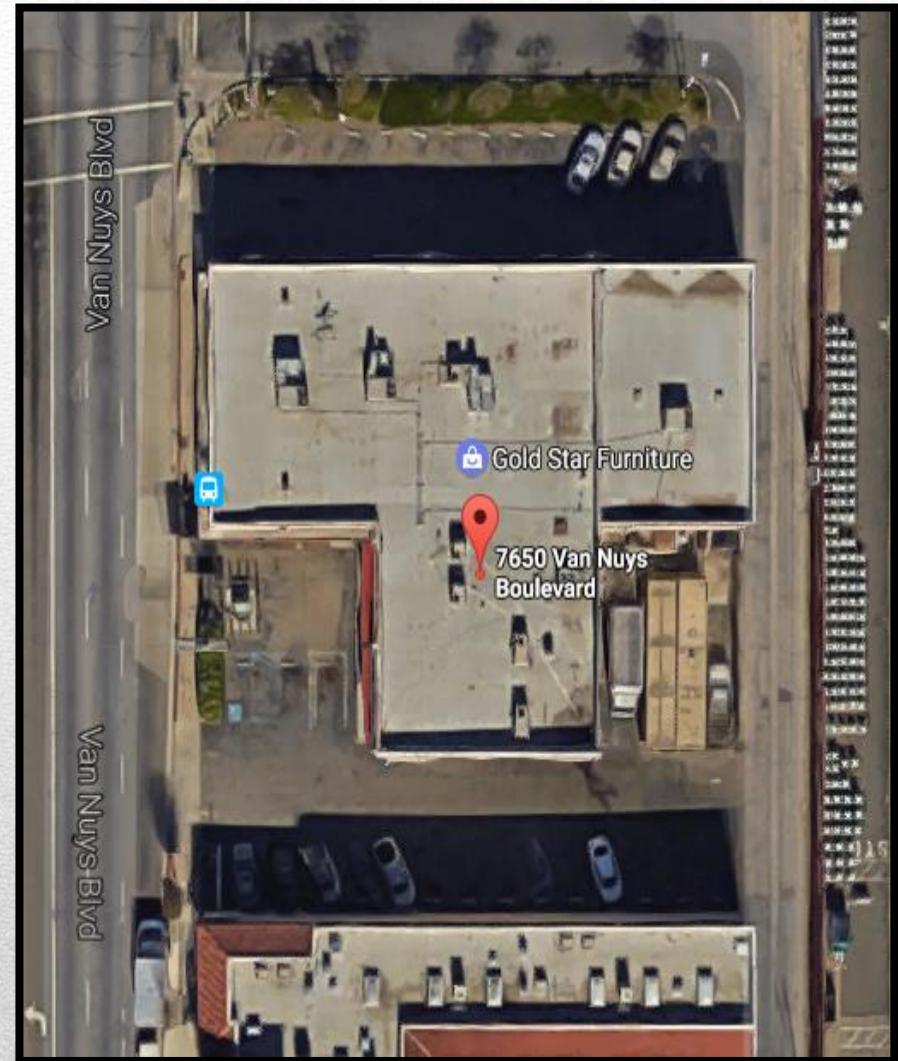
VAN NUYS CENTER
7650 Van Nuys Blvd.
Van Nuys, CA 91405

OFFERING SUMMARY

Sale Price:	\$3,980,000
Purchase option:	Cash Only
Capitalization Rate:	5.54%
Net Rentable Area (NRA):	12,000
Price per Square Foot (NRA):	\$331.66
Year Built:	1965 – Renovated 2004
Lot Size (SF):	28,802 SF
Zoning:	LA-C2
APN#	2215-028-018
Property Type:	Commercial

FIMANCIAL SUMMARY**Cash Purchase Only**

Loan Amount: No Loan Available due to the existing
Dispensary
Terms of Sale: All Cash



VAN NUYS CENTER
7650 VAN NUYS BLVD., VAN NUYS, CA 91405

Exist. Rent Roll 2017

APN 2215-028-018

Building Area: 12,000 SF Lot Area: 28,802 SF

TENANT	TERM	BASE RENT	CAM	TOTAL	S.F.	LEASE TYPE
Today Furniture	05/28/10 – 07/31/18	\$9,702.00	\$3,463.95	\$13,165.95	8,820	NNN
Delta 9	10/30/09 – 12/31/18	\$8,000.00	N/A	\$8,000.00	2,400	MG
ACU Therapy	07/17/09 – 07/31/18	\$2,300.00	N/A	\$2,300.00	1,200	MG

Total Monthly Income: \$23,466.00 Per month

Total gross Annual income: \$281,592.00

Annual Expenses: \$61,242

Net Annual Income: \$220,350

Property Value: \$3,980,000

Cap Rate: 5.54%

**VAN NUYS CENTER
7650 VAN NUYS BLVD., VAN NUYS, CA 91405**

Exist. Expenses 2017

APN 2215-028-018

Building Area: 12,000 SF Lot Area: 28,802 SF

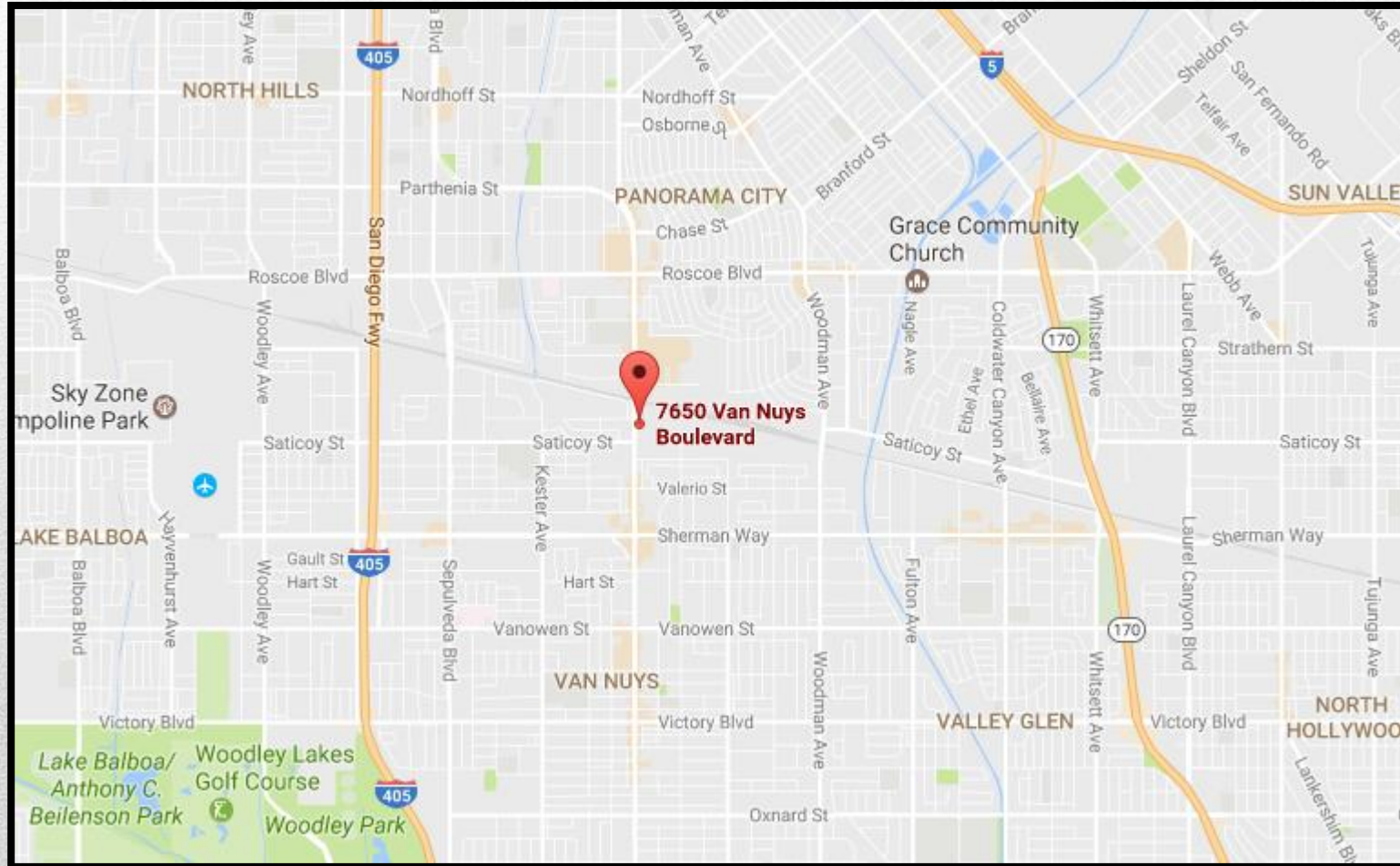
Property Tax Based on Asking price:	\$52,500
Property Insurance:	\$8,000
Gardner:	\$1,800
DWP:	\$1,692

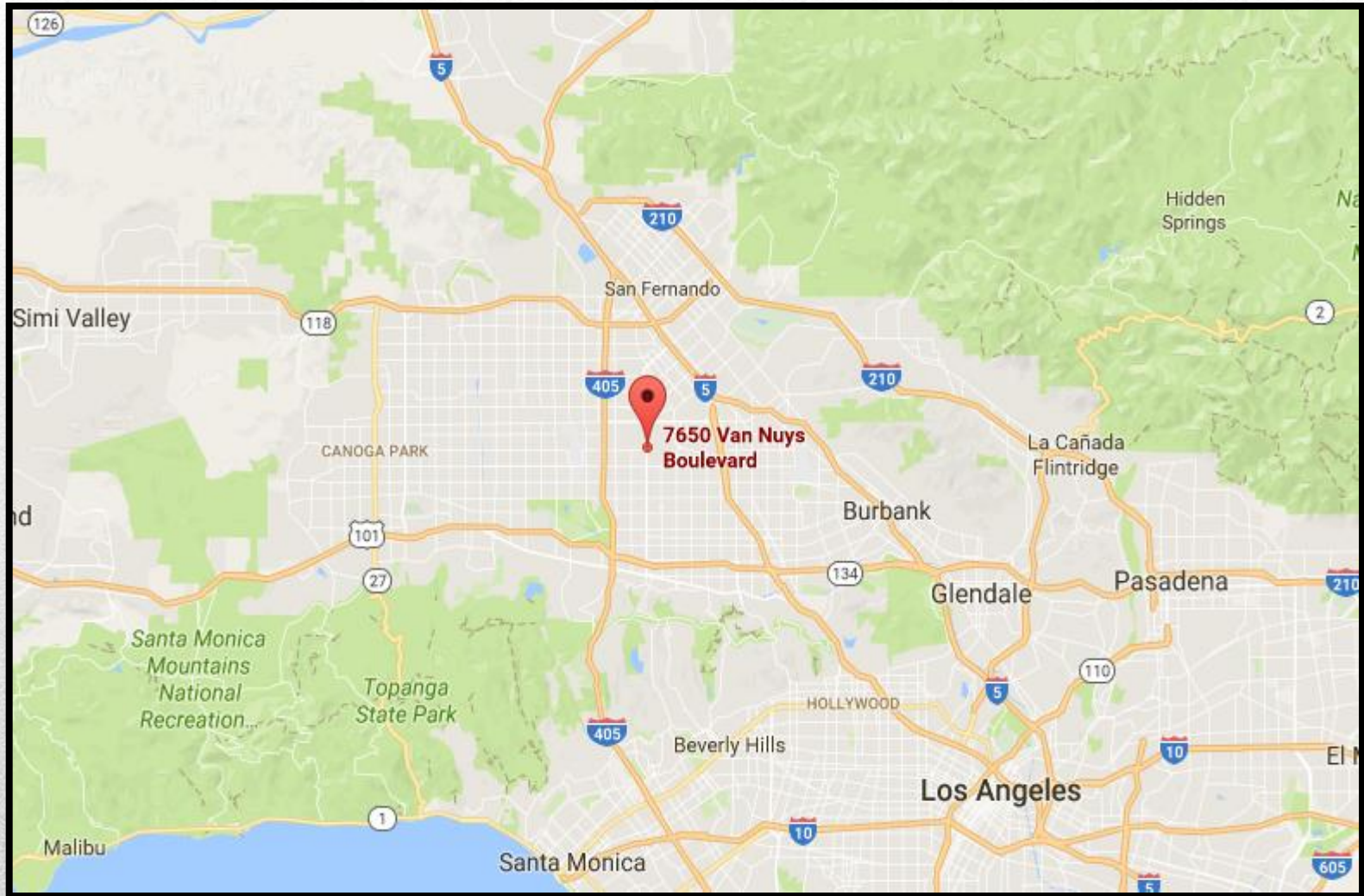
VAN NUYS CENTER

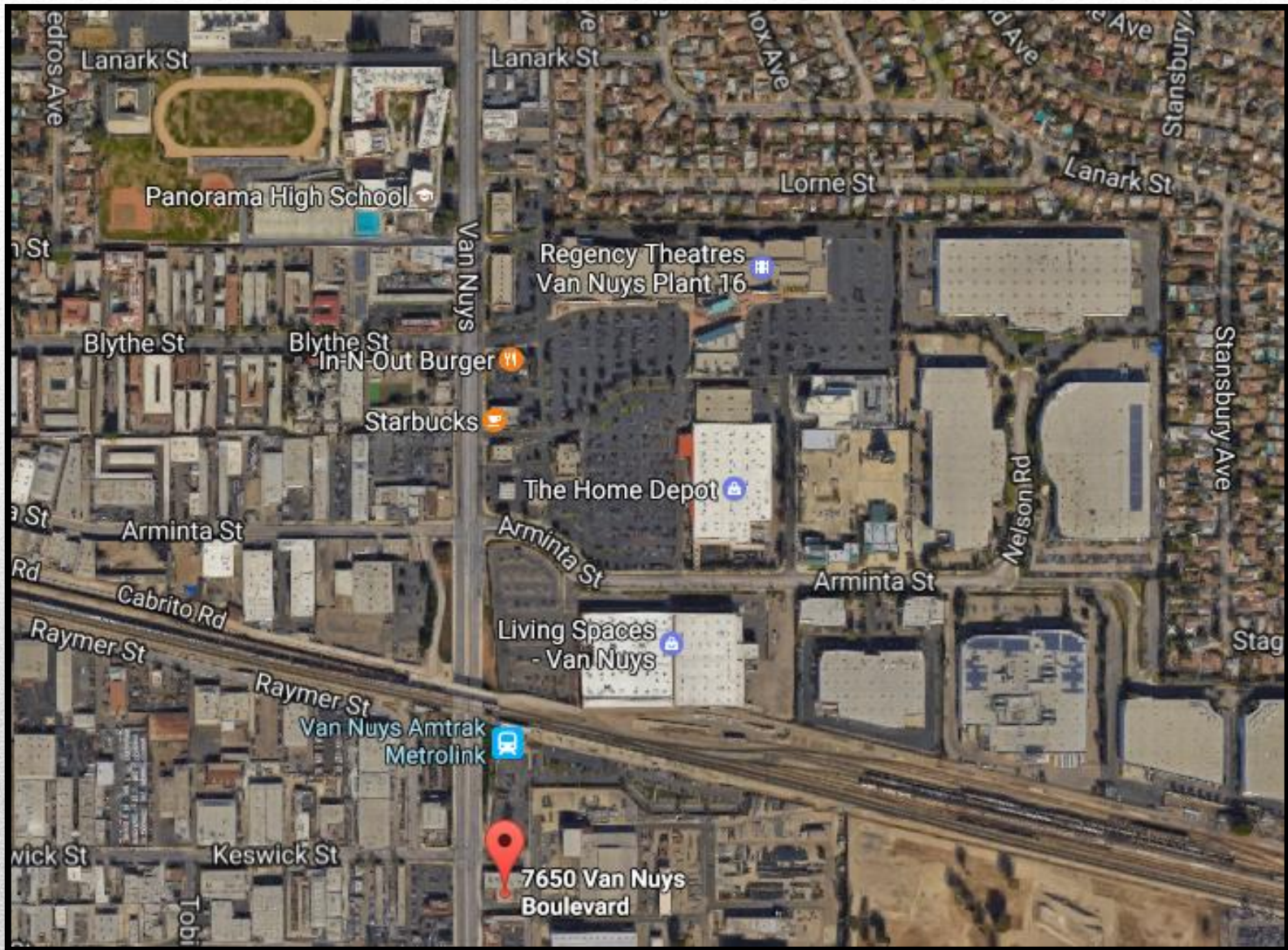
7650 VAN NUYS BLVD., VAN NUYS, CA 91405

28,802 SF Land & 12,000 SF Building

APN#2215-028-018







VAN NUYS CENTER

7650 VAN NUYS BLVD., VAN NUYS, CA 91405

28,802 SF Land & 12,000 SF Building

APN#2215-028-018

- Property Located on Van Nuys Blvd., With Multiple Opportunities For New Investors
- Excellent Exposure On Major Road of Van Nus Blvd.
- Highest Traffic Count For The Area
- All Major Franchises In Walking Distance To The Subject Property
- High Visibility
- Across from Carl's Jr Drive-Thru Retail Food/Restaurant and
- The Subject is located on the east side of Van Nuys Boulevard across from the "T" intersection of Van Nuys Boulevard and Keswick Street. The addresses on the buildings are 7650-7662 Van Nuys Boulevard, Van Nuys, California 91405.
- The Subject is zoned LA-C2 General Commercial, in the City of Los Angeles
The general plan for the area is primarily commercial
- **Surrounding Properties:**
 - North along Van Nuys: Amtrak & Metrolink Station &
 - East: Large industrial complex
 - South along Van Nuys: Motorcycle shop
 - West across Van Nuys: Carl's Jr. restaurant, then industrial buildings
 - Northwest: Wholesale warehouse

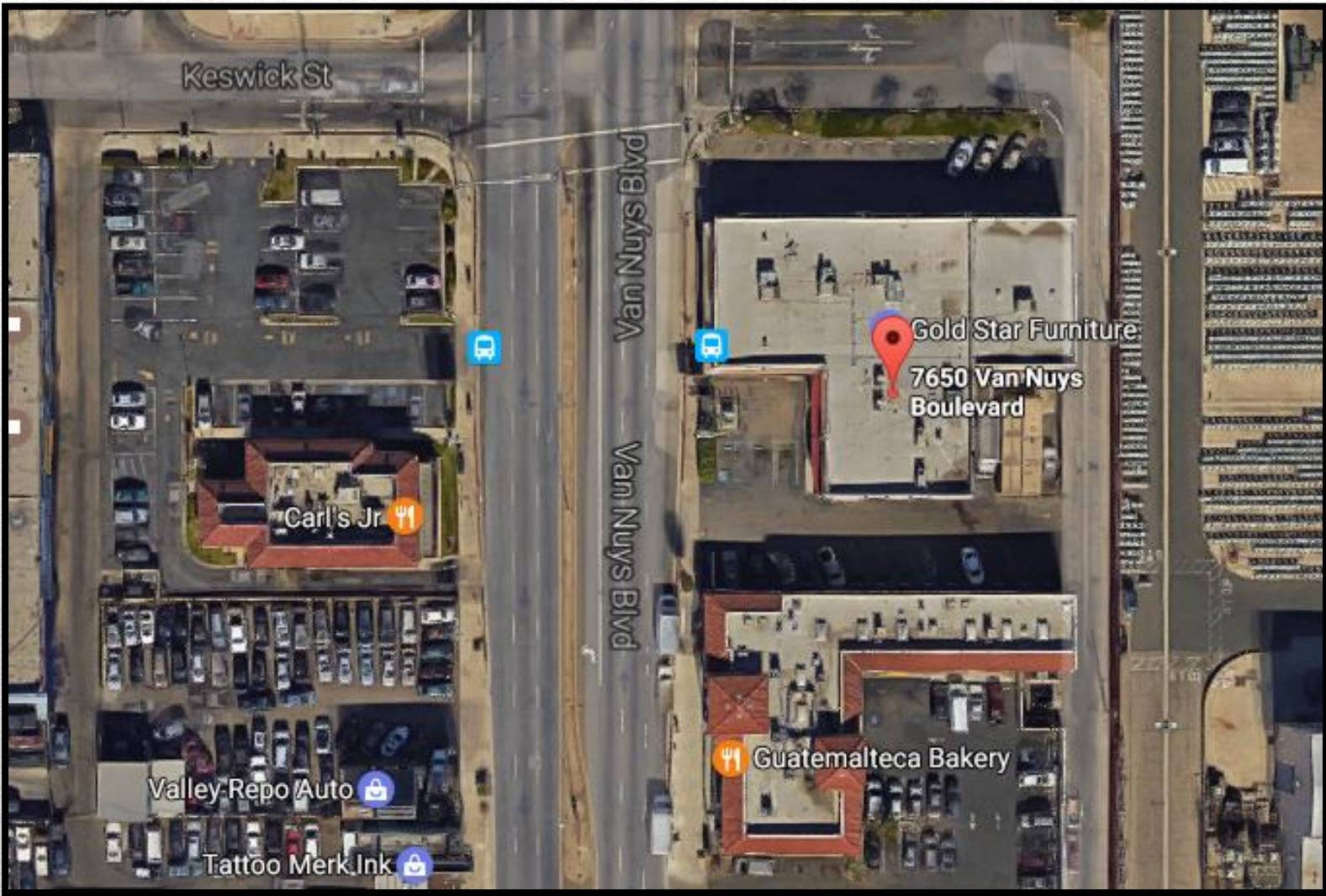




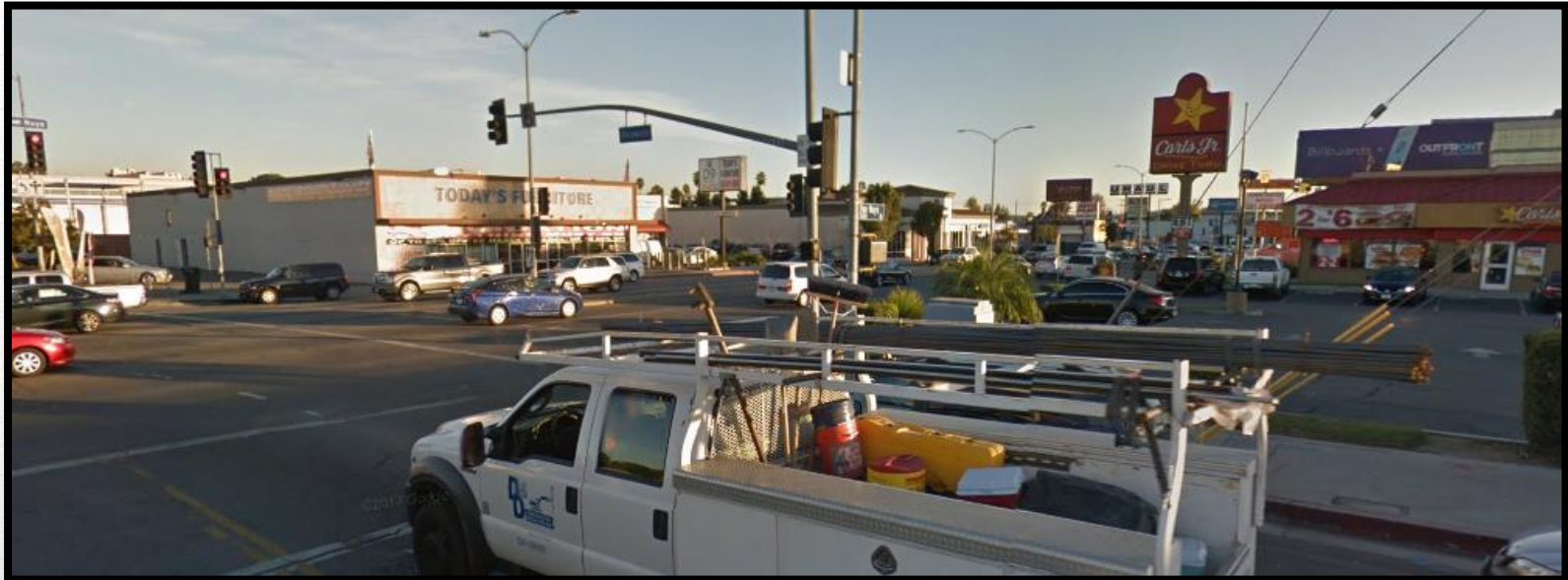








SURROUNDING NEIGHBORS





LA COUNTY FAMILY CENTER



AMTRAK - METROLINK



AMTRAK - METROLINK



VALLEY CAR WASH



IN-N-OUT BURGER



LIVING SPACES



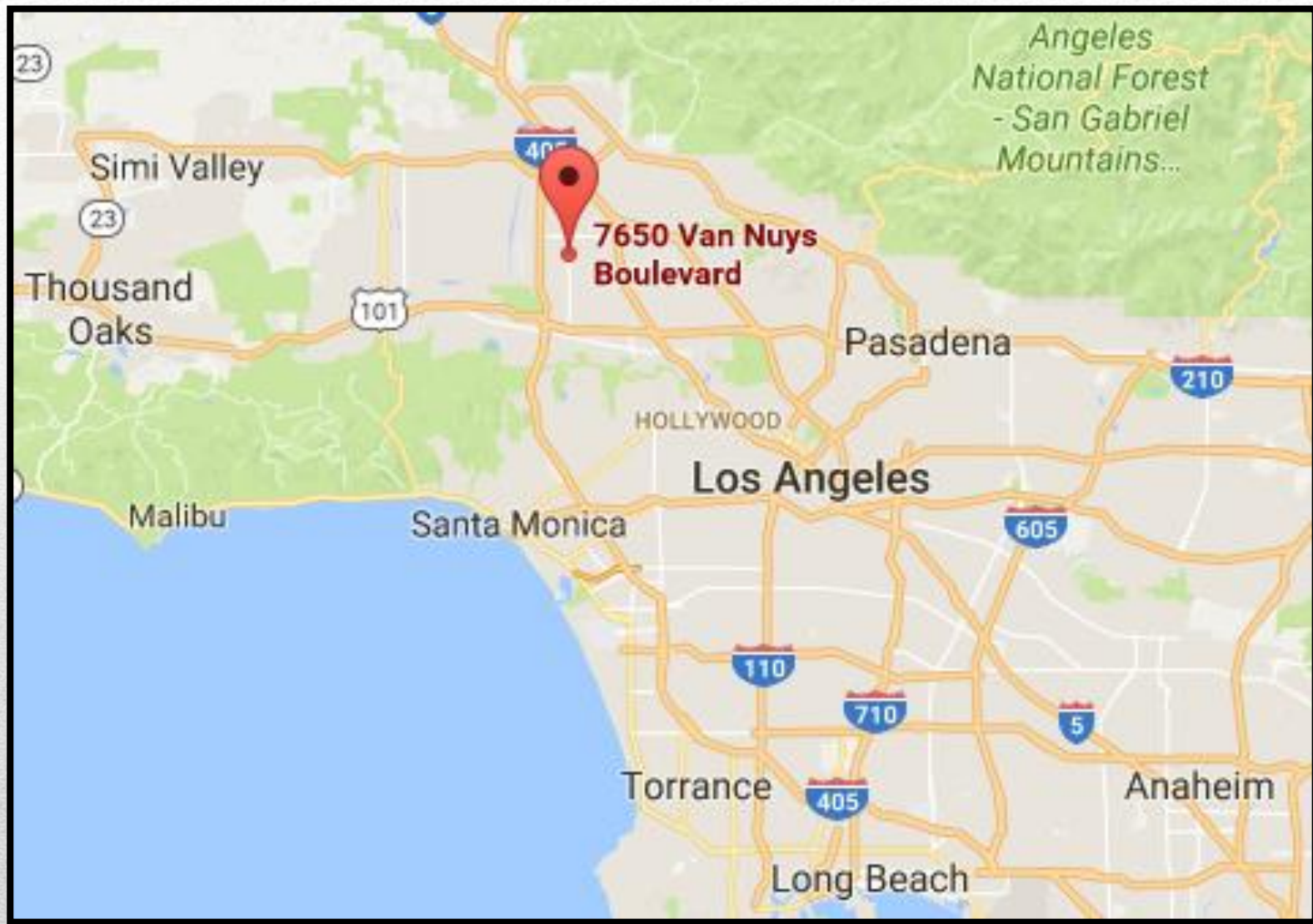
REGENCY THEATRES



THE PLANT VAN NUYS



STARBUCKS COFFEE



The Subject Property is located in Van Nuys. Van Nuys is a community or district of the City of Los Angeles located in the central part of the San Fernando Valley. Van Nuys generally lies north of the Ventura (134 & 101) Freeway and both sides of the San Diego (405) Freeway. Los Angeles is the second largest city in the United States both in terms of population and geographical area. Also, The Subject Property is located on the east side of a major north-south thoroughfare through Van Nuys. The site is located just south of the Union Pacific and Metrolink railroad lines and the central Valley station for Amtrak and Metrolink.

The Subject Property is a renovated strip retail building with one large store space and three small office/retail spaces. The property is leased to three tenants, The Subject's improvements are a legal conforming use of the site assuming office use of the smaller space. The construction is rated as average quality, Class C, concrete block, multi-tenant strip retail building. The condition has been improved and is in above average condition.

Los Angeles County has the distinction of being the most populated county in the nation. According to current Department of Finance estimates, the county's population is more than 9.9 million, an increase of 1.7 percent or 162,200 new residents from the previous year. In fact, Los Angeles County experienced the single largest absolute population growth in California between 2002 and 2003. The most populated city within the county is the city of Los Angeles with more than 3.8 million residents, or 38.7 percent of the total population. Total population in Los Angeles County is projected to reach over 11.5 million by the year 2020.

In addition to population growth, the civilian labor force in Los Angeles County increased to almost 4.7 million with an unemployment rate of 6.8 percent in 2002. This is slightly higher than the state's unemployment rate of 6.7 percent for the same year.

Forty-five years ago, Los Angeles was the leading farm county in the nation. However, agricultural importance has since waned due to urban and industrial expansion. Today, the county's varied economic base includes trade, transportation, and utilities, government, educational and health services, professional and business services, and manufacturing. Tourism and entertainment, as well as international trade, also play a vital role in the county's economy. According to 2002 data, the trade, transportation, and utilities industries are Los Angeles County's largest employers, providing over 19 percent of all employment.

Continued next page...



SUBJECT PROPERTY INFORMATION

Within these industries, retail trade employs almost 400,000 with a majority of available jobs in the food and beverage stores component. Wholesale trade provides almost 218,000 jobs; of these, nearly 54 percent are in merchant wholesalers, durable goods.

Other major industries in Los Angeles County include government, professional and business services, and manufacturing. Government gained over 7,600 jobs in 2002 to provide almost 606,000 jobs, or 15 percent of the county's total employment. Within government, the largest employer is local government, specifically local government education. Despite recent industry declines, professional and business services provide a little over 14 percent of all employment. Manufacturing is also declining, yet remains an important industry providing over 536,000 jobs.

As its population grows, Los Angeles County's economy reflects these changes. Some of the county's major industries recorded declines in 2002, resulting in a 1.0 percent loss in total industry employment. Some of the job loss was offset by several growth industries, including: retail trade;

SUBJECT NEIGHBORHOOD BOUNDARIES	
North	Roscoe Boulevard
South	Burbank Boulevard
East	Coldwater Canyon Avenue
West	San Diego (405) Freeway

Location: The Subject is located on the east side of Van Nuys Boulevard across from the “T” intersection of Van Nuys Boulevard and Keswick Street. The addresses on the buildings are 7650-7662 Van Nuys Boulevard, Van Nuys, Los Angeles County, California 91405.

Map Guide: Thomas Bros. Map - Los Angeles County 532 A3

Utilities: Electrical power, natural gas, water, sewer, and trash collection services are available to the Subject site.



Population

- **103,770** population in 2000, according to the **U.S. Census**
- **110,747** population in 2008, based on **L.A. Department of City Planning** estimates.
- **8.99** square miles
- **11,542** people per square mile, **about average** for **the city of Los Angeles** but **among the highest densities** for the county

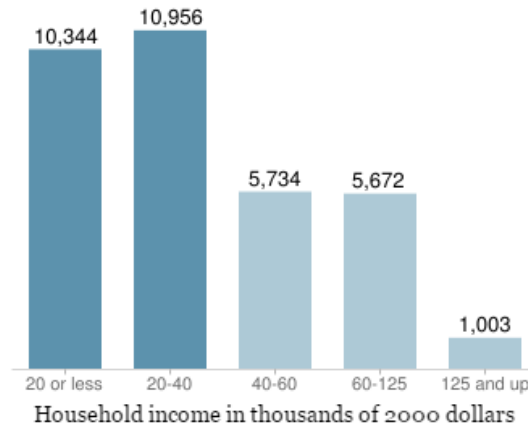
Ethnicity

- The percentage of **Latino** people is high for the county.
- **Moderately diverse** for **the city of Los Angeles** and **moderately diverse** for the county



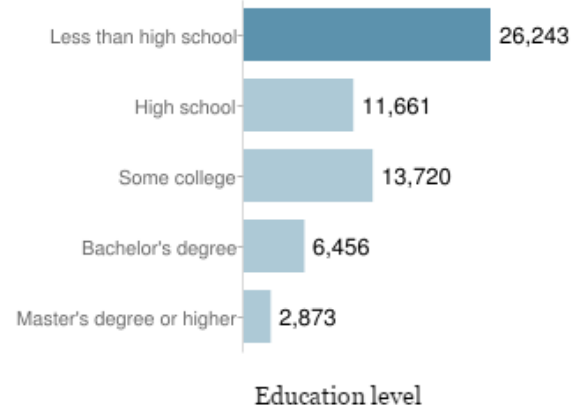
Income

- **\$41,134** median household income (2008 dollars), **about average** for **the city of Los Angeles** but **low** for the county
- In Los Angeles County, **Hollywood, Exposition Park** and **Florence-Firestone** have the most similar household incomes.
- The percentages of households that earn **\$20,000 to \$40,000** and **\$20,000 or less** are high for the county.



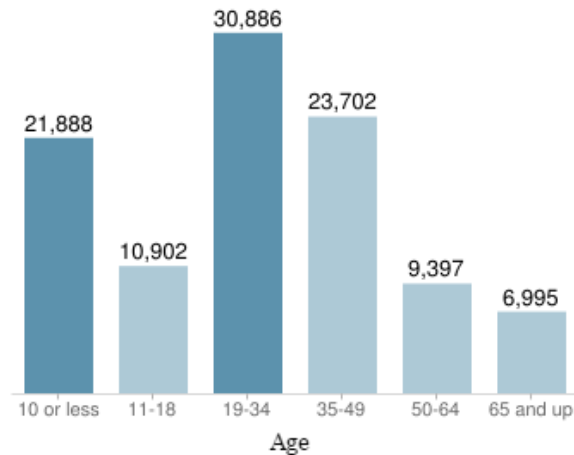
Education

- **15.3%** of residents 25 and older have a four-year degree, **about average** for **the city of Los Angeles** and **about average** for the county
- In Los Angeles County, **Bellflower, Pomona** and **Rosemead** have the nearest percentage of residents 25 and older with a four-year degree.
- The percentage of residents 25 and older with **less than a high school diploma** is high for the county.



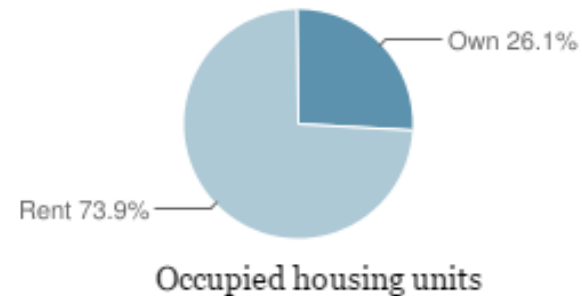
Age

- The median age is **28**, **young** for **the city of Los Angeles** and **young** for the county
- In Los Angeles County, **Arleta**, **Athens** and **Commerce** have similar median ages.
- The percentages of residents ages **19 to 34** and **10 or younger** are among the county's highest.



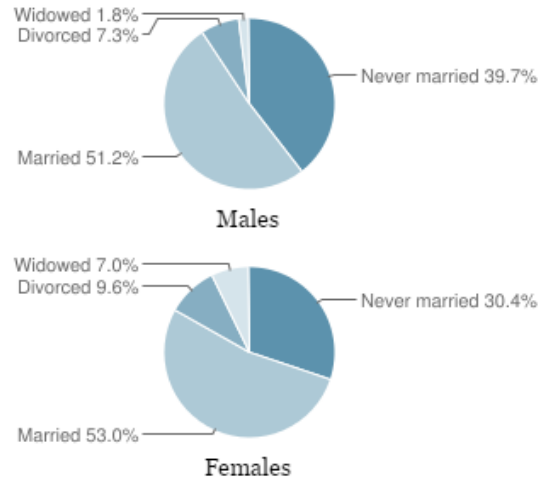
Housing

- Average household size of **3.0** people, **about average** for **the city of Los Angeles** and **about average** for the county
- **Lawndale**, **Watts** and **Westmont** have the most similar percentage of homeowners in Los Angeles County.



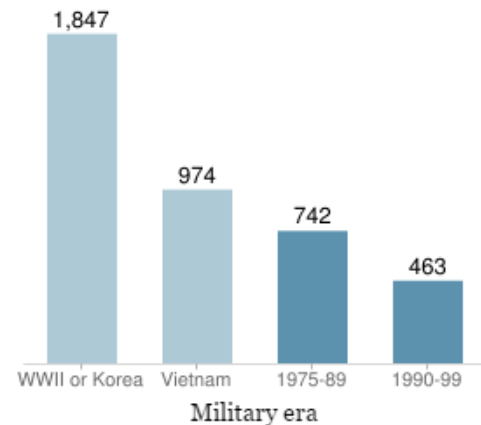
Families

- Check where Van Nuys falls in a **county ranking**.
- There are **4,917** families headed by single parents. The rate is **21.3%**, **high** for **the city of Los Angeles** and **high** for the county

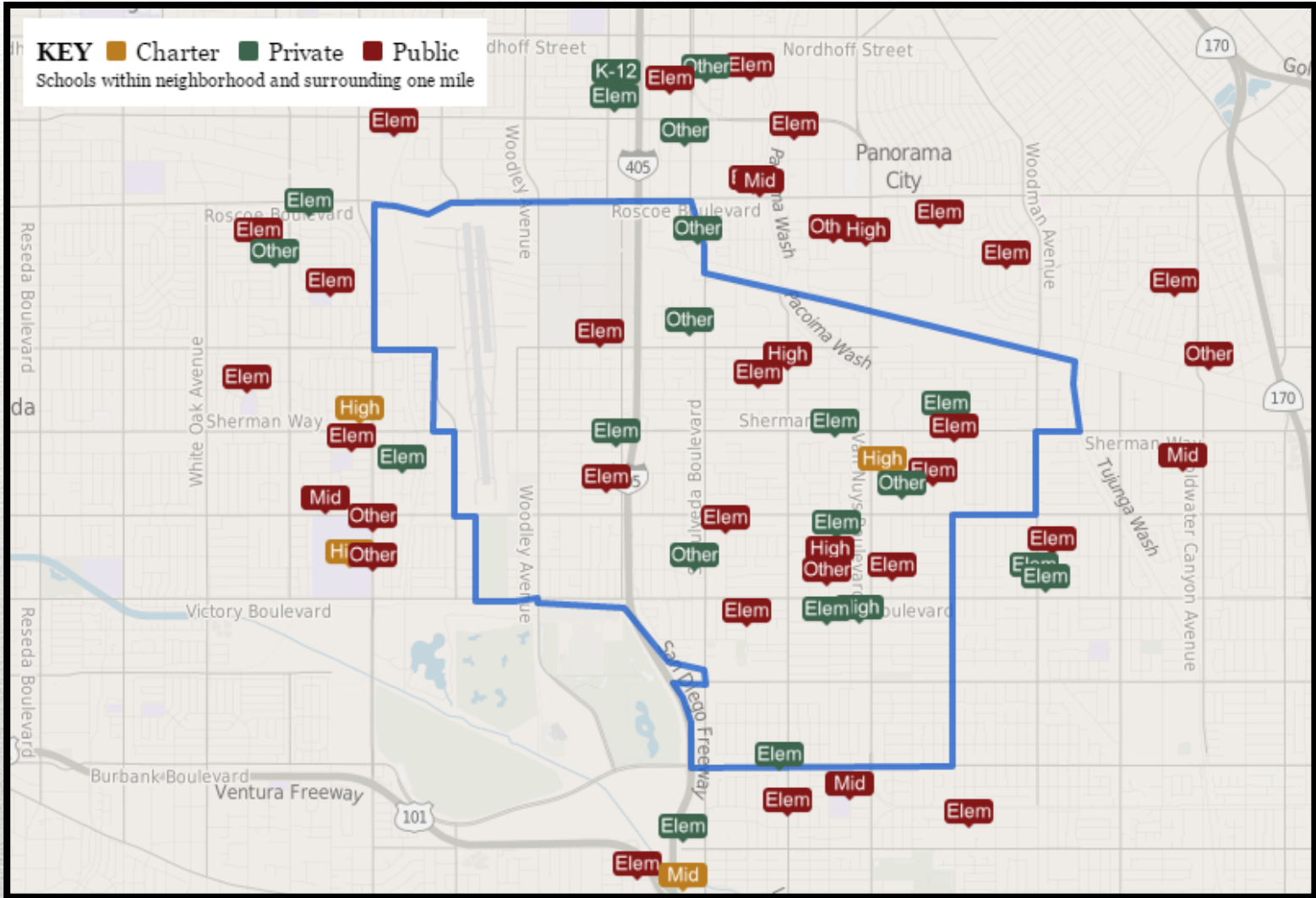


Military

- There are **4,055** veterans, or **5.6%** of the population, **about average** for **the city of Los Angeles** but **low** for the county overall
- The percentages of veterans who served during **1975-89** and **1990-99** are among the county's highest.



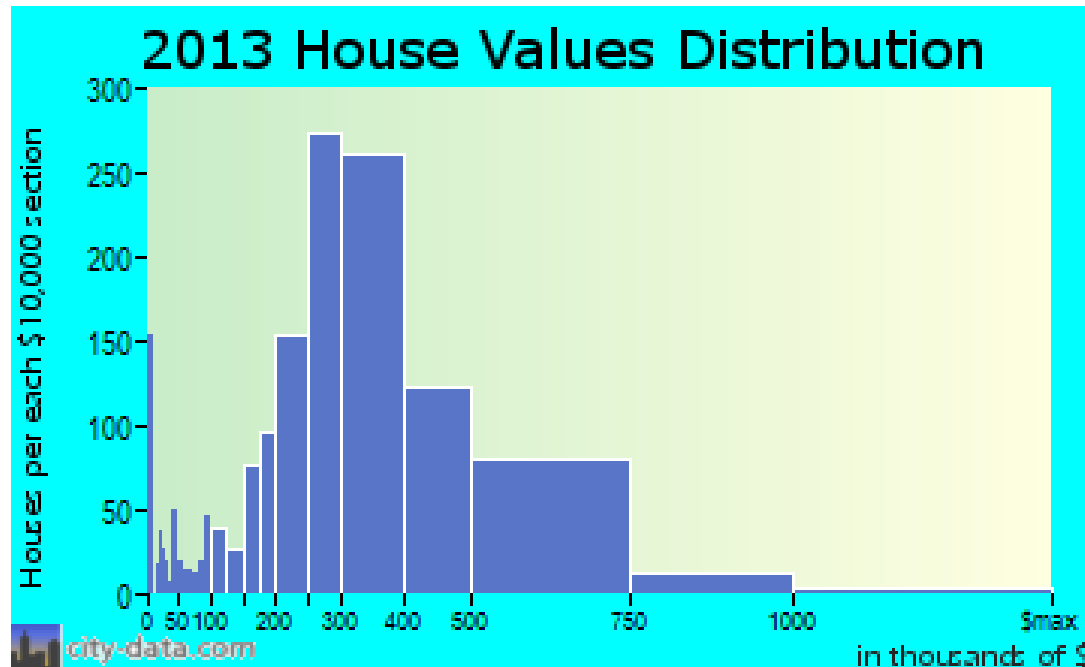
SCHOOLS

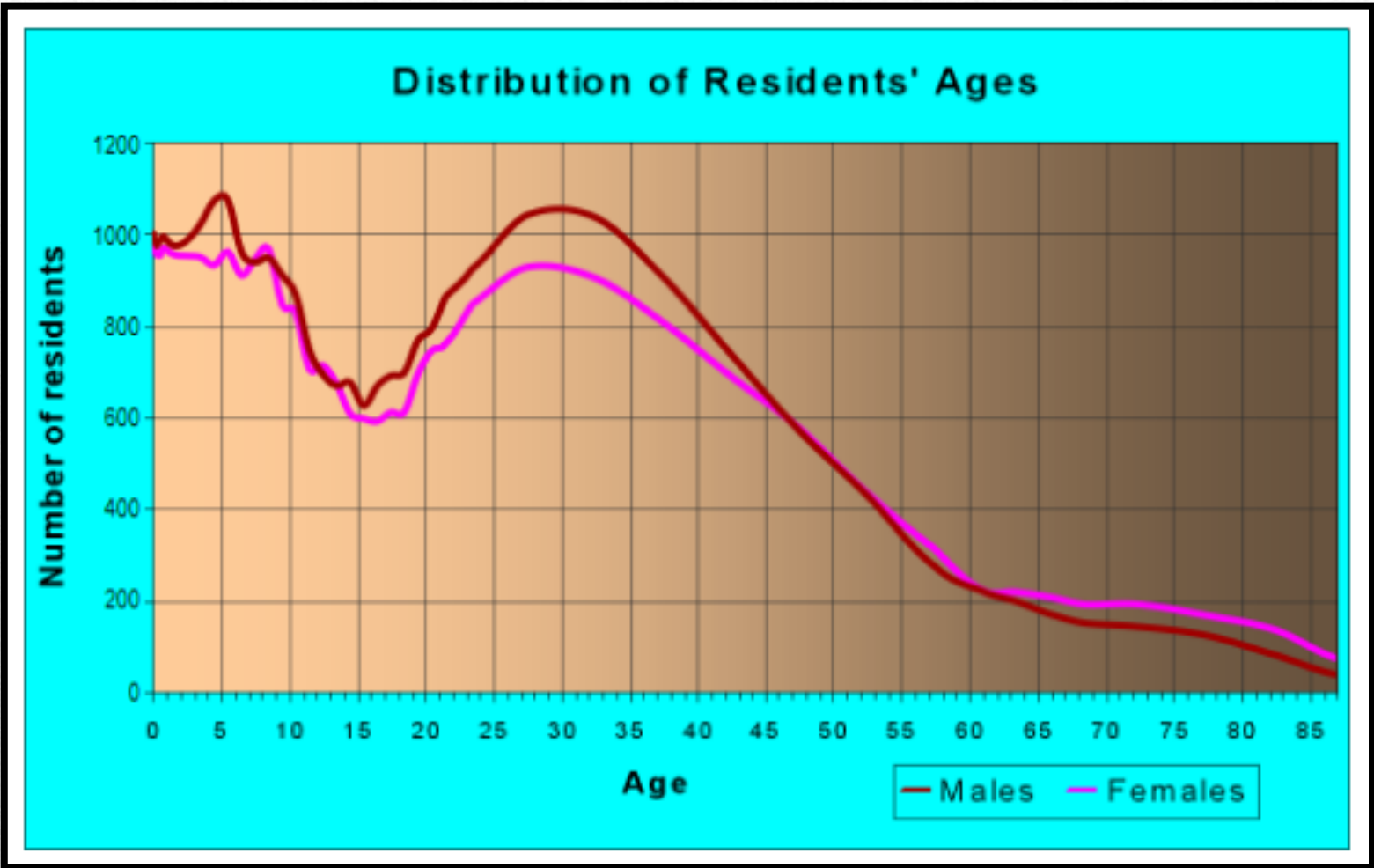


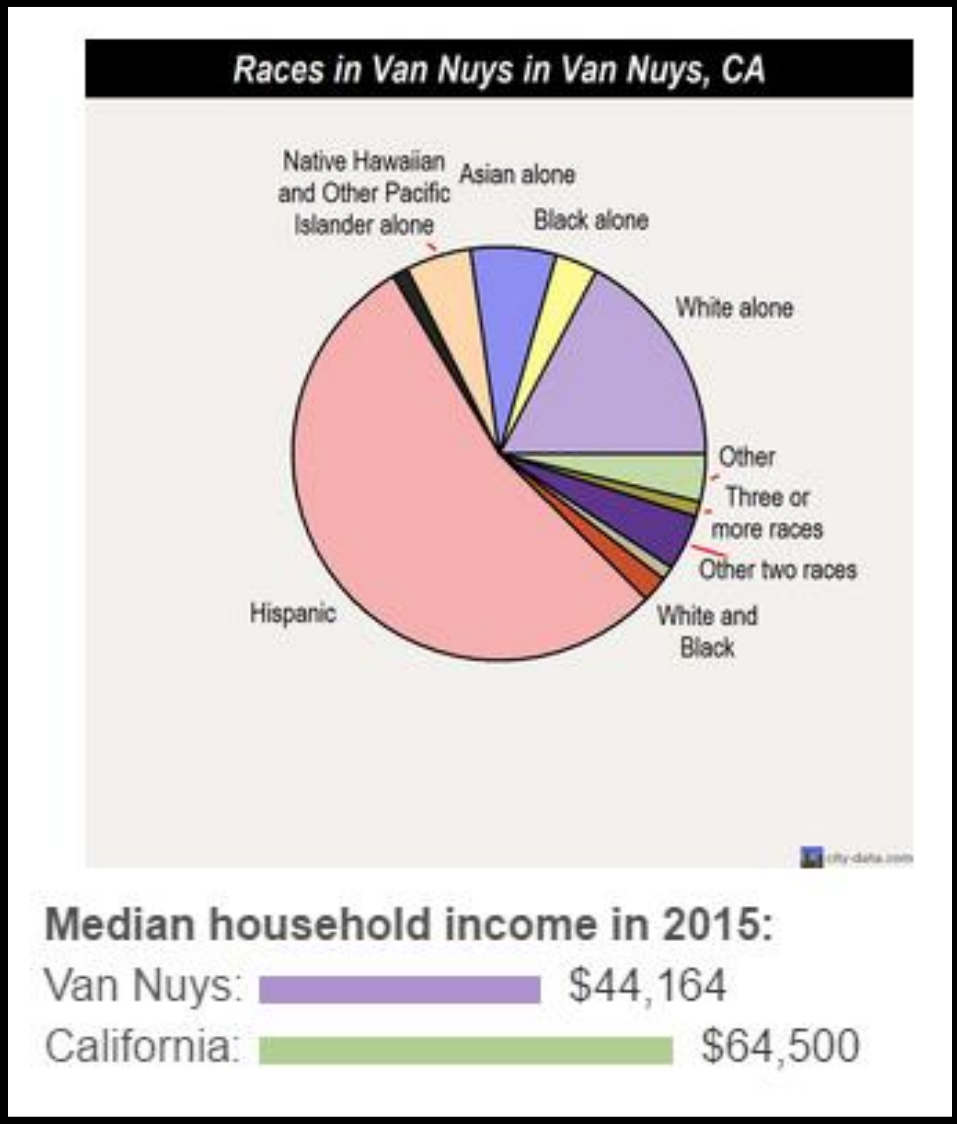
Area: 7.282 square miles

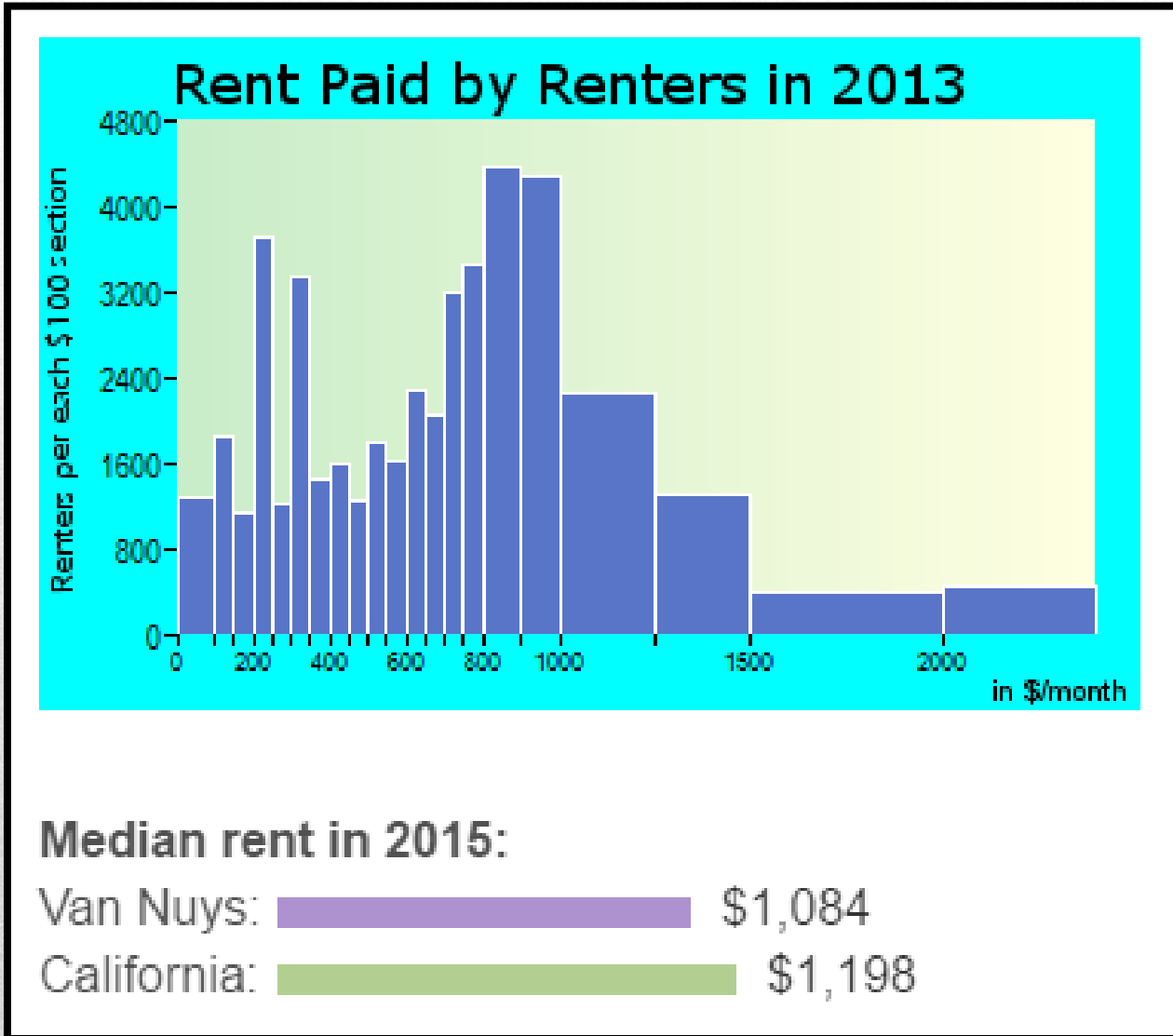
Population: 97,021

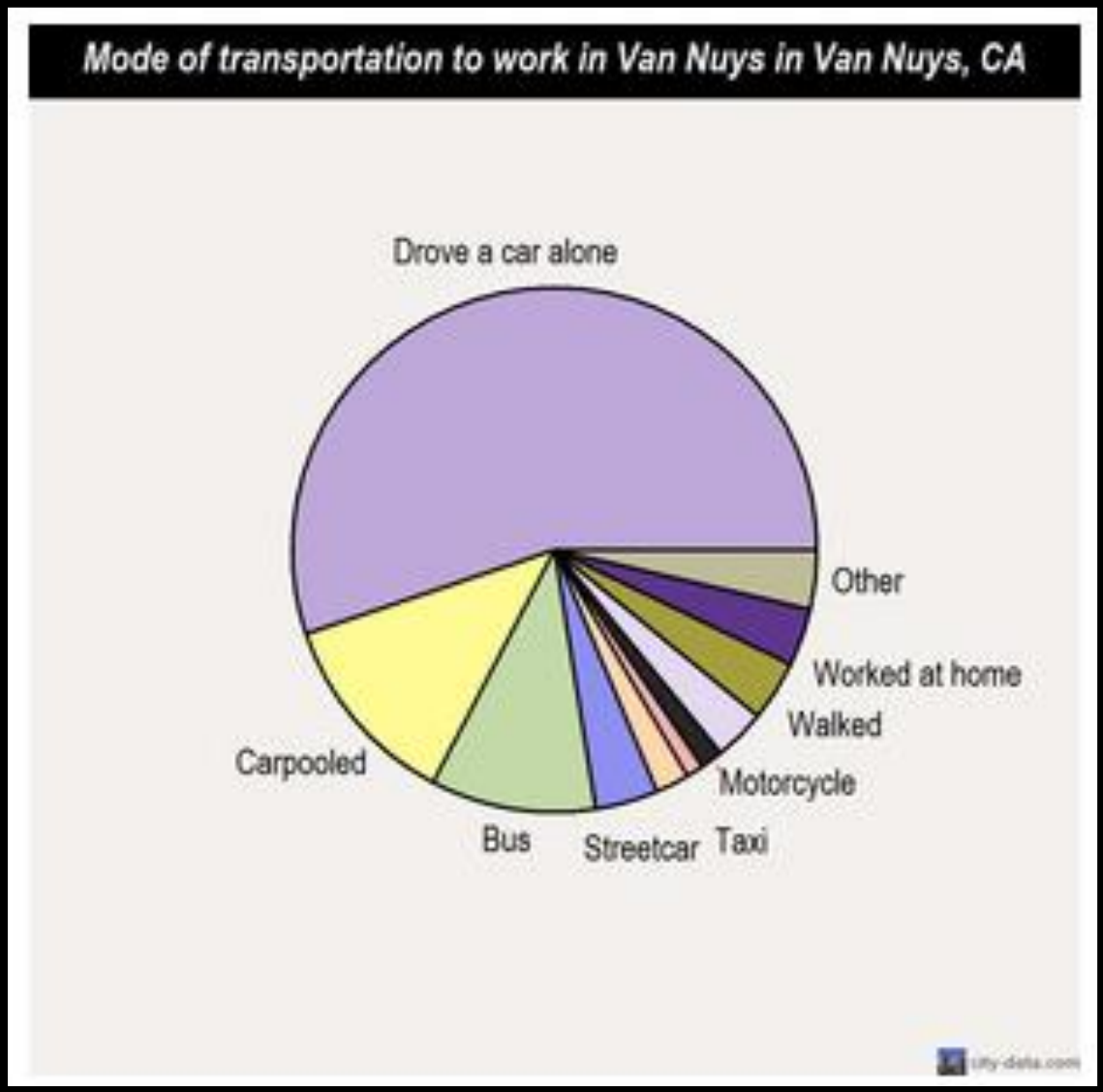
Population density: 13,324 people per square mile

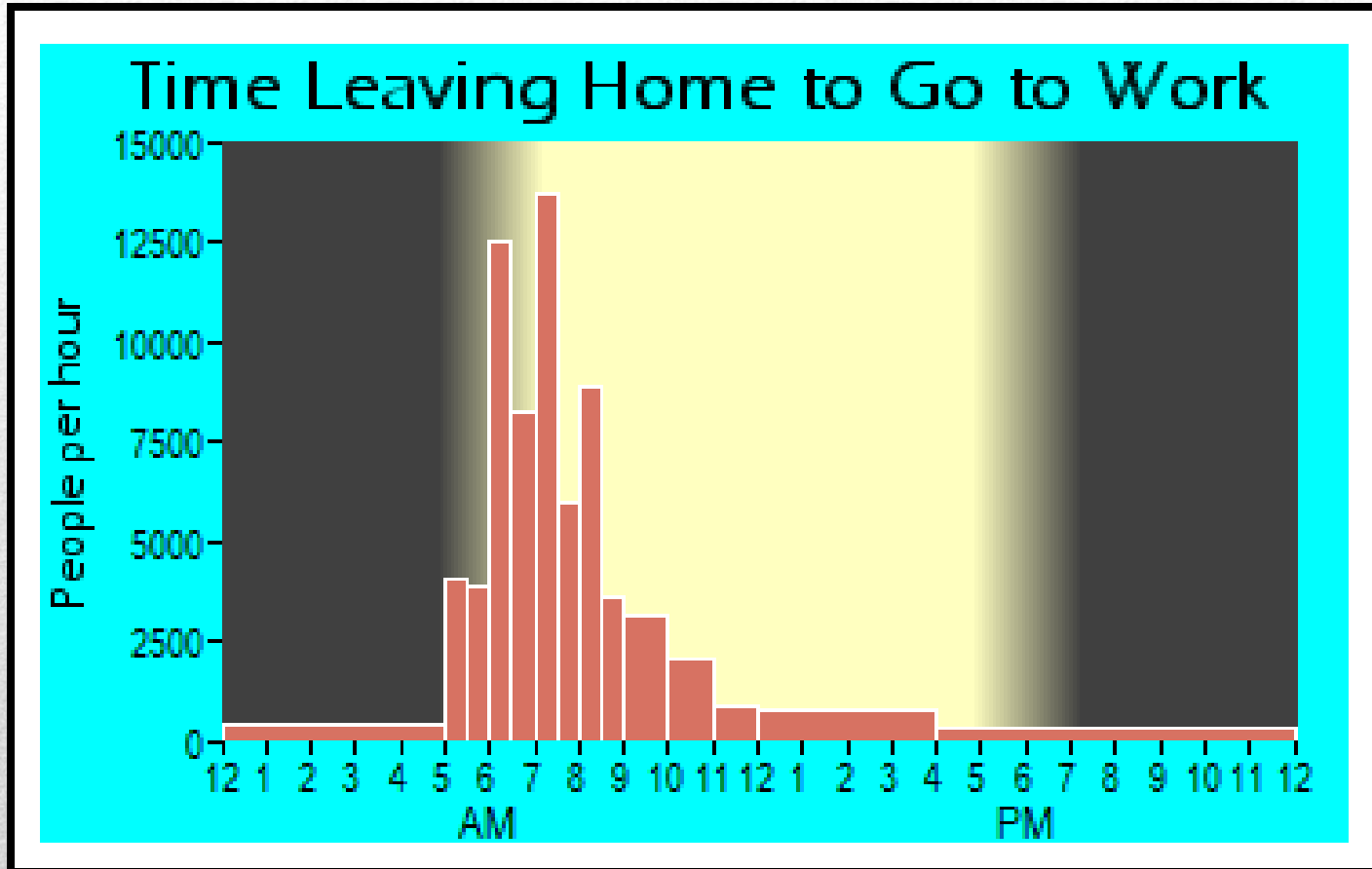


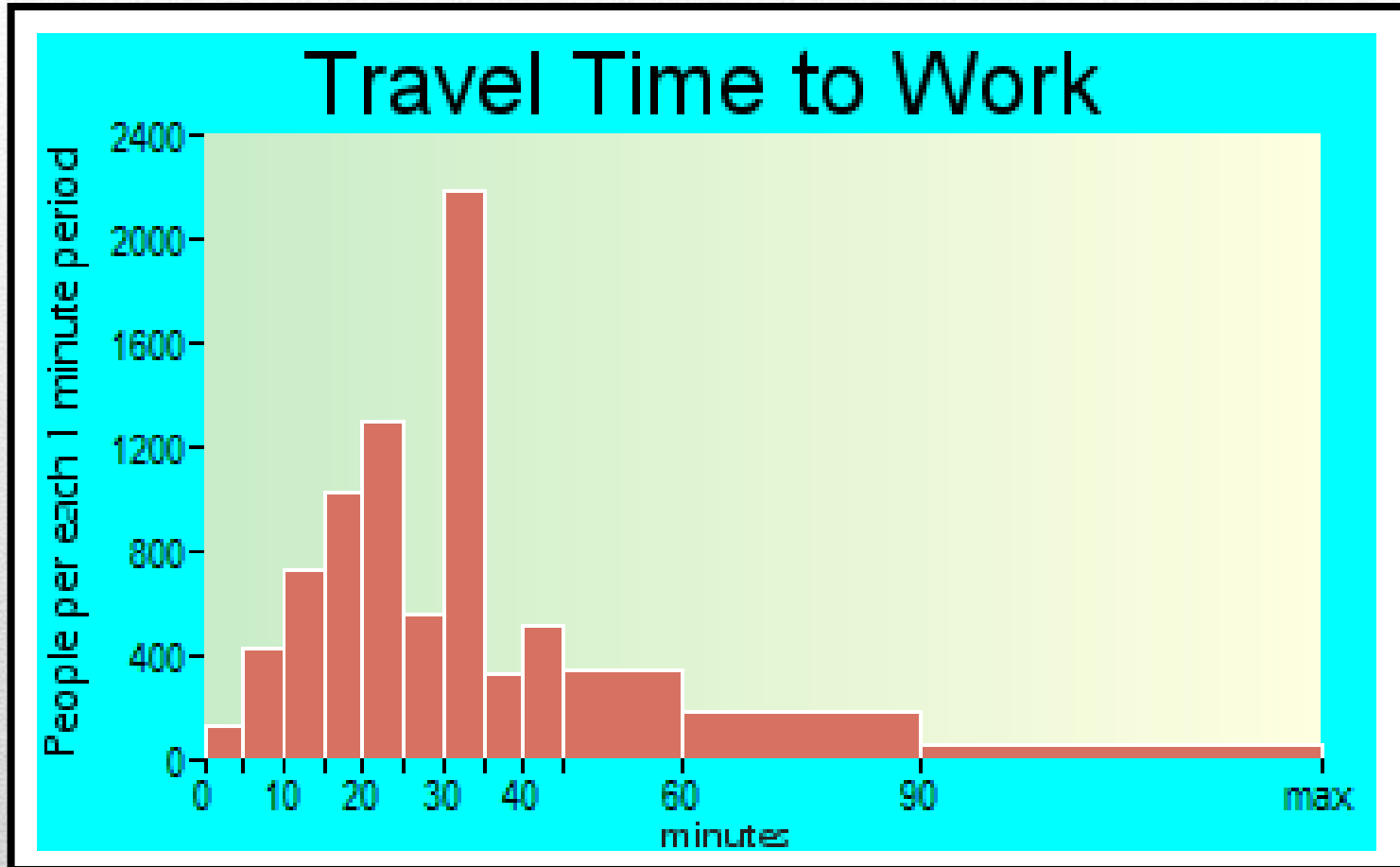












Median rent in 2015:



Zip codes: 91401, 91402, 91405, 91406, 91411.



Median age:



Average household size:



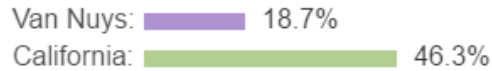
Percentage of family households:



Percentage of married-couple families (among all households):



Percentage of married-couple families with children (among all households):



Percentage of single-mother households (among all households):



Percentage of never married males 15 years old and over:



Percentage of never married females 15 years old and over:



Percentage of people that speak English not well or not at all:



Percentage of people born in this state:



Percentage of people born in another U.S. state:



Percentage of native residents but born outside the U.S.:



Percentage of foreign born residents:



Average number of cars or other vehicles available in houses/condos:

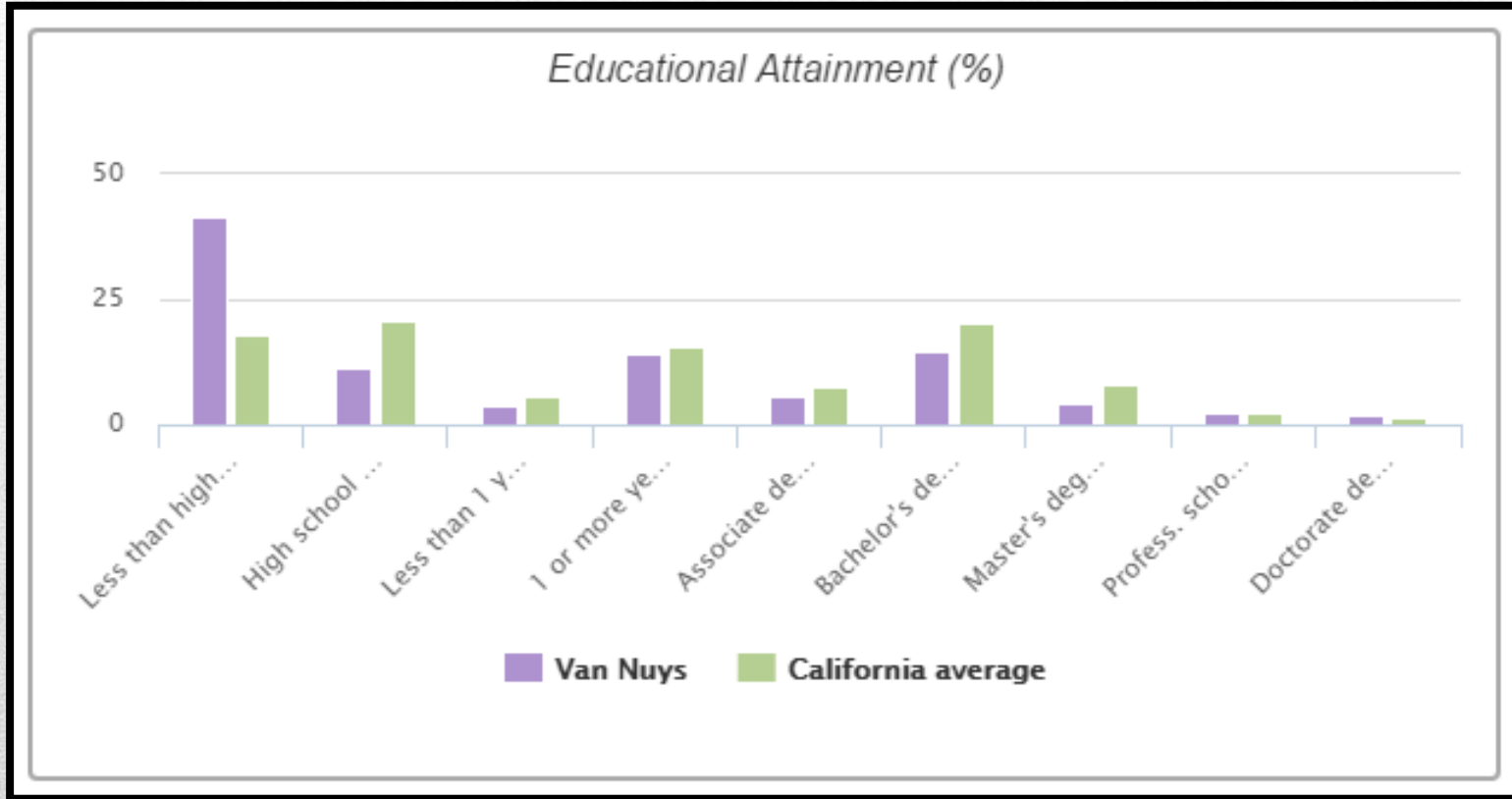


Average number of cars or other vehicles available in apartments:

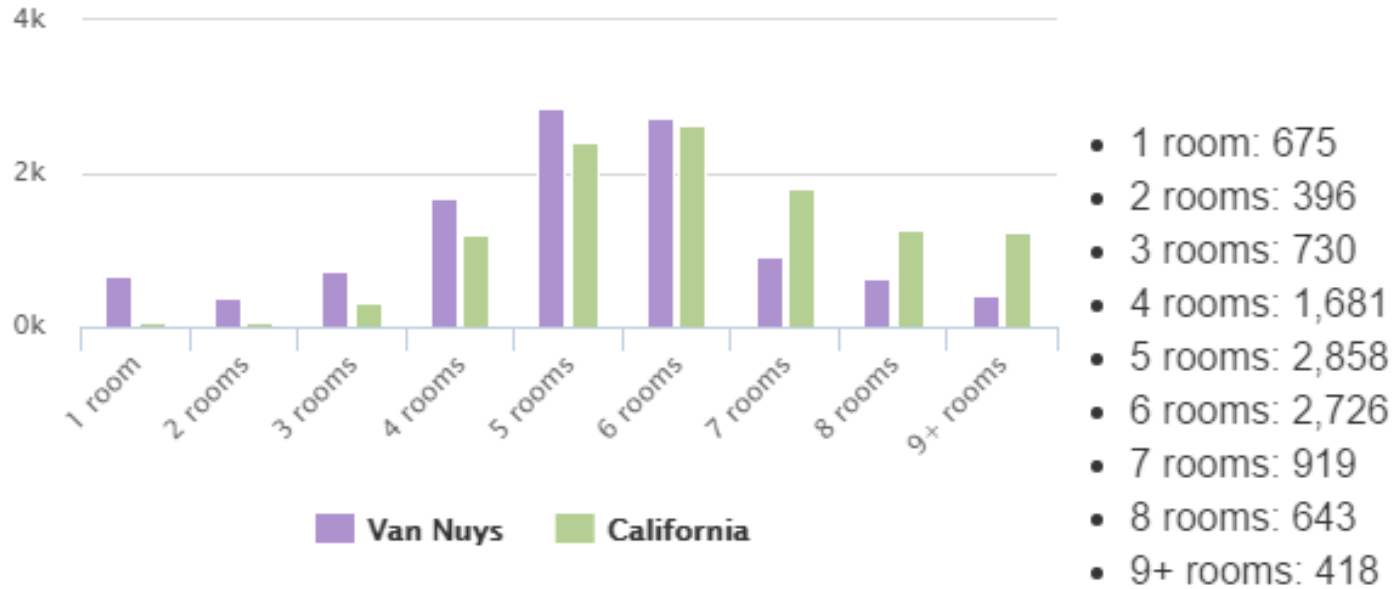


Percentage of units with a mortgage:



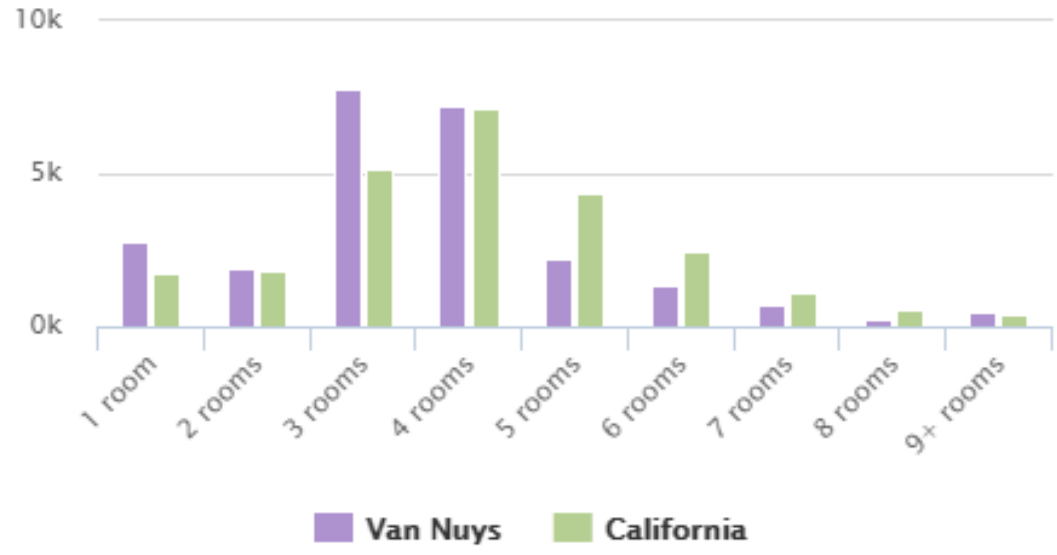


Rooms in owner-occupied houses/condos in Van Nuys:



Note: State values scaled to Van Nuys population

Rooms in renter-occupied apartments in Van Nuys:

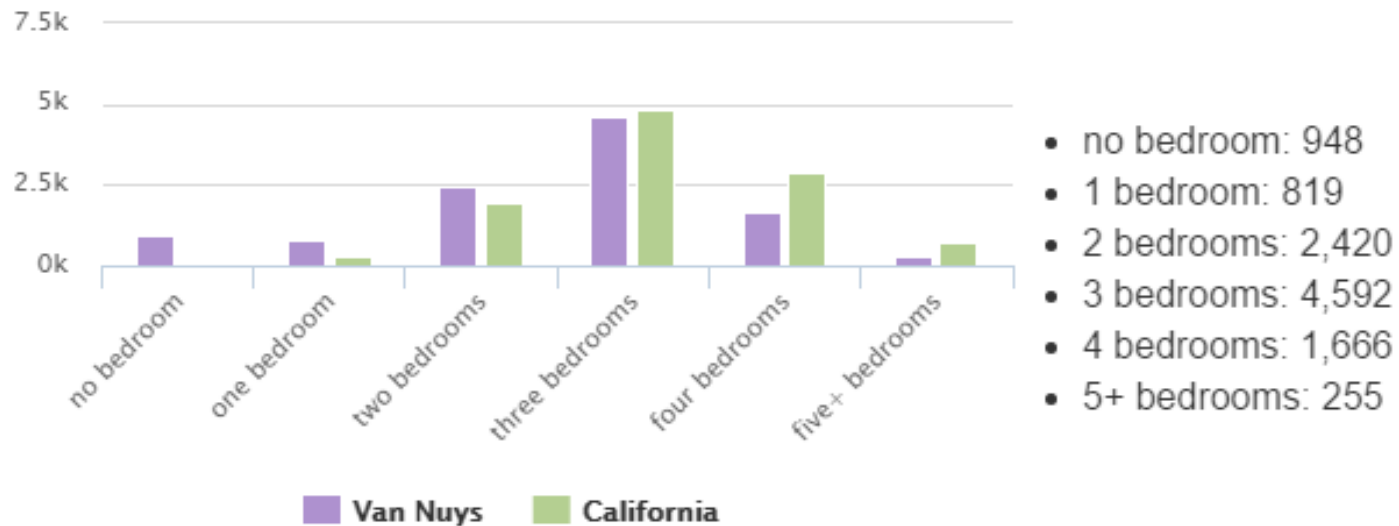


- 1 room: 2,808
- 2 rooms: 1,925
- 3 rooms: 7,757
- 4 rooms: 7,213
- 5 rooms: 2,236
- 6 rooms: 1,314
- 7 rooms: 706
- 8 rooms: 275
- 9+ rooms: 458

Note: State values scaled to Van Nuys population

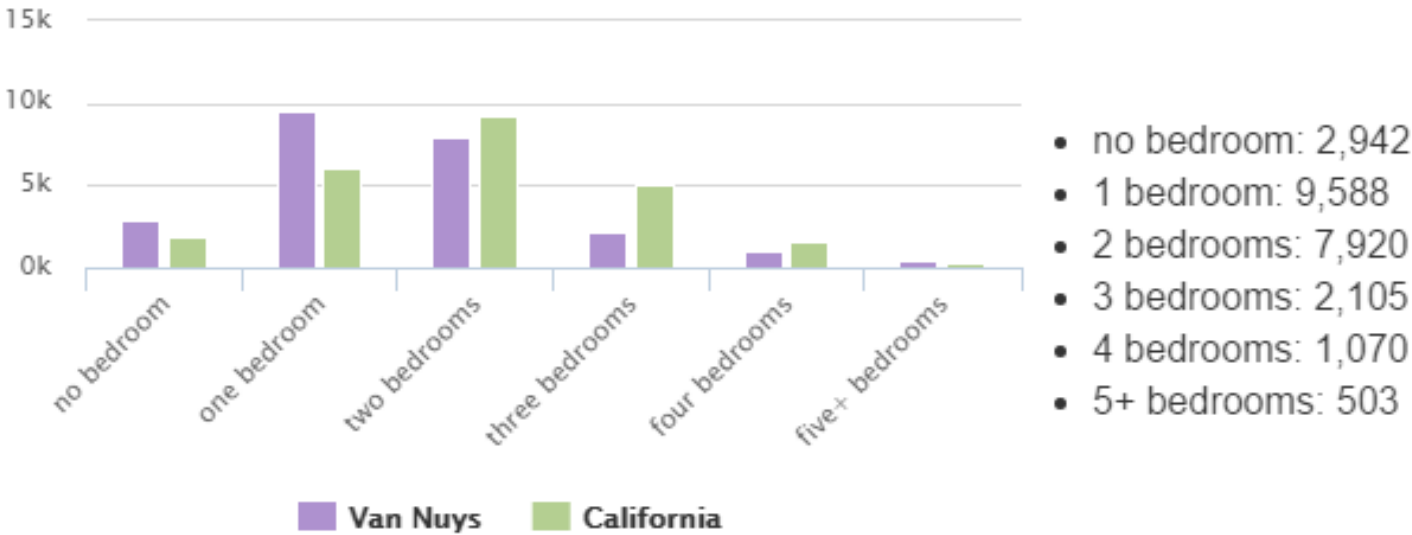


Bedrooms in owner-occupied houses and condos in Van Nuys:



Note: State values scaled to Van Nuys population

Bedrooms in renter-occupied apartments in Van Nuys:



Note: State values scaled to Van Nuys population

Housing prices:

Average estimated value of detached houses in 2015 (31.7% of all units):

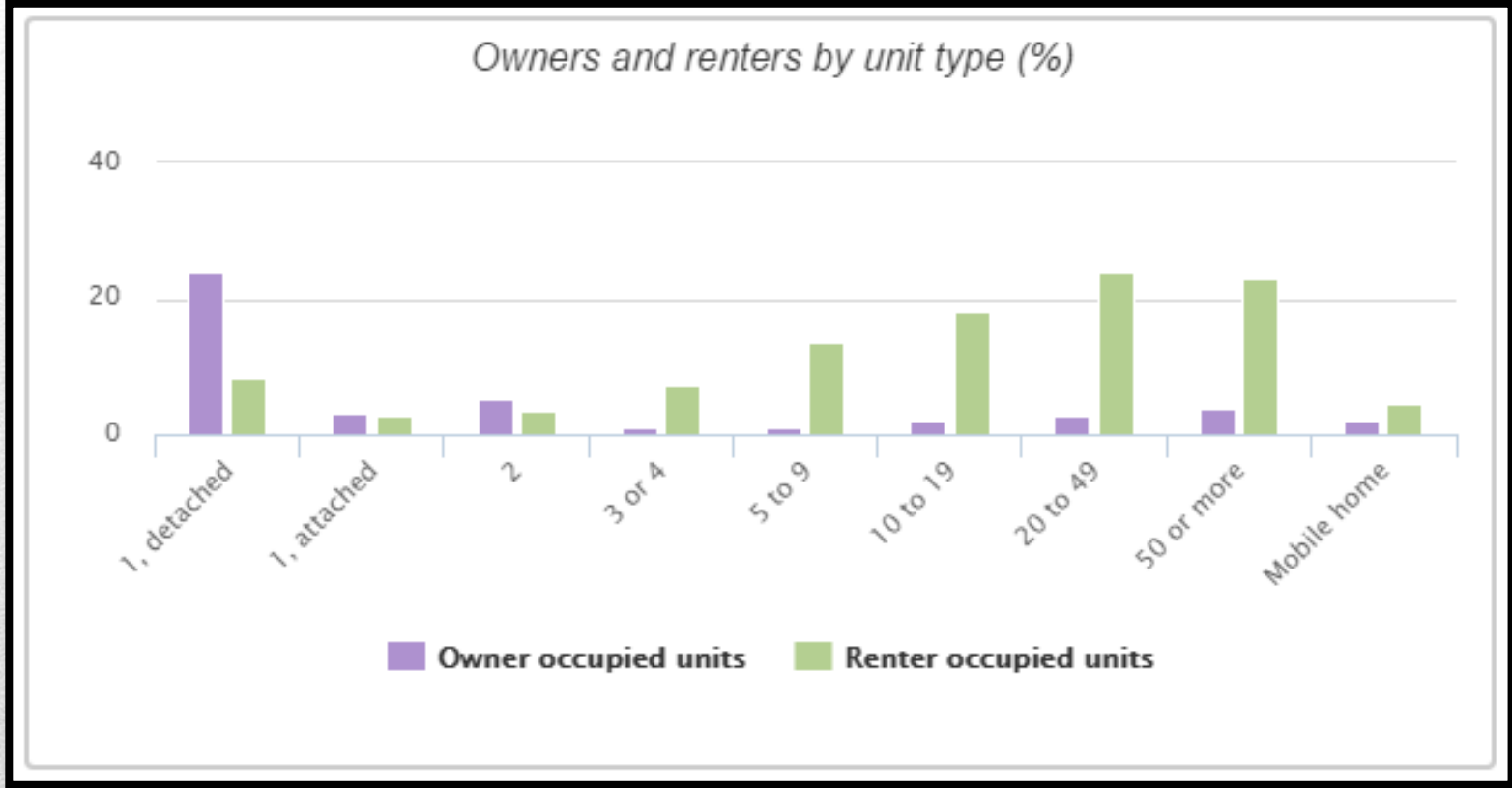


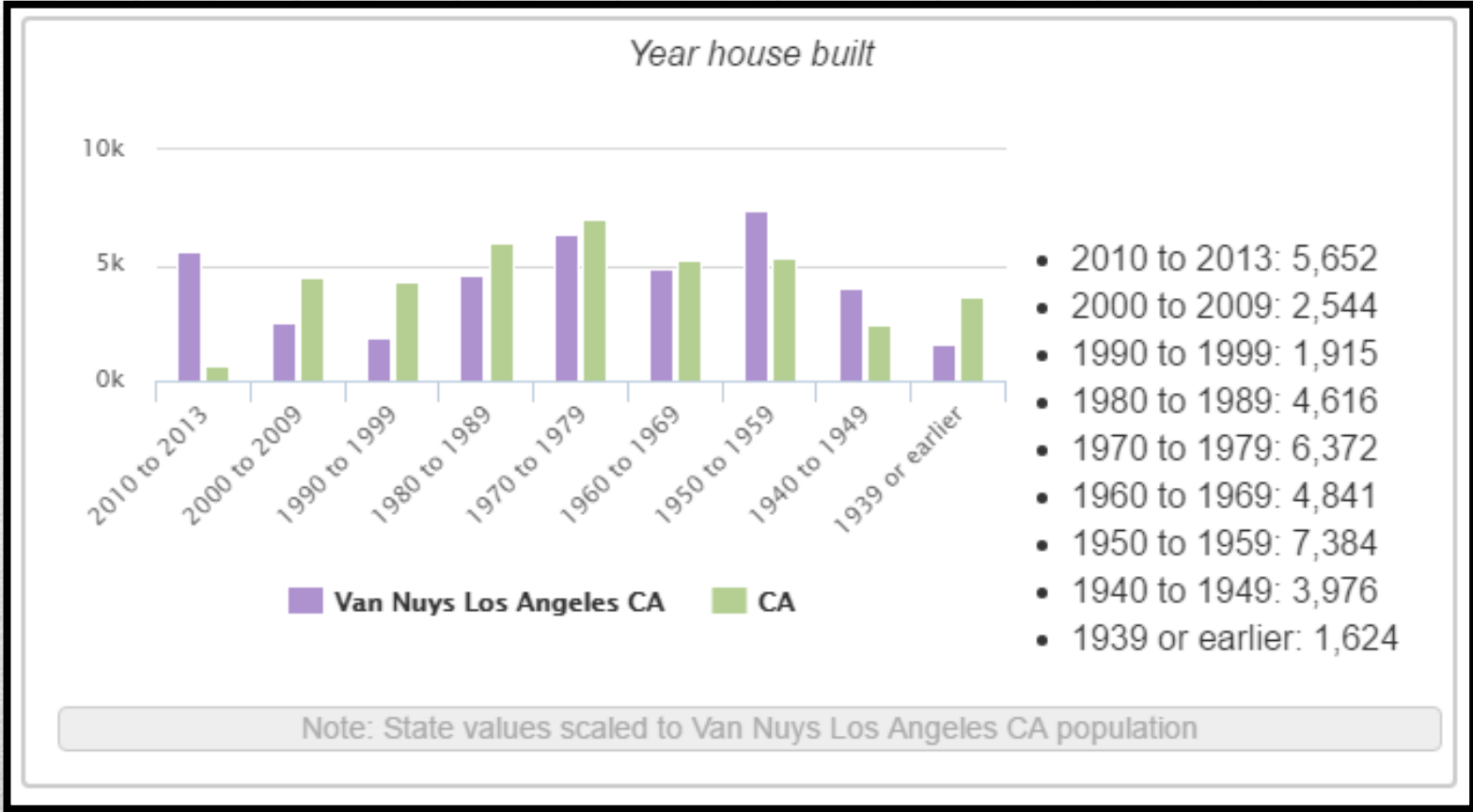
Average estimated value of townhouses or other attached units in 2015 (3.9% of all units):



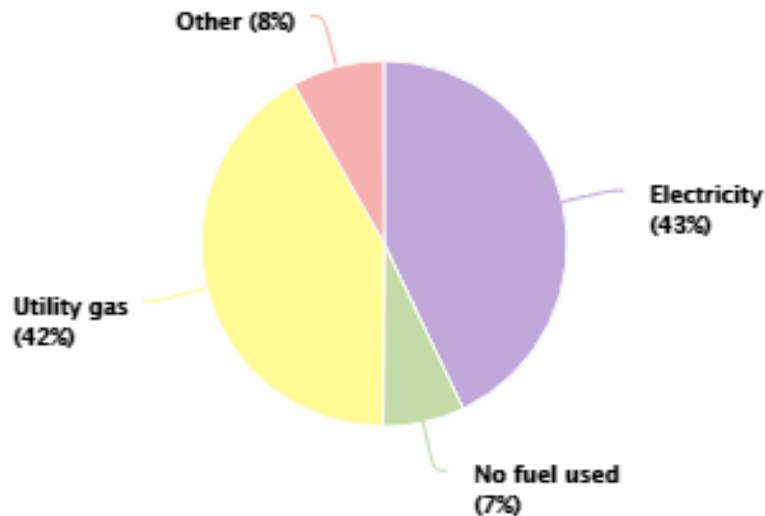
Average estimated '15 value of housing units in 5-or-more-unit structures (24.6% of all units):







Most commonly used house heating fuel:



- Electricity (43%)
- Utility gas (42%)
- No fuel used (7%)
- Fuel oil, kerosene, etc. (2%)
- Solar energy (2%)
- Bottled, tank, or LP gas (2%)
- Wood (1%)
- Other fuel (1%)

Please visit our Virtual Tour available at:

WWW.TOURFACTORY.COM/1774238



VAN NUYS CENTER QR CODE

