

OFFERING MEMORANDUM

18300 SHERMAN WAY

Turnkey Dental Office | Owner-User Opportunity

Formerly Western Dental & Orthodontics



RESEDA, CA 91335

km Kidder
Mathews

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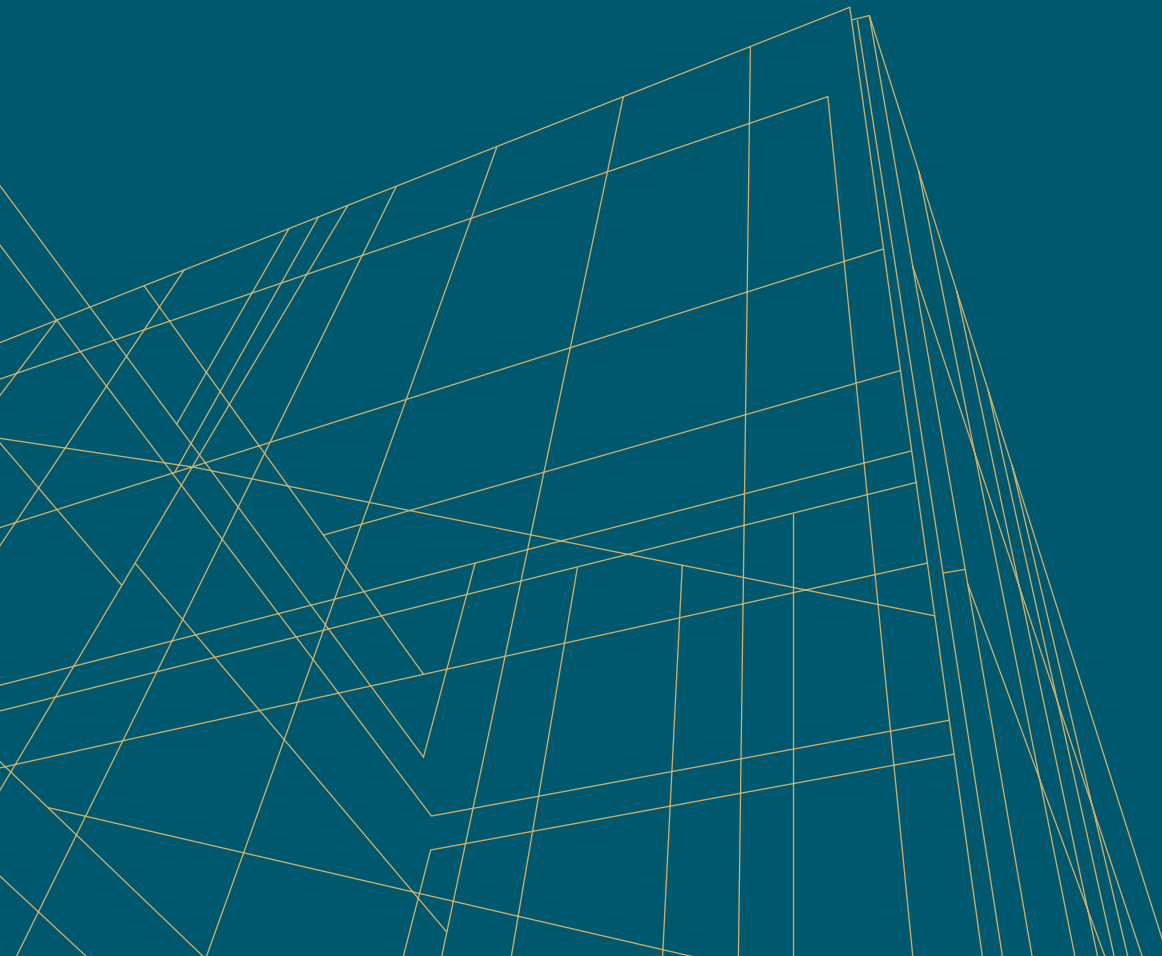
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EXECUTIVE SUMMARY

Section 01

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

ADDRESS	18300 Sherman Way Reseda, CA 91335
TENANT NAME	Turnkey Dental Office, Owner-User Opportunity
TOTAL BUILDING SIZE	± 6,192 SF
LOT SIZE	± 7,013 SF (0.16 AC)
YEAR BUILT	1990 / Renovated 2023

INVESTMENT SUMMARY



\$4,325,000

LIST PRICE



\$698.48

PRICE/SF

INVESTMENT HIGHLIGHTS

Turnkey Dental Facility – Immediate Occupancy

Rare opportunity to acquire a recently constructed, fully built-out dental office in excellent condition. A future owner-user can begin operations immediately while avoiding the significant time, cost, and uncertainty associated with constructing a new dental practice.

Like-New 2023 Buildout

The property underwent a comprehensive, high-quality dental conversion in 2023 and remains in exceptional condition, offering a modern, purpose-built facility with minimal anticipated capital expenditures.

Excellent Owner-User or Value-Add Opportunity

Ideal for dentists seeking to own their real estate, specialty practices looking to expand, or investors pursuing a value-add opportunity by leasing the property to a dental or medical user.

Premier Signalized Corner Location

Freestanding building situated on a highly visible signalized hard corner, providing exceptional street presence, multiple points of ingress and egress, and outstanding branding opportunities.

High-Exposure Retail Corridor

Positioned along Sherman Way, one of the area's primary commercial corridors, with traffic counts exceeding 33,000 vehicles per day, providing continuous exposure to passing motorists and a strong foundation for patient acquisition.

Established Retail & Medical Trade Area

Surrounded by a strong mix of national and regional retailers, including Walgreens, Wells Fargo, WSS, Goodwill, Jons Fresh Marketplace, Citi, and Bank of America, creating consistent consumer traffic and reinforcing the property's long-term desirability.

Dense Infill San Fernando Valley Location

Located within a mature, densely populated trade area featuring approximately 227,000 residents, 197,000 daytime employees, and an average household income exceeding \$122,000 within a three-mile radius, providing a substantial and established patient base.

Purpose-Built for Dental Operations

Purpose-designed for dental use with modern infrastructure, allowing a buyer to avoid lengthy entitlement, design, and construction timelines typically required for a new practice.

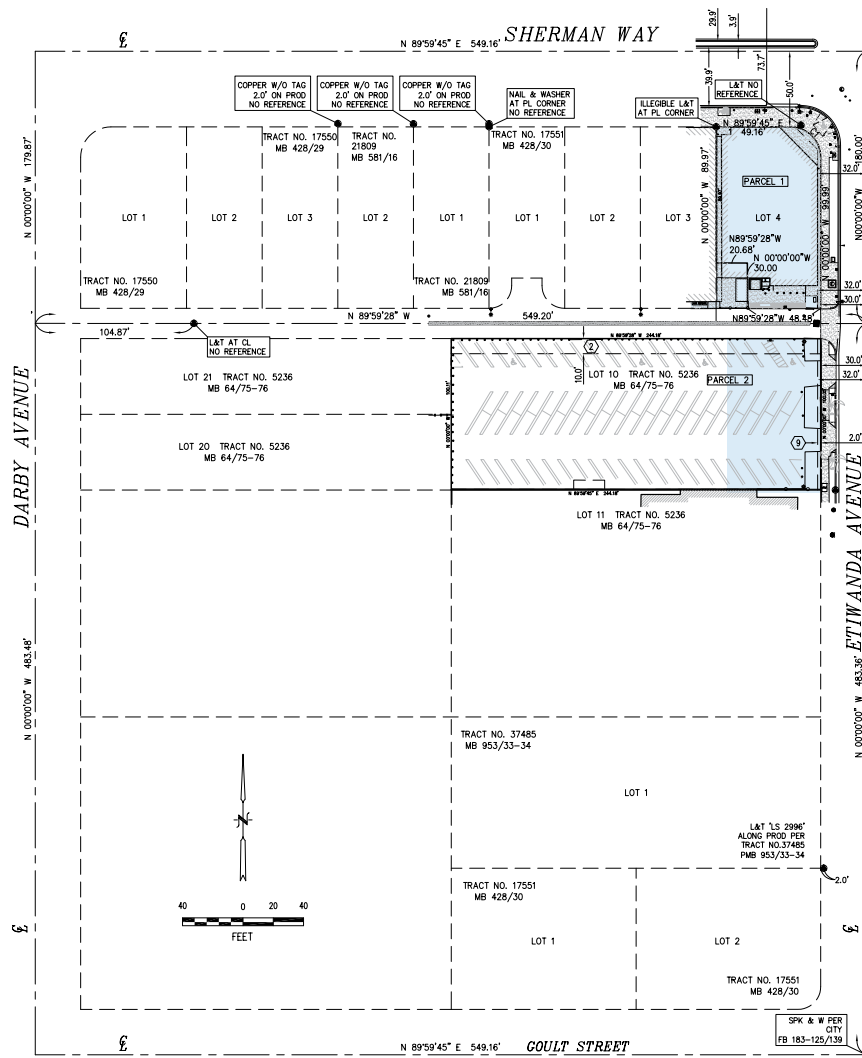
Outstanding Visibility & Accessibility

Excellent access, prominent signage opportunities, and convenient patient circulation make the property well-positioned for long-term operational success.

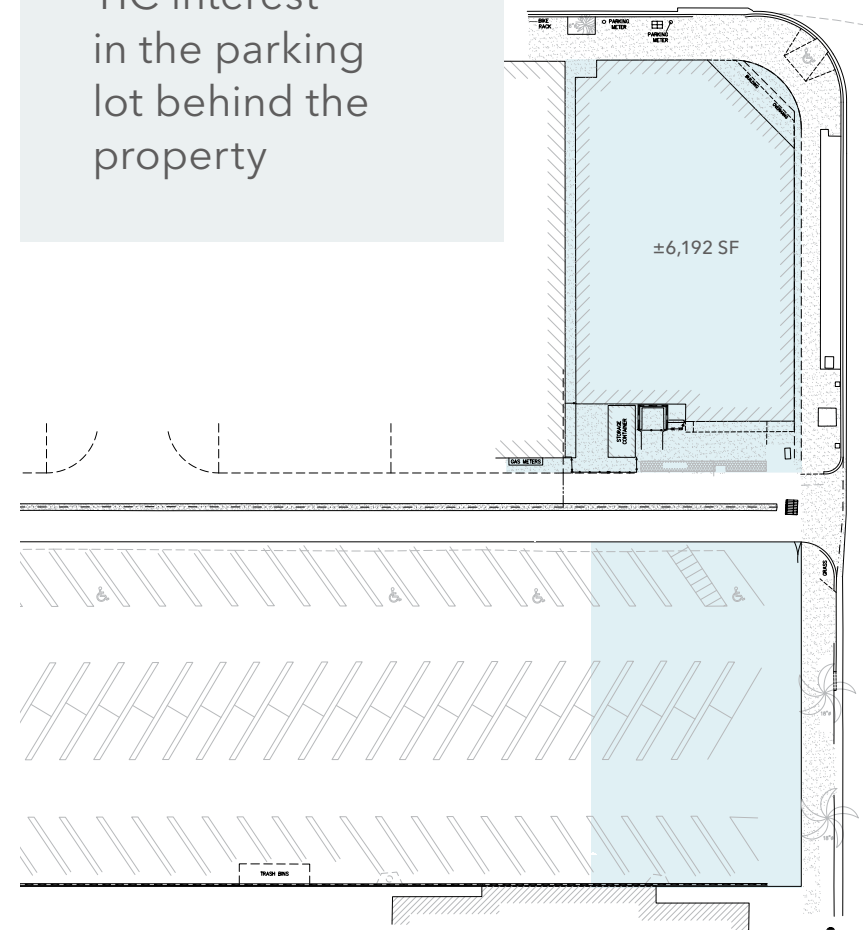
Fee Simple Ownership

Fee simple ownership of the real estate provides long-term control, operational flexibility, and the opportunity to build equity while operating a successful dental practice.

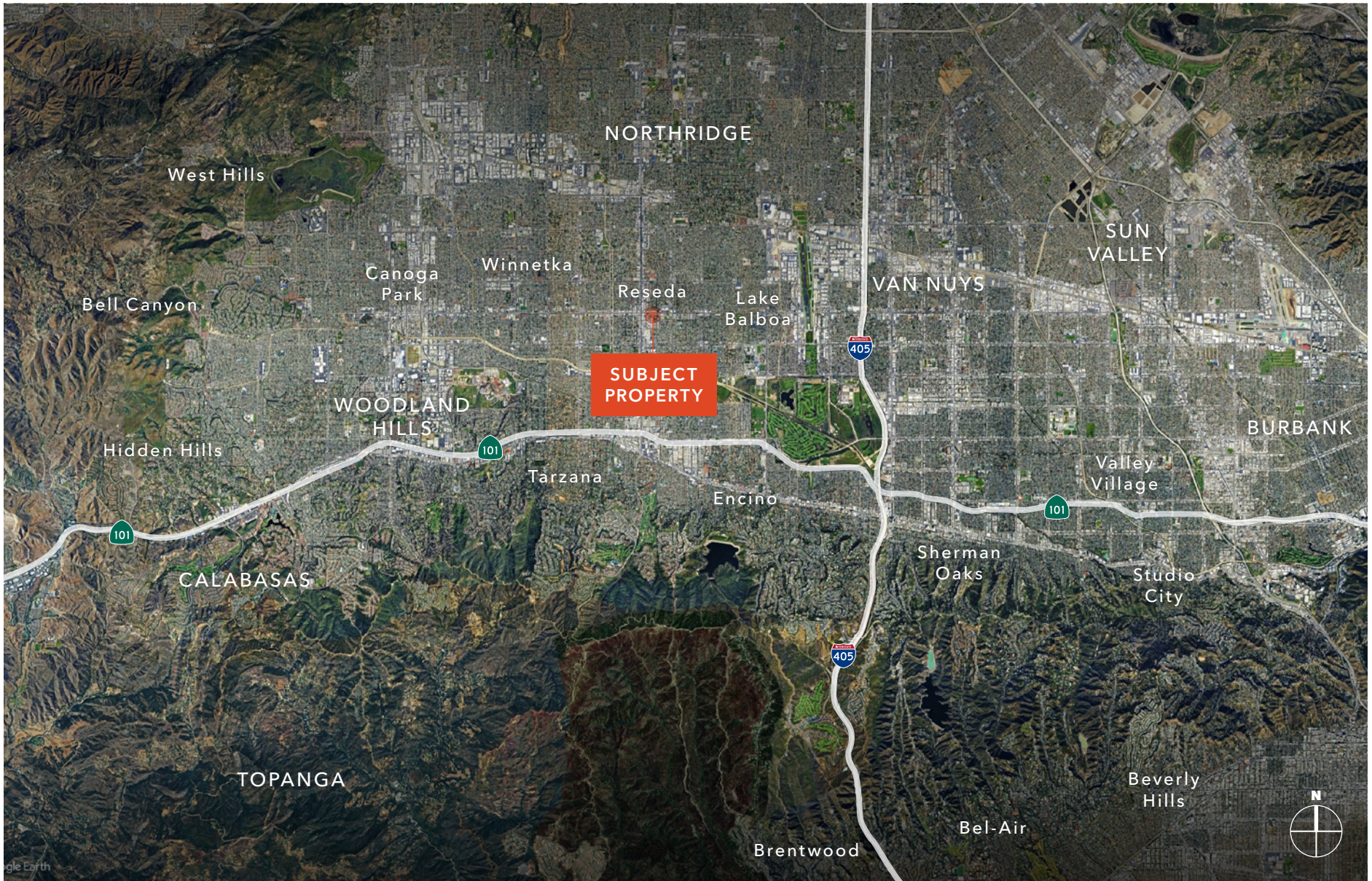
PARCEL MAP



Seller owns 25%
TIC interest
in the parking
lot behind the
property



LOCATION OVERVIEW



AMENITIES MAP

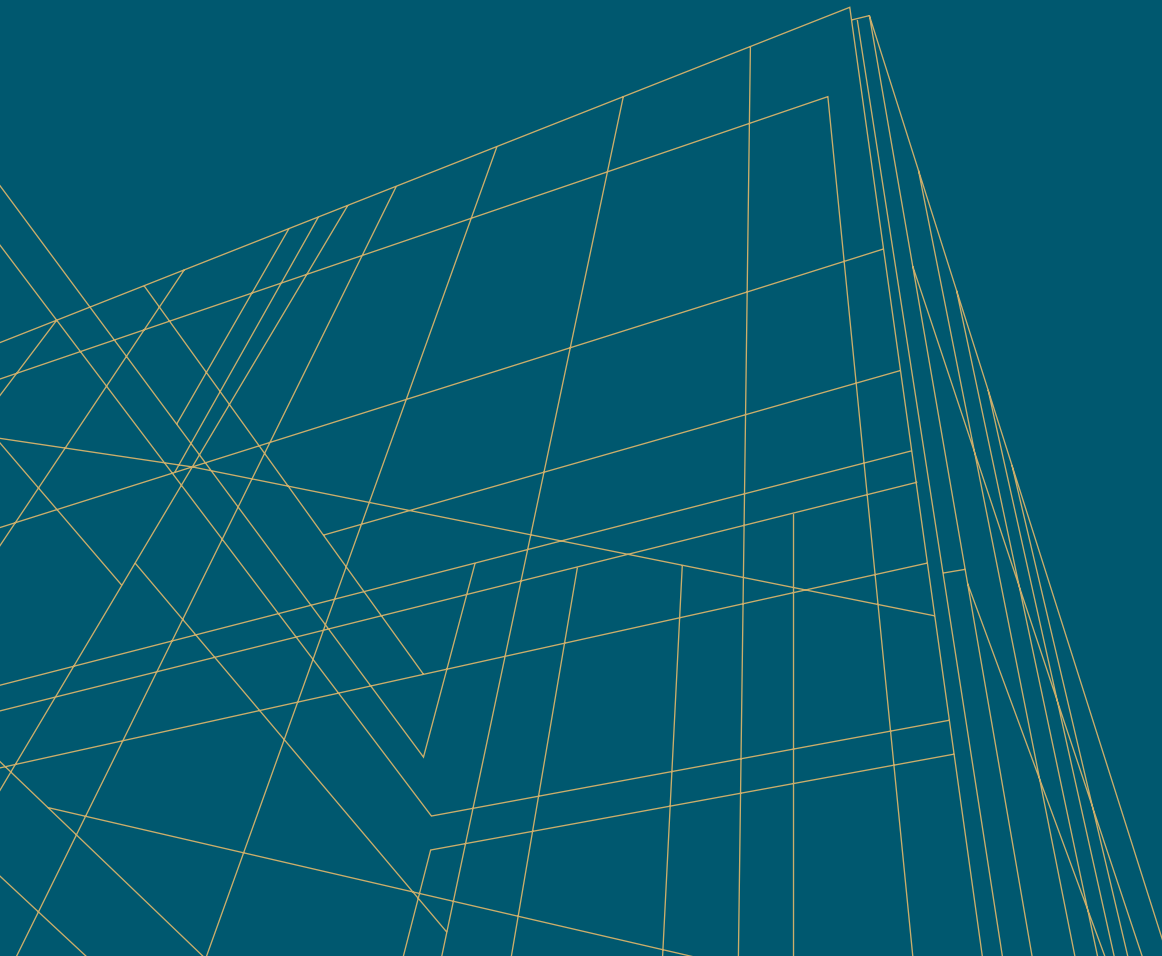


EXECUTIVE SUMMARY



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A complex, abstract graphic composed of numerous thin, light-colored lines that intersect to form a series of overlapping, tilted rectangular and polygonal shapes. The lines are arranged in a way that creates a sense of depth and perspective, resembling a stylized architectural structure or a wireframe model. The overall effect is a dynamic, geometric pattern that occupies the left side of the page.

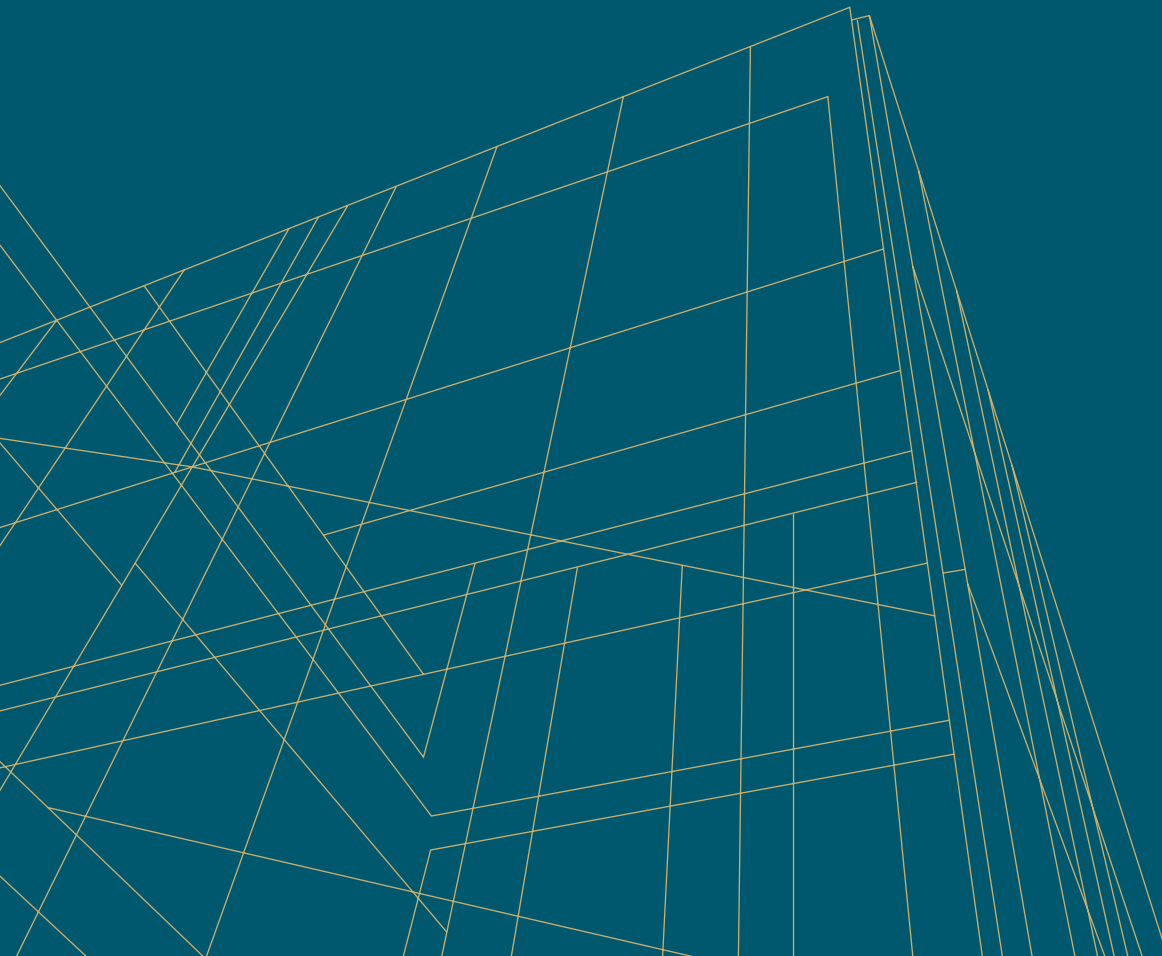
FINANCIAL OVERVIEW

Section 02

INVESTMENT SUMMARY

TENANT	Turnkey Dental Office - Owner-User Opportunity
ADDRESS	18300 Sherman Way Reseda, CA 91335
APN(S)	2125-003-052
TOTAL BUILDING SF	± 6,192 SF
LOT AREA	± 7,013 SF
YEAR BUILT	2023
PRICE	\$4,325,000
PRICE/SF	\$698.48





LOCATION OVERVIEW

Section 04

RESEDA'S MARKET IS RIPE FOR CHANGE

Reseda is an iconic Valley neighborhood with restaurants, shops, an art scene, and architecture that reflects the diversity of its constituency.

Reseda is a centrally located San Fernando Valley community within the City of Los Angeles, anchored by the Sherman Way and Reseda Boulevard commercial corridors. Originally an agricultural area known for its wheat, citrus, and grape fields, the neighborhood began transforming in the early 20th century as rail expansion and Los Angeles' rapid growth fueled residential and commercial development. Today, Reseda is a diverse, established community with strong demographics and consistent traffic. Majestic Plaza occupies a signalized corner near Sherman Way & Darby Avenue, benefiting from traffic counts exceeding 33,000 vehicles per day, a one-mile population of approximately 40,146 residents, and more than 244,000 residents within a three-mile radius. Combined with convenient access to the Ventura (101) Freeway and Reseda Boulevard, the property is positioned within one of the San Fernando Valley's most active and enduring commercial corridors.

RESEDA, CA

DEVELOPMENT AND GROWTH

In 1912, the Los Angeles Pacific Railroad was extended through the San Fernando Valley, and a station was built in Reseda. This made it easier for people to travel to and from the area, and it soon became a popular spot for developers to build homes.

One of the most notable developers of the time was a man named Isaac Newton Van Nuys, who had already made his fortune in the real estate business. He saw the potential in Reseda and began buying up land in the area. By 1914, he had built a large housing development that included more than 700 homes. The development was named “Reseda” after the fragrant plant that grew in the area, and the name stuck.

Over the next few decades, Reseda continued to grow, and by the 1950s, it had become a bustling suburban community. The population had grown from just a few hundred in the early 1900s to more than 50,000 by the 1960s. Reseda was also home to several movie studios, including the famous Republic Pictures, which produced many classic Westerns and other films.

KEY LANDMARKS

Reseda is home to several key landmarks that are worth exploring for those interested in the neighborhood’s history. One such landmark is the Reseda Theater, which was built in 1948 and is now a historic cultural monument. The theater was once a popular spot for moviegoers, but it fell into disrepair in the 1980s and was almost demolished. However, a group of local residents fought to save the theater, and it was eventually restored and reopened in the 1990s. Today, it’s a popular venue for live music and theater performances.

Another key landmark is the Reseda Country Club, which was once a hotspot for Hollywood celebrities in the 1950s and 1960s. The club featured a golf course, swimming pool, and tennis courts, and was known for its glamorous parties and events. However, by the 1970s, the club had fallen into disrepair and was eventually shut down. Today, the land is owned by the city and is home to the Reseda Recreation Center.

The Reseda Woman’s Club is another important landmark in the neighborhood. The club was founded in 1912 and is one of the oldest women’s clubs in California.



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