

8619 Reseda Boulevard

TRUST SALE!!!!



Northridge, CA 91324



APPROX. 20,500 SF 3-STORY BUILDING

8619 Reseda Boulevard

Northridge. CA 91324

DAVID YASHAR

Director
(310) 724-8043
dyashar@kw.com
DRE# 01102638

ALEX SHABANI

Senior Managing Director, CAG
(310) 272-7397
alex@cag-re.com
DRE# 01352902

OMID SALEH

Agent
(818) 384-4111
osaleh@kw.com
DRE# 01980838

ERIC SIMONYAN

Agent
(310) 724-8066
esimonyan@kw.com
DRE# 01984661



The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Keller Williams and it should not be made available to any other person or entity without the written consent of Keller Williams. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the Offering Memorandum. If you have no interest in the subject property at this time, please return this Offering Memorandum to Keller Williams.

This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Keller Williams has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Keller Williams has not verified, and will not verify, any of the information contained herein, nor has Keller Williams conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Keller Williams has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Keller Williams's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Keller Williams and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook.

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Keller Williams makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

DESIGN BY CRESC



Executive Summary

8619 Reseda Boulevard

Property Highlights

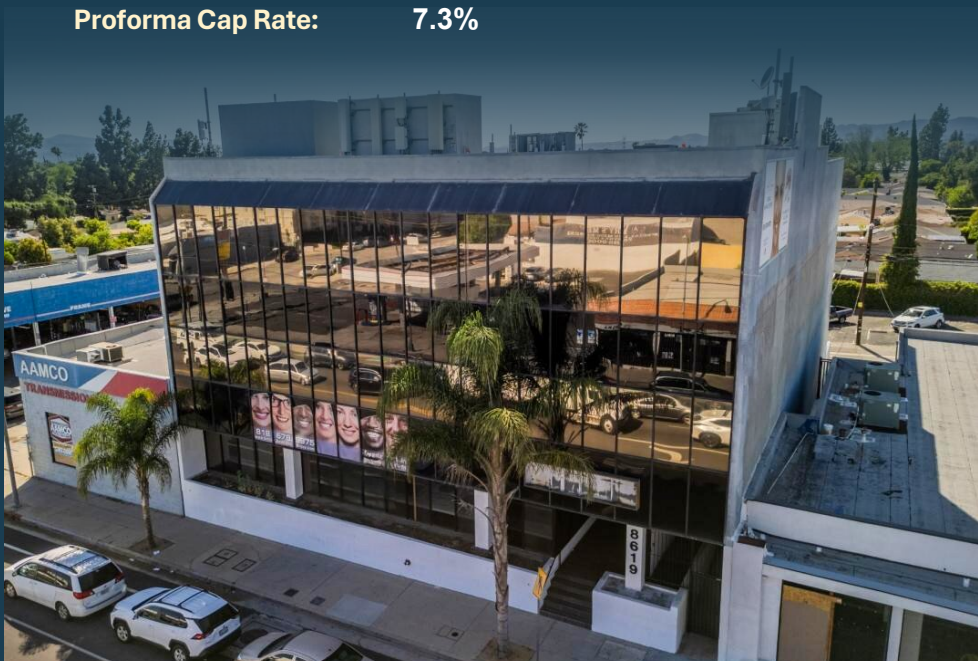
8619 Reseda Boulevard

- Approx. 20,500 SF Office Building on a Major Commercial Thoroughfare
- Excellent Frontage; Approx. 75 Feet along Reseda Blvd.
- Ample On-Site Parking (Subterranean & On-Grade) plus Plenty of Street Parking
- Good Car Traffic Counts with over 35,000 CPD along Reseda Blvd.
- Minutes from the 101, 118, and 405 Freeways
- Less than 1-mile from Dignity Health - Northridge Hospital Medical Center
- TRUST SALE!!!
- Situated in the Northridge Medical and Retail Corridor
- 1-mile from Cal State University of Northridge campus
- Nearby Shopping Centers Include Northridge Plaza and Northridge Fashion Center / Promenade Shopping Center
- Just south of the signalized intersection of Reseda Blvd & Parthenia St
- Strong Demographics; Over 30,000 People Reside Within a 1-Mile Radius & Over 200,000 Within 3-Miles Radius.



Property Summary

Price:	\$3,795,000
Year Built:	1982
SF (Per Title):	20,463
Price / SF:	\$185.46
Lot Size (SF):	16,080
Floors:	3
Parking:	Approx 46 - Rear & Sub
Zoning:	LAC2 & R2
APN:	2785-005-025 & 2785-005-018
Current Cap Rate:	3.9%
Proforma Cap Rate:	7.3%



TENANT ANNUAL SCHEDULED INCOME

	Current	Proforma
Gross Rent	\$487,692	\$506,500
TOTALS	\$487,692	\$506,500

ANNUALIZED INCOME

	Current	Proforma
Gross Potential Rent	\$487,692	\$506,500
Less: Vacancy	(\$138,252)	(\$25,325)
Effective Gross Income	\$349,440	\$481,175
Less: Expenses	(\$202,814)	(\$203,566)
Net Operating Income	\$148,626	\$277,608

ANNUALIZED EXPENSES

	Current	Proforma
Property Taxes	\$67,161	\$67,161
Insurance	\$12,000	\$12,000
DWP	\$32,520	\$32,520
Telephone	\$150	\$150
Gardener	\$1,800	\$1,800
Trash	\$7,250	\$7,250
Security	\$15,575	\$15,575
Repairs & Maintenance	\$46,850	\$46,850
Management	\$19,508	\$20,260
Total Expenses	\$202,814	\$203,566
Expenses Per RSF	\$9.91	\$9.95

Rent Roll

Current Rent Roll								Proforma	
Suite	Tenant Name	RSF	Lease Commence	Lease Expire	Monthly Rent	Rent/SF	Increases	Proforma Rent	Proforma Rent/SF
101	Smile Boutique	2,803			\$8,409.00	\$3.00	3%	\$8,661.27	\$3.09
102	Absolute Asthetics	430		m-m	\$967.50	\$2.25		\$967.50	\$2.25
103	Investment Co.	290		12/31/59	-	-		-	-
104	Wound Dr	862	4/1/26	3/30/28	\$1,724.00	\$2.00	3%	\$1,775.72	\$2.06
108	Dr Rudolph DDS	1,448		M-M	\$2,009.00	\$1.39		\$2,896.00	\$2.00
201A	Endeavors Practice Management	222	7/1/26	6/30/27	\$444.00	\$2.00		\$555.00	\$2.50
201B	EPM Inc & CA Mobile Drs	1,071	7/1/26	6/30/27	\$2,142.00	\$2.00		\$2,142.00	\$2.00
202	Philip Payment	681	6/1/27	5/31/27	\$1,362.00	\$2.00		\$1,362.00	\$2.00
203	VACANT	626			\$1,252.00	\$2.00		\$1,252.00	\$2.00
204	Steve Bubalo Construction	972	2/15/26	8/31/28	\$1,944.00	\$2.00	3%	\$2,002.32	\$2.06
205	Prop Management Office	259		M-M	\$650.00	\$2.51		\$650.00	\$2.51
206	Art Design & Remodeling	256	2/1/26	1/31/27	\$600.00	\$2.34		\$615.00	\$2.40
207	Gentle Journey Home Health	350	11/1/25	10/31/28	\$700.00	\$2.00	3%	\$721.00	\$2.06
208	Dental Lab	2,673		M-M	\$5,346.00	\$2.00		\$5,346.00	\$2.00
301B	BNM Home Health	785	4/1/26	3/31/27	\$1,570.00	\$2.00		\$1,570.00	\$2.00
301A	Curantis Home Health	608	4/1/26	3/31/27	\$1,216.00	\$2.00		\$1,216.00	\$2.00
303	Steve Bubalo Construction	1,256	2/15/26	8/14/28	\$2,512.00	\$2.00	3%	\$2,587.36	\$2.06
304	VACANT	934			\$1,868.00	\$2.00		\$1,868.00	\$2.00
305	Urbane Design	541	6/1/26	5/31/27	\$1,082.00	\$2.00		\$1,114.46	\$2.06
306	Lab Storage	312		M-M	\$780.00	\$2.50		\$780.00	\$2.50
307	Owners Personal	263		M-M	\$657.50	\$2.50		\$657.50	\$2.50
308	Oremos Home Health	1,053	4/1/26	3/31/29	\$2,106.00	\$2.00	3%	\$2,169.18	\$2.06
309	Home Health	650	5/1/26	4/30/27	\$1,300.00	\$2.00		\$1,300.00	\$2.00
310	Investment Co.	716		1/1/59	-	-		-	-
Total Square Feet		20,061			\$40,641.00			\$42,208.31	

- Unit 205, 208, 306, & 307 have been used and occupied by the previous Owner and may be delivered vacant at close of escrow.
- Unit 103 & 310 are leased until 2059 with owner of cell towers on roof of building

- (1) SELLER DOES NOT GUARANTEE THE MEASUREMENTS OF THE BUILDING. BUYER IS
 - RESPONSIBLE FOR MEASURING & VERIFYING THE SF OF THE BUILDING!!!
 - **DRIVE BY ONLY**

Investment Overview

8619 Reseda Blvd presents a compelling opportunity to acquire a ±20,500 square foot, three-story office building ideally positioned along a major commercial thoroughfare in the heart of Northridge. Offered as a trust sale, the property provides a unique acquisition advantage for both investors and owner-users seeking scale, visibility, and long-term upside.

The building is well-suited for an owner-user, with the flexibility to occupy a significant portion while benefiting from existing tenancy. With 46 on-site parking spaces (subterranean and on-grade) plus abundant street parking, the property offers a rare level of convenience for tenants, patients, and visitors.

Strategically located just south of the signalized intersection of Reseda Blvd and Parthenia St, the property enjoys approximately 75 feet of frontage and exposure to over 35,000 cars per day. It sits within the highly active Northridge medical and retail corridor, less than one mile from Dignity Health Northridge Hospital Medical Center and Cal State Northridge, driving consistent daytime traffic and demand.

Surrounded by major retail destinations including Northridge Fashion Center and nearby shopping centers, and with quick access to the 101, 118, and 405 freeways, the property benefits from strong regional connectivity and dense surrounding demographics. With over 200,000 residents within a three-mile radius, this is a prime value-add opportunity to reposition or modernize a well-located asset in a proven, high-demand submarket.



Prime Northridge Location



8619 Reseda Boulevard

Northridge, CA 91324



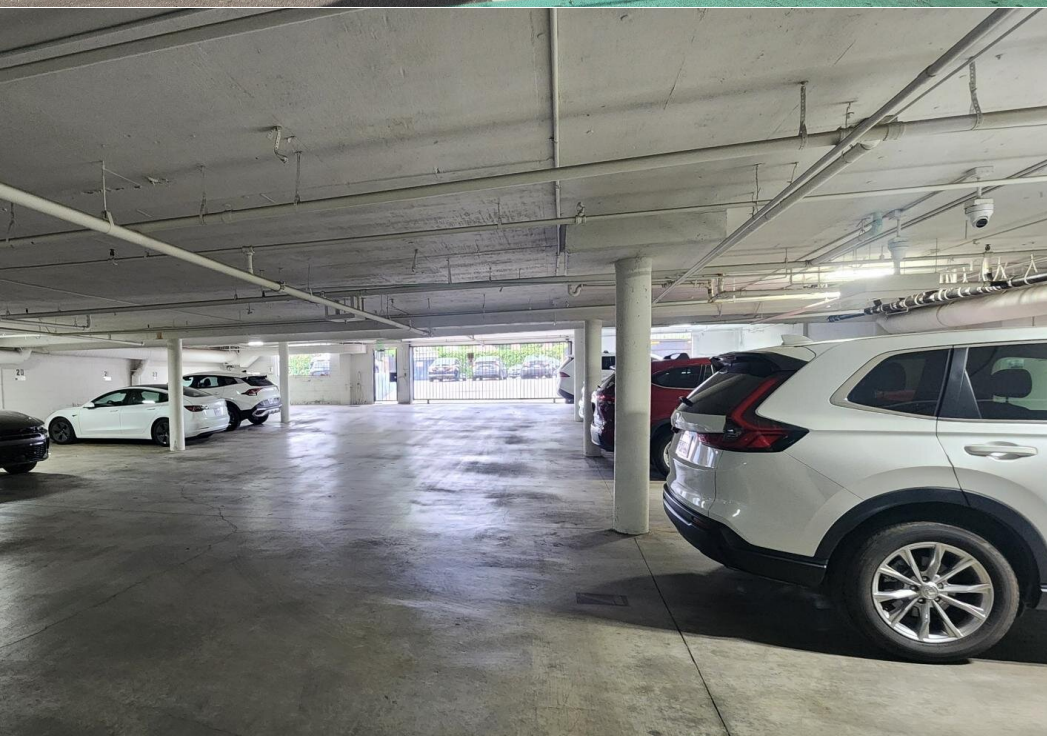


8619 RESEDA BLVD

2785-005-025

SUBJECT PARKING LOT

2785-005-018



An aerial photograph of a city street, likely Reseda Boulevard, showing a mix of commercial and residential buildings, parking lots, and trees. The image is overlaid with a dark blue gradient that fades from the top left towards the bottom right. In the background, a range of mountains is visible under a clear sky. A yellow vertical bar is present on the far right edge of the image.

Location Overview

8619 Reseda Boulevard

Northridge, CA

Situated in the San Fernando Valley, Northridge is a vibrant suburban neighborhood of Los Angeles. Northridge is home to California State University Northridge, which offers residents access to a host of educational and cultural opportunities in addition to numerous sporting events. Northridge is brimming with a wide variety of diverse shops, restaurants, and markets. This 9.47 square mile neighborhood is known as the haven away from the city.

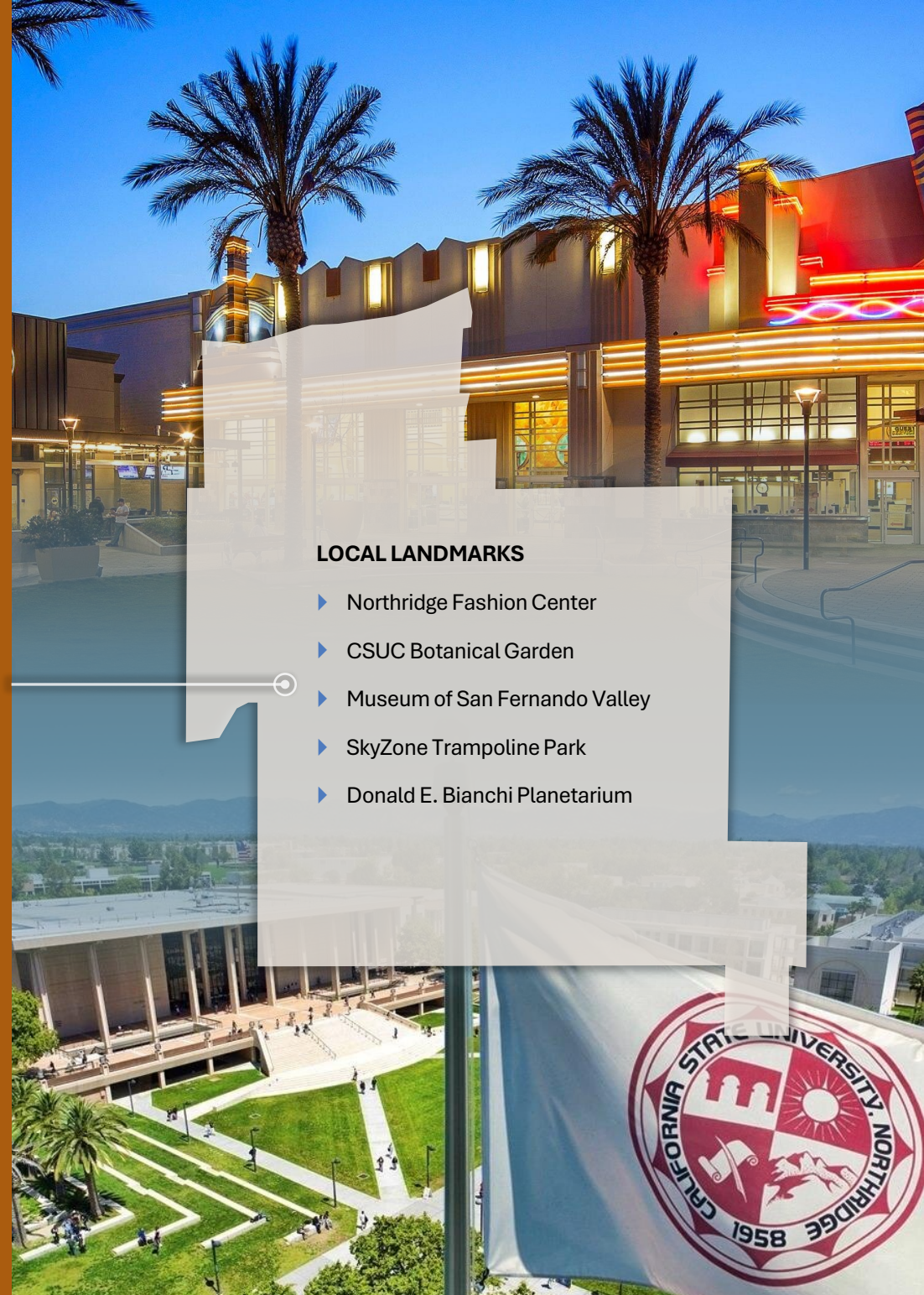
DEMOGRAPHICS

POPULATION	BACHELOR'S DEGREE+	MEDIAN HH INCOME	MEDIAN HOME VALUE
70,486	54.9%	\$102,356	\$1,073,768

Residents don't have to travel far to find any of their everyday needs. The Northridge Fashion Center is a particularly popular mall for shopping, dining, and entertainment as well. Locals enjoy convenience to plenty of parks and recreation centers, where they can engage in year-round outdoor recreation. Getting around from Northridge is a breeze with access to the 118 and 405 freeways as well as the Metrolink's Ventura County Line

LOCAL LANDMARKS

- ▶ Northridge Fashion Center
- ▶ CSUC Botanical Garden
- ▶ Museum of San Fernando Valley
- ▶ SkyZone Trampoline Park
- ▶ Donald E. Bianchi Planetarium



AMENITIES





CALIFORNIA
STATE UNIVERSITY
NORTHRIDGE



\$203M
ENDOWMENT



38,551
STUDENTS



2,187
FACULTY

California State University, Northridge is a public university in the Northridge neighborhood of Los Angeles, California. With a total enrollment of 38,551 students (as of Fall 2021), it has the second largest undergraduate population as well as the third largest total student body of the 23-campus California State University system, making it one of the largest comprehensive universities in the United States in terms of enrollment size.

The size of CSUN also has a major impact on the California economy, with an estimated \$1.9 billion in economic output generated by CSUN on a yearly basis. As of Fall 2023, the university has 2,187 faculty, of which 794 (or about 36%) were tenured or on the tenure track.



San Fernando Valley

HOME OF INNOVATION



Almost 1.9 million people reside in the San Fernando Valley, which includes the submarkets of Chatsworth / Northridge-Northwest San Fernando Valley; Van Nuys-Northeast San Fernando Valley; Woodland Hills; Burbank-Glendale-Pasadena; as well as Sherman Oaks-North Hollywood-Encino. The area's population is expected to increase by nearly 45,000 new residents through 2021. Key Valley neighborhoods such as Hidden Hills, Calabasas, Agoura Hills and Woodland Hills each have average household incomes higher than other Los Angeles high-profile communities such as Brentwood, Santa Monica and West Los Angeles.

8619 Reseda Boulevard

Northridge, CA 91324

DAVID YASHAR

Director
(310) 724-8043
dyashar@kw.com
DRE# 01102638

ALEX SHABANI

Senior Managing Director, CAG
(310) 272-7397
alex@cag-re.com
DRE# 01352902

OMID SALEH

Agent
(818) 384-4111
osaleh@kw.com
DRE# 01980838

ERIC SIMONYAN

Agent
(310) 724-8066
esimonyan@kw.com
DRE# 01984661

