

OFFERING MEMORANDUM

6254 WHITSETT AVE

Valley Glen, CA 91606

Marcus & Millichap



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6254 WHITSETT AVE

EXCLUSIVELY
LISTED BY

JANETTE MONFARED

Senior Managing Director Investments
Encino

Direct: 818.212.2752

Janette.Monfared@marcusmillichap.com

CalDRE #00765098


Marcus & Millichap



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SECTION 1



EXECUTIVE SUMMARY

Offering Summary
Investment Highlights

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OFFERING SUMMARY

6254 WHITSETT AVE



Listing Price
\$1,425,000



Cap Rate
5.69%



Number of Units
6

FINANCIAL

Listing Price	\$1,425,000
Down Payment	49% / \$700,000
NOI	\$81,013
Cap Rate	5.69%
GIM	11.64
Price/SF	\$280.07
Price/Unit	\$237,500

OPERATIONAL

Gross SF	5,088 SF
Number of Units	6
Lot Size	0.15 Acres (6,751 SF)
Occupancy	97%
Year Built	1956



6254 WHITSETT AVE

Valley Glen, CA 91606

INVESTMENT OVERVIEW

Living at 6254 Whitsett Avenue offers a balanced lifestyle in the heart of Valley Glen, a neighborhood known for its suburban charm and accessibility within the San Fernando Valley. The property is ideally located just minutes from the vibrant NoHo Arts District and the newly developed NOHO West Plaza, providing residents with easy access to trendy dining, boutique shopping, and diverse entertainment. For outdoor enthusiasts, the nearby Tujunga Wash Greenway and Laurel Grove Park offer beautiful green spaces for walking and recreation.

The residence is just 1.4 miles from Los Angeles Valley College and is served by well-regarded schools such as Bellingham Elementary.

Transit: Getting around is seamless with the North Hollywood Metro Station only a 4-minute drive away, connecting you to the B Line (Red) for easy commutes to Hollywood and Downtown LA.

On-Site Amenities: The building itself features practical facilities including on-site laundry and detached carport parking, ensuring a convenient daily routine in a highly drivable and moderately walkable community.

INVESTMENT HIGHLIGHTS

Desirable Whitsett Avenue Location

Owner's unit with extra large private yard

Detached parking

On-site laundry facilities

Strong current income with upside potential upon unit turnover



SECTION 2

02



PROPERTY INFORMATION

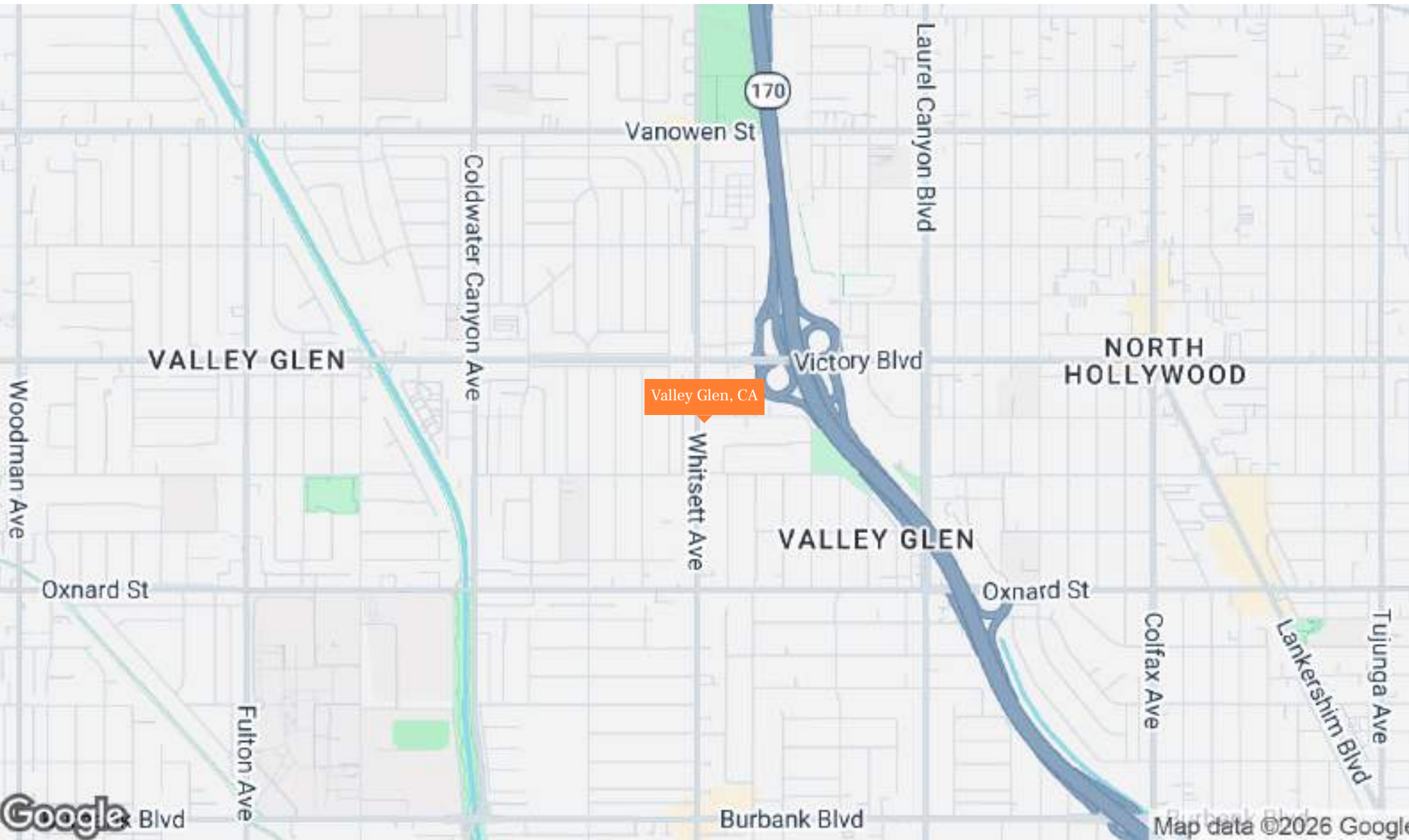
Regional Map
Additional Photos
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6254 WHITSETT AVE

REGIONAL MAP



6254 WHITSETT AVE

ADDITIONAL PHOTOS



6254 WHITSETT AVE

ADDITIONAL PHOTOS



6254 WHITSETT AVE

ADDITIONAL PHOTOS



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6254 WHITSETT AVE

ADDITIONAL PHOTOS





SECTION 3

03



FINANCIAL ANALYSIS

Financial Details

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6254 WHITSETT AVE

FINANCIAL DETAILS

As of April,2026

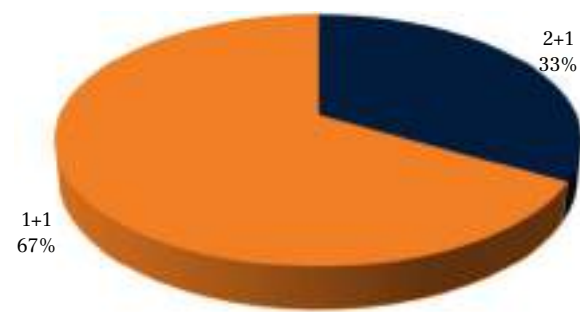
UNIT	UNIT TYPE	SCHEDULED	POTENTIAL
		Rent / Month	Rent / Month
1	1+1	\$1,815	\$1,850
2	1+1	\$1,699	\$1,850
3	2+1	\$1,308	\$2,200
4	1+1	\$1,854	\$1,850
5	1+1	\$1,731	\$1,850
6	2+1	\$1,648	\$2,200
Total		Square Feet: 5,088 \$10,055	\$11,800

6254 WHITSETT AVE

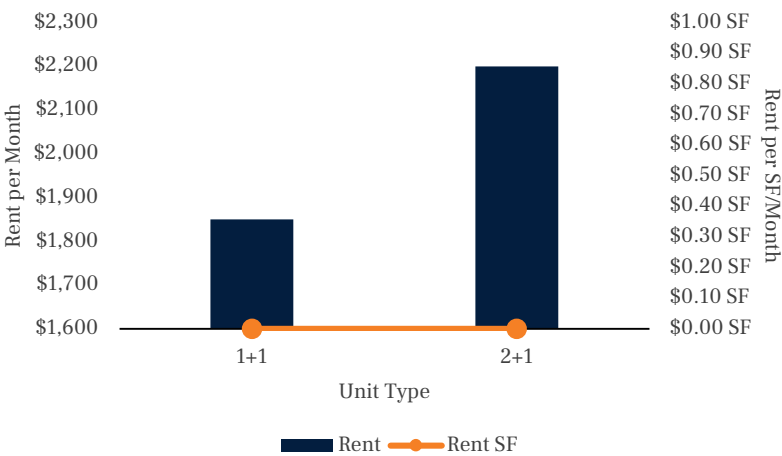
FINANCIAL DETAILS

UNIT TYPE	# OF UNITS	RENTAL RANGE	SCHEDULED		POTENTIAL	
			AVERAGE RENT	MONTHLY INCOME	AVERAGE RENT	MONTHLY INCOME
1+1	4	\$1,699 - \$1,854	\$1,775	\$7,100	\$1,850	\$7,400
2+1	2	\$1,308 - \$1,648	\$1,478	\$2,956	\$2,200	\$4,400
TOTALS/WEIGHTED AVERA	6		\$1,676	\$10,055	\$1,967	\$11,800
GROSS ANNUALIZED RENTS			\$120,665		\$141,600	

Unit Distribution



Unit Rent



6254 WHITSETT AVE

FINANCIAL DETAILS

INCOME	Current		Pro Forma	NOTES	PER UNIT	PER SF
Rental Income						
Gross Potential Rent	141,600		141,600		23,600	27.83
Loss / Gain to Lease	(20,935)	14.8%	0		0	0.00
Gross Scheduled Rent	120,665		141,600		23,600	27.83
Physical Vacancy	(3,620)	3.0%	(4,248)	3.0%	(708)	(0.83)
TOTAL VACANCY	(\$3,620)	3.0%	(\$4,248)	3.0%	(\$708)	(\$1)
Effective Rental Income	117,045		137,352		22,892	27.00
Other Income						
Laundry & Parking Income	1,800		1,800		300	0.35
TOTAL OTHER INCOME	\$1,800		\$1,800		\$300	\$0.35
EFFECTIVE GROSS INCOME	\$118,845		\$139,152		\$23,192	\$27.35
EXPENSES	Current		Pro Forma	NOTES	PER UNIT	PER SF
Real Estate Taxes	17,100		17,100		2,850	3.36
Insurance	5,600		5,600	[2]	933	1.10
Utilities - DWP	4,800		4,800		800	0.94
Utilities - Gas	1,692		1,692		282	0.33
Trash Removal	3,600		3,600		600	0.71
Repairs & Maintenance	3,600		3,600		600	0.71
Landscaping	1,440		1,440		240	0.28
TOTAL EXPENSES	\$37,832		\$37,832		\$6,305	\$7.44
EXPENSES AS % OF EGI	31.8%		27.2%			
NET OPERATING INCOME	\$81,013		\$101,320		\$16,887	\$19.91

Notes and assumptions to the above analysis are on the following page.

6254 WHITSETT AVE

FINANCIAL DETAILS

SUMMARY

Price	\$1,425,000	
Down Payment	\$700,000	49%
Number of Units	6	
Price Per Unit	\$237,500	
Price Per SqFt	\$280.07	
Gross SqFt	5,088	
Lot Size	0.15 Acres	
Approx. Year Built	1956	

RETURNS

	Current	Pro Forma
CAP Rate	5.69%	7.11%
GIM	11.64	9.94
Cash-on-Cash	5.10%	8.00%
Debt Coverage Ratio	1.79	2.24

FINANCING

	1st Loan
Loan Amount	\$725,000
Loan Type	New
Interest Rate	6.25%
Amortization	30 Years
Year Due	2029

Loan information is subject to change.

# OF UNITS	UNIT TYPE	SCHEDULED RENTS	MARKET RENTS
4	1+1	\$1,775	\$1,850
2	2+1	\$1,478	\$2,200

OPERATING DATA

INCOME

		Current		Pro Forma
Gross Scheduled Rent		\$120,665		\$141,600
Less: Vacancy/Deductions	3.0%	\$3,620	3.0%	\$4,248
Total Effective Rental Income		\$117,045		\$137,352
Other Income		\$1,800		\$1,800
Effective Gross Income		\$118,845		\$139,152
Less: Expenses	31.8%	\$37,832	27.2%	\$37,832
Net Operating Income		\$81,013		\$101,320
Cash Flow		\$81,013		\$101,320
Debt Service		\$45,312		\$45,312
Net Cash Flow After Debt Ser	5.10%	\$35,700	8.00%	\$56,008

TOTAL RETURN	5.10%	\$35,700	8.00%	\$56,008
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EXPENSES

	Current	Pro Forma
Real Estate Taxes	\$17,100	\$17,100
Insurance	\$5,600	\$5,600
Utilities - DWP	\$4,800	\$4,800
Utilities - Gas	\$1,692	\$1,692
Trash Removal	\$3,600	\$3,600
Repairs & Maintenance	\$3,600	\$3,600
Landscaping	\$1,440	\$1,440
TOTAL EXPENSES	\$37,832	\$37,832
Expenses/Unit	\$6,305	\$6,305
Expenses/SF	\$7.44	\$7.44



SECTION 4

04



SALE COMPARABLES

Sale Comps Map
Sale Comps Summary
Price per SF Chart
Price per Unit Chart
Sale Comps

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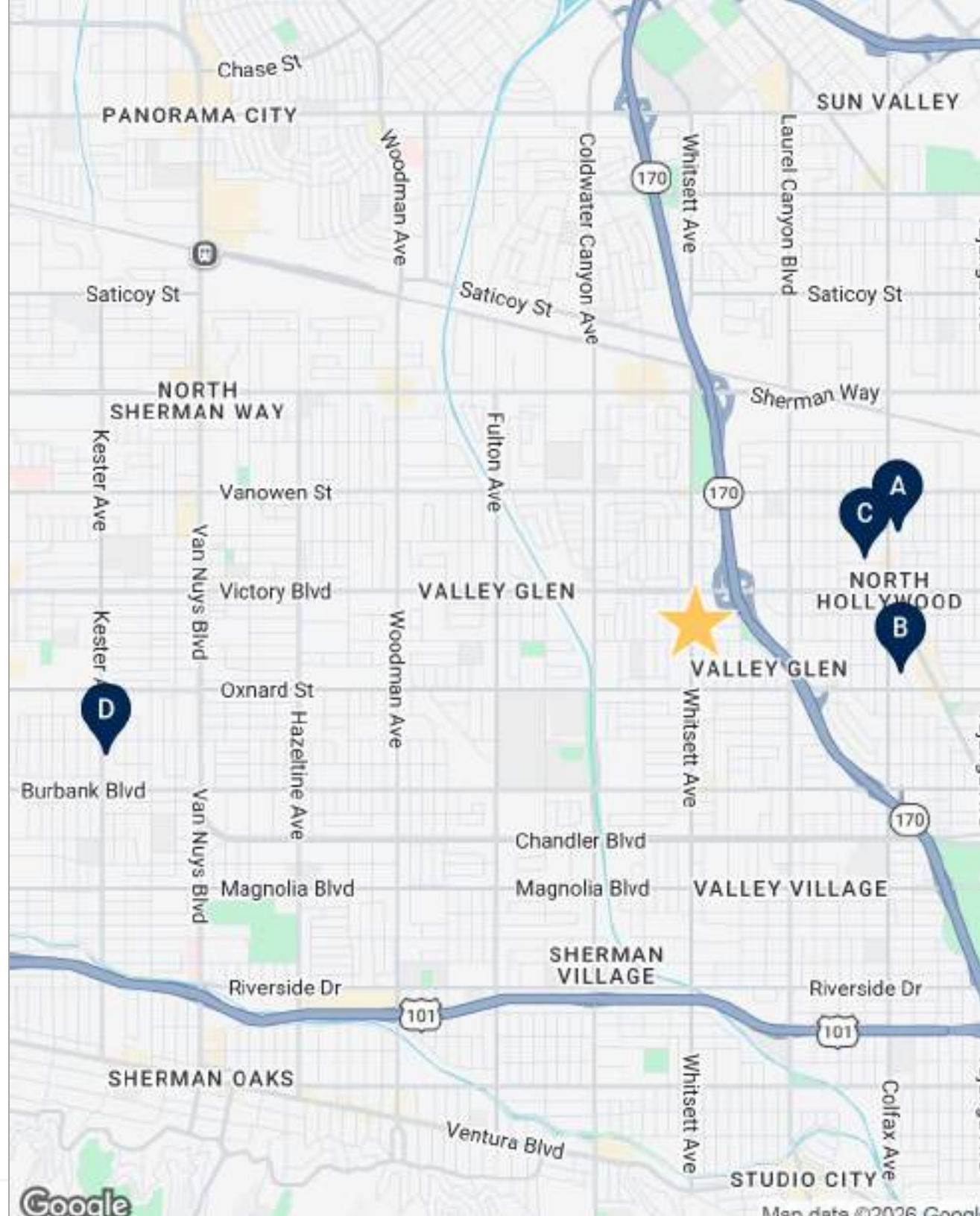


6254 WHITSETT AVE

SALE COMPS MAP

SALE COMPS MAP

- ★ 6254 Whitsett Ave
- A 6623 Troost Ave
- B 6045 Hazelhurst Pl
- C 11763 Hamlin St
- D 5722 Kester Ave



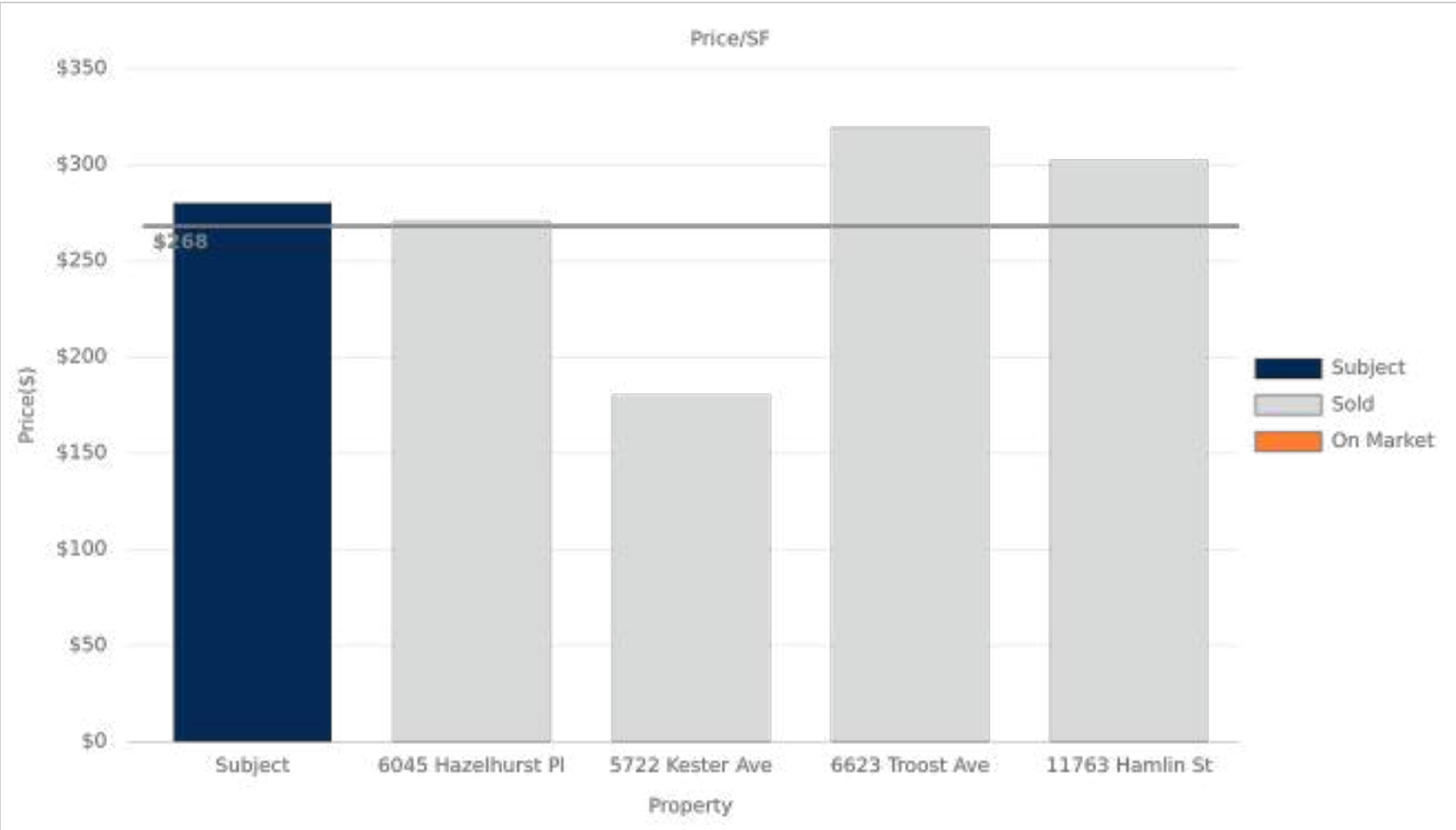
6254 WHITSETT AVE

SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	6254 Whitsett Ave Valley Glen, CA 91606	\$1,425,000	5,088 SF	\$280.07	0.15 AC	\$237,500	5.69%	6	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	6623 Troost Ave North Hollywood, CA 91606	\$1,200,000	3,759 SF	\$319.23	0.15 AC	\$240,000	-	5	03/20/2026
	6045 Hazelhurst Pl North Hollywood, CA 91606	\$2,400,000	8,868 SF	\$270.64	0.35 AC	\$240,000	6.85%	10	02/19/2026
	11763 Hamlin St North Hollywood, CA 91606	\$1,955,000	6,467 SF	\$302.30	0.18 AC	\$244,375	-	8	03/27/2026
	5722 Kester Ave Van Nuys, CA 91411	\$1,207,000	6,694 SF	\$180.31	0.17 AC	\$241,400	-	5	02/24/2026
	AVERAGES	\$1,690,500	6,447 SF	\$268.12	0.21 AC	\$241,443	6.85%	7	-

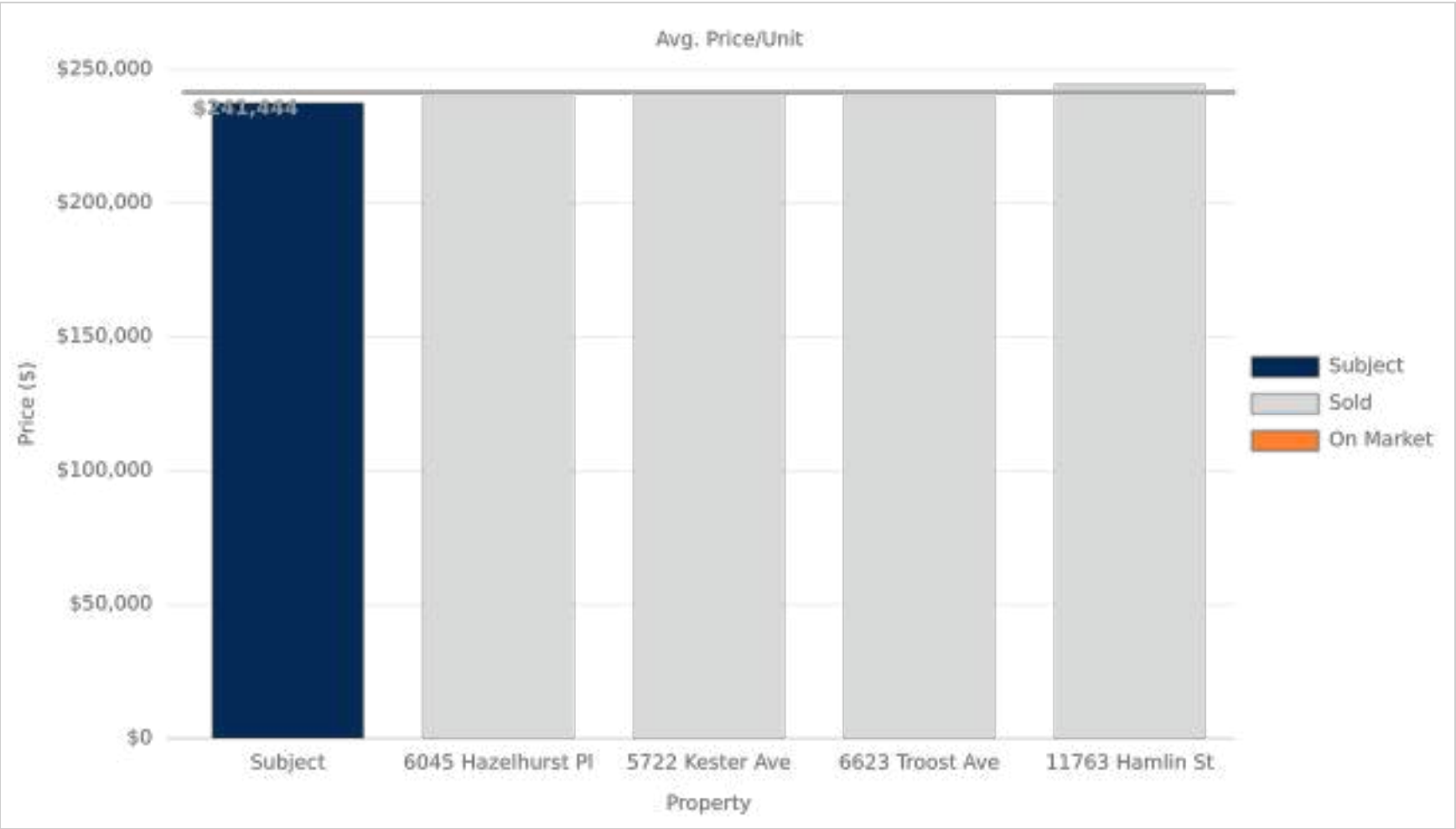
6254 WHITSETT AVE

PRICE PER SF CHART



6254 WHITSETT AVE

PRICE PER UNIT CHART



6254 WHITSETT AVE

SALE COMPS



6254 Whitsett Ave
Valley Glen, CA 91606

Listing Price:	\$1,425,000	Price/SF:	\$280.07
Property Type:	Multifamily	GRM:	11.81
Cap Rate:	5.69%	Year Built:	1956
COE:	On Market	Number Of Units:	6
Lot Size:	0.15 Acres	Price/Unit:	\$237,500
Total SF:	5,088 SF		

UNIT TYPE	# UNITS	% OF
1+1	4	66.7
2+1	2	33.3
TOTAL/AVG	6	100%



6623 Troost Ave
North Hollywood, CA 91606

Sale Price:	\$1,200,000	Price/SF:	\$319.23
Property Type:	Multifamily	GRM:	-
Cap Rate:	-	Year Built:	1959
COE:	03/20/2026	Number Of Units:	5
Lot Size:	0.15 Acres	Price/Unit:	\$240,000
Total SF:	3,759 SF		

UNIT TYPE	# UNITS	% OF
1+1	4	80
3+2	1	20
TOTAL/AVG	5	100%

6254 WHITSETT AVE

SALE COMPS



B 6045 Hazelhurst Pl
North Hollywood, CA 91606

Sale Price:	\$2,400,000	Price/SF:	\$270.64
Property Type:	Multifamily	GRM:	14.3
Cap Rate:	6.85%	Year Built:	1972
COE:	02/19/2026	Number Of Units:	10
Lot Size:	0.35 Acres	Price/Unit:	\$240,000
Total SF:	8,868 SF		

UNIT TYPE	# UNITS	% OF
Studio	10	100
TOTAL/AVG	10	100%



C 11763 Hamlin St
North Hollywood, CA 91606

Sale Price:	\$1,955,000	Price/SF:	\$302.30
Property Type:	Multifamily	GRM:	-
Cap Rate:	-	Year Built:	1963
COE:	03/27/2026	Number Of Units:	8
Lot Size:	0.18 Acres	Price/Unit:	\$244,375
Total SF:	6,467 SF		

UNIT TYPE	# UNITS	% OF
Studio	8	100
TOTAL/AVG	8	100%

6254 WHITSETT AVE

SALE COMPS



5722 Kester Ave
Van Nuys, CA 91411

Sale Price:	\$1,207,000	Price/SF:	\$180.31
Property Type:	Multifamily	GRM:	-
Cap Rate:	-	Year Built:	1955
COE:	02/24/2026	Number Of Units:	5
Lot Size:	0.17 Acres	Price/Unit:	\$241,400
Total SF:	6,694 SF		

UNIT TYPE	# UNITS	% OF
Studio	5	100
TOTAL/AVG	5	100%

SECTION 5

05

MARKET OVERVIEW

Market Overview
Demographics

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6254 WHITSETT AVE

MARKET OVERVIEW

SAN FERNANDO VALLEY

Approximately 2.4 million people reside in the San Fernando Valley, which includes the submarkets of Northridge-Northwest San Fernando Valley, Van Nuys-Northeast San Fernando Valley, Woodland Hills, Burbank-Glendale-Pasadena and Sherman Oaks-North Hollywood-Encino. The area's population is expected to increase by roughly 25,000 residents from 2024 to 2029, as more households are attracted to the market's regionally lower-cost home prices and multifamily rents.

ECONOMY

- As one of the epicenters of the global entertainment industry, the Valley boasts more than 100 soundstages. Entertainment giants located in the Valley include Walt Disney Co., Universal Studios, Warner Bros. and DreamWorks.
- Aerospace firms Boeing and Northrop Grumman, as well as 21st Century Insurance, generate numerous well-compensated positions. Health care is also a major source of employment, with a notable presence from providers like Kaiser Permanente.
- As a result of the Valley's large concentration of high salaries and successful companies, average household incomes are well above the national mean.

QUICK FACTS



POPULATION

2.4M

Growth 2024-2029*
1.1%



HOUSEHOLDS

892K

Growth 2024-2029*
1.4%



MEDIAN AGE

40.0

U.S. Median:
39.0

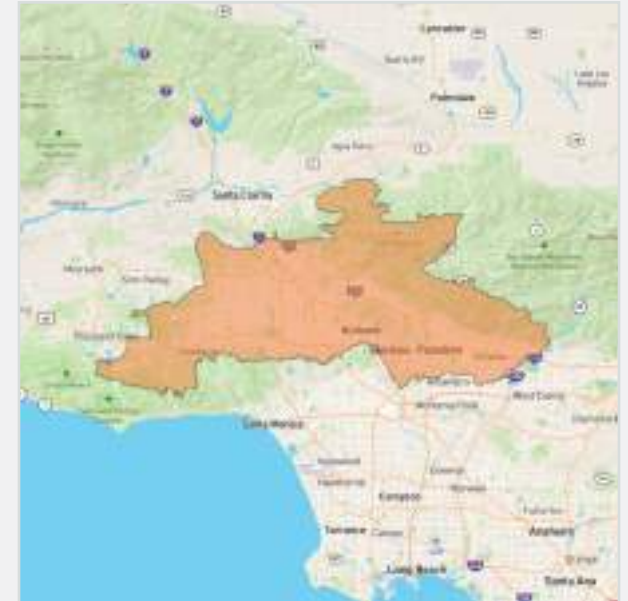


MEDIAN HOUSEHOLD INCOME

\$99,300

U.S. Median:
\$76,100

* Forecast



METRO HIGHLIGHTS



DIVERSE ECONOMY

While the entertainment industry underpins the economy, other economic drivers include aerospace, insurance and health care. Large-scale solar energy projects are underway in the metro.



EDUCATED WORKFORCE

Roughly 41 percent of San Fernando Valley residents who are age 25 and older hold a bachelor's degree, including 15 percent who have obtained a graduate or professional degree.



GROWTH

The local rates of population and household growth will remain above the averages of other large metros in Southern California, generating demand for housing, as well as goods and services.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

6254 WHITSETT AVE

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	39,793	331,328	682,198
2025 Estimate			
Total Population	38,897	326,181	672,736
2020 Census			
Total Population	39,332	333,827	692,992
2010 Census			
Total Population	38,353	325,751	673,855
Daytime Population			
2025 Estimate	32,855	240,719	769,072
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	15,825	134,148	264,027
2025 Estimate			
Total Households	15,387	131,367	259,438
Average (Mean) Household Size	2.6	2.6	2.7
2020 Census			
Total Households	14,562	126,140	250,857
2010 Census			
Total Households	13,548	117,687	235,313
Growth 2025-2030	2.8%	2.1%	1.8%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2030 Projection	16,380	139,892	275,722
2025 Estimate	15,927	136,957	270,892
Owner Occupied	5,094	41,286	95,165
Renter Occupied	10,270	89,996	164,437
Vacant	540	5,590	11,453
Persons in Units			
2025 Estimate Total Occupied Units	15,387	131,367	259,438
1 Person Units	29.6%	32.4%	30.4%
2 Person Units	30.3%	29.6%	28.9%
3 Person Units	17.5%	16.2%	16.1%
4 Person Units	11.4%	11.6%	12.7%
5 Person Units	6.4%	5.7%	6.3%
6+ Person Units	4.8%	4.6%	5.7%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	10.5%	11.3%	13.8%
\$150,000-\$199,999	8.8%	8.9%	9.2%
\$100,000-\$149,999	16.7%	16.8%	17.2%
\$75,000-\$99,999	12.2%	12.8%	12.6%
\$50,000-\$74,999	15.1%	15.8%	15.1%
\$35,000-\$49,999	8.8%	10.4%	9.7%
\$25,000-\$34,999	7.4%	6.8%	6.5%
\$15,000-\$24,999	8.5%	7.2%	6.5%
Under \$15,000	11.9%	10.0%	9.4%
Average Household Income	\$99,301	\$100,241	\$107,457
Median Household Income	\$75,348	\$77,988	\$85,523
Per Capita Income	\$39,075	\$41,478	\$42,918
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	38,897	326,181	672,736
Under 20	21.0%	20.4%	21.6%
20 to 34 Years	23.4%	25.0%	23.6%
35 to 39 Years	7.8%	8.6%	8.3%
40 to 49 Years	13.3%	13.9%	14.0%
50 to 64 Years	18.7%	18.4%	18.5%
Age 65+	15.8%	13.7%	14.0%
Median Age	40.0	39.0	39.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	28,417	240,269	487,113
Elementary (0-8)	10.7%	10.6%	11.4%
Some High School (9-11)	6.8%	7.5%	7.9%
High School Graduate (12)	21.2%	18.8%	19.1%
Some College (13-15)	18.3%	18.7%	18.2%
Associate Degree Only	9.0%	7.9%	7.2%
Bachelor's Degree Only	25.1%	26.0%	25.1%
Graduate Degree	8.9%	10.4%	11.1%
Population by Gender			
2025 Estimate Total Population	38,897	326,181	672,736
Male Population	49.4%	50.0%	50.0%
Female Population	50.6%	50.0%	50.0%

6254 WHITSETT AVE

DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 672,736. The population has changed by -0.17 percent since 2010. It is estimated that the population in your area will be 682,198 five years from now, which represents a change of 1.4 percent from the current year. The current population is 50.0 percent male and 50.0 percent female. The median age of the population in your area is 38.0, compared with the U.S. average, which is 40.0. The population density in your area is 8,564 people per square mile.



HOUSEHOLDS

There are currently 259,438 households in your selected geography. The number of households has changed by 10.25 percent since 2010. It is estimated that the number of households in your area will be 264,027 five years from now, which represents a change of 1.8 percent from the current year. The average household size in your area is 2.7 people.



INCOME

In 2025, the median household income for your selected geography is \$85,523, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 62.98 percent since 2010. It is estimated that the median household income in your area will be \$101,751 five years from now, which represents a change of 19.0 percent from the current year.

The current year per capita income in your area is \$42,918, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$107,457, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 358,311 people in your selected area were employed. The 2010 Census revealed that 57.3 of employees are in white-collar occupations in this geography, and 21.5 are in blue-collar occupations. In 2025, unemployment in this area was 7.0 percent. In 2010, the average time traveled to work was 32.00 minutes.



HOUSING

The median housing value in your area was \$895,649 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 93,050.00 owner-occupied housing units and 142,265.00 renter-occupied housing units in your area.



EDUCATION

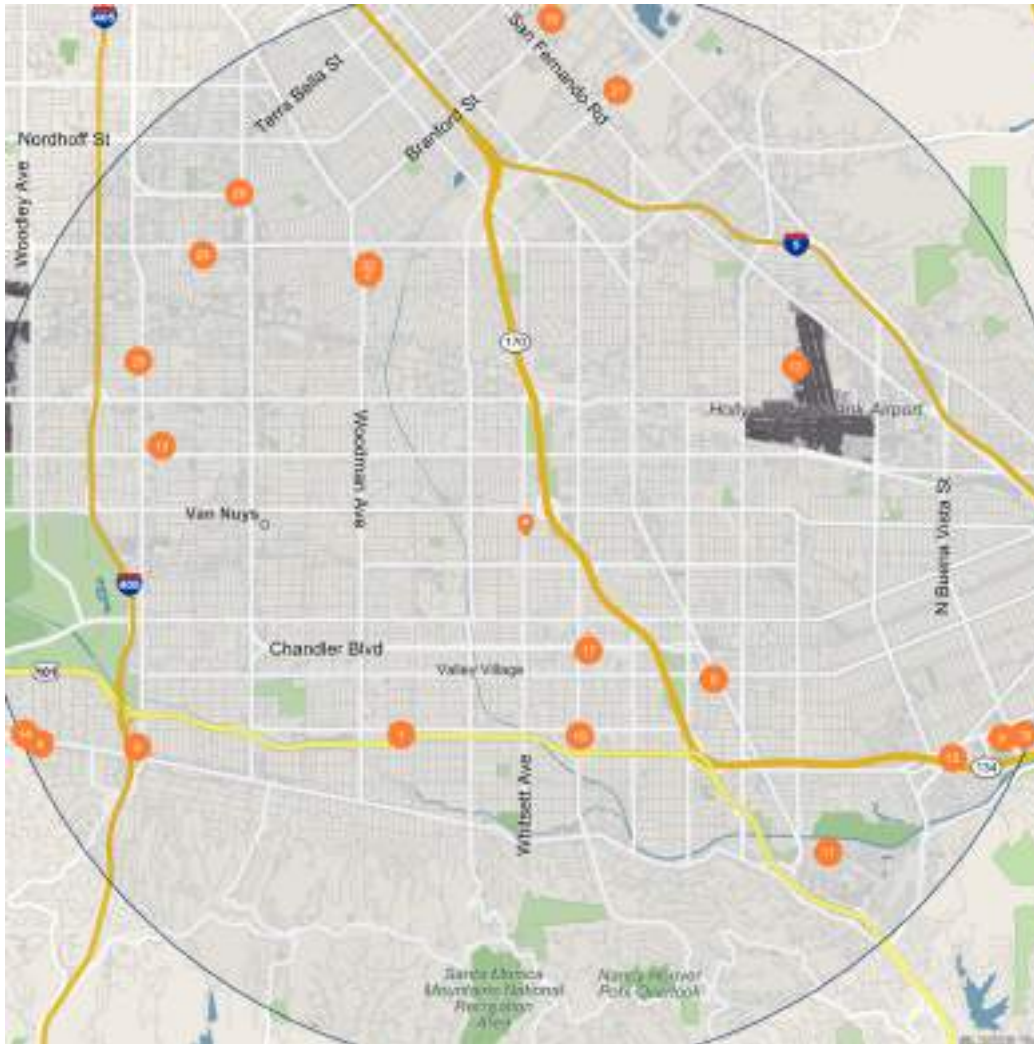
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 35.2 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 7.2 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 13.0 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.9 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 24.3 percent in the selected area compared with the 19.6 percent in the U.S.

6254 WHITSETT AVE

DEMOGRAPHICS



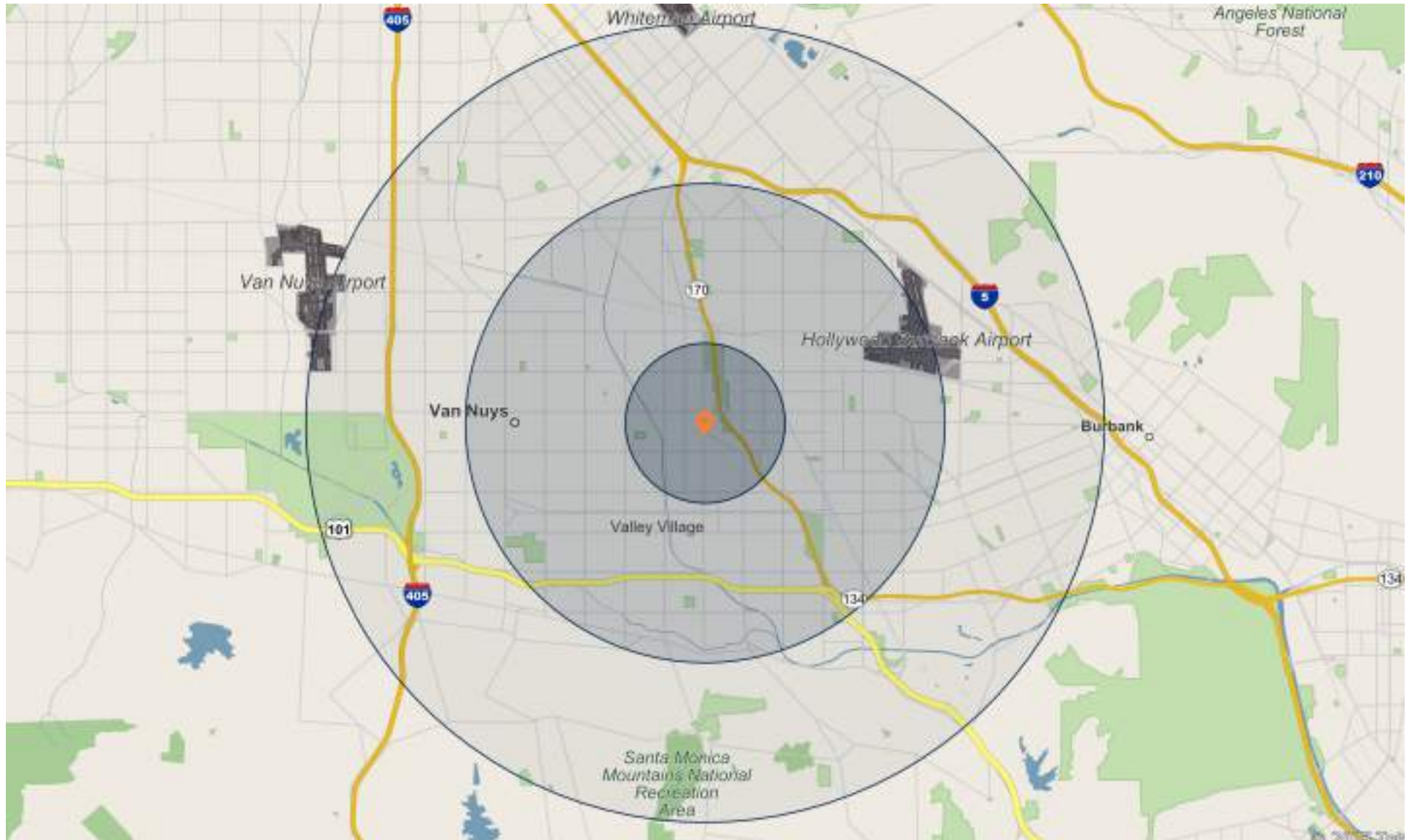
Major Employers

Employees

1	Sofro Fabrics Inc-	3,810
2	Kaiser Foundation Hospitals-Kaiser Permanente	3,724
3	Walt Disney Records Direct-Disney	2,990
4	Team-One Staffing Services Inc-Teamone Employment	2,629
5	Providence Holy Cross-	2,109
6	Providence Hlth Svcs Fndtn/San-Providence Holy Cross Foundation	2,000
7	Providence Health System-Providence St Joseph Med Ctr	2,000
8	West Publishing Corporation-The Rutter Group	1,827
9	Homebridge Financial Svcs Inc-	1,700
10	Andrews International Inc-	1,700
11	Nbcuniversal Media LLC-Universal Pictures Intl	1,611
12	Valley Presbyterian Hospital-V P H	1,600
13	Certified Laboratories LLC-	1,500
14	Lowe Enterprises Rlty Svcs Inc-Encino Financial Center	1,449
15	McCormick & Schmick Holding-Mortons The Steakhouse	1,433
16	Walt Disney Company-Disney	1,131
17	Lionsgate Studios Corp-Entertainment One	1,022
18	PMC Capital Partners LLC-	1,000
19	Arden-Mayfair Inc-Gelson Market	952
20	Juvenile Justice Division Cal-Parole Services	897
21	Los Angeles Dept Wtr & Pwr-	887
22	Southern Cal Prmnnte Med Group-	729
23	Universal Studios Company LLC-	704
24	Deanco Healthcare LLC-Mission Community Hospital	700
25	Windsor El Camino Care Ctr LLC-Windsor El Camino Care Center	694

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EXCLUSIVELY
LISTED BY

JANETTE MONFARED

Senior Managing Director Investments
Encino

Direct: 818.212.2752

Janette.Monfared@marcusmillichap.com

CalDRE #00765098


Marcus & Millichap