DEVELOPMENT POTENTIAL

STAND-ALONE RETAIL BUILDING

9925 Balboa Boulevard, Northridge, CA 91325

SALE PRICE $1,895,000

Greg Trotter
(310) 344-4900
CalDRE #00978695

COLDWELL BANKER COMMERCIAL REALTY

CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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COLDWELL BANKER
COMMERCIAL
REALTY

WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,334
Affiliated Professionals
Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in
158 OFFICES, 45 COUNTRIES

OVER 18,400
Transactions

$7.67 BILLION
Sales Volume

$1.01 BILLION
Lease Volume

Based on Coldwell Banker Commercial transaction financial data in the U.S. Coldwell Banker and Coldwell Banker Commercial Networks 01/01/2024 – 12/31/2024

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FOR SALE

STAND ALONE RETAIL - LARGE LOT

9925 Balboa Boulevard Northridge, CA 91325

OFFERING SUMMARY

Sale Price:	$1,895,000
Price Per SF	$477.09
Lot Size:	17,289 SF
Building Size:	3,972 SF
APN:	2694-008-021
Zoning:	LAP: C2-1VL & P-1VL
Occupancy	100.00%
Tenant Lease Term	8/1/23 to 7/31/32
Tenant Options to Extend	None
Lease Type	Modified Gross

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	360	1,451	7,490
Total Population	1,140	4,485	22,493
Average HH Income	$155,113	$153,129	$132,095

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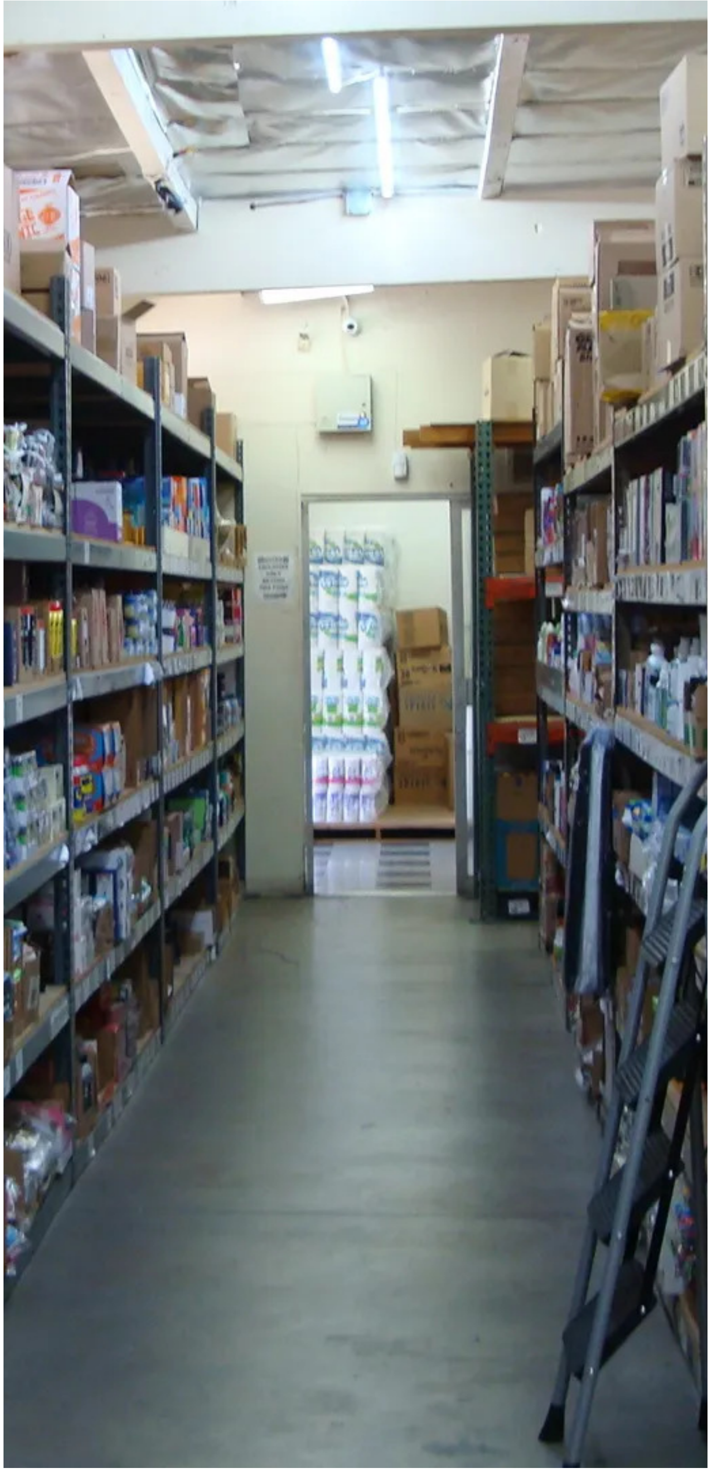

PROPERTY DESCRIPTION

Free-Standing commercial building currently occupied by a regional wholesale distributor serving retail stores and mini-marts. There are five ground level roll up bays, gated storage area, and a concrete block storage shed 10' long and 8'6" tall.

Plentiful open lot parking for approximately 15-20 spaces. Store was formerly used by a **Just Tires**. Property has good access from the street and can also be reached by a side alley.

LOCATION DESCRIPTION

North San Fernando Valley location with high visibility and good traffic count. Near the NW corner of Balboa Blvd and Lassen St. At or adjacent to this intersection if **McDonalds, Taco Bell, In-N-Out Burger, and a Starbucks**

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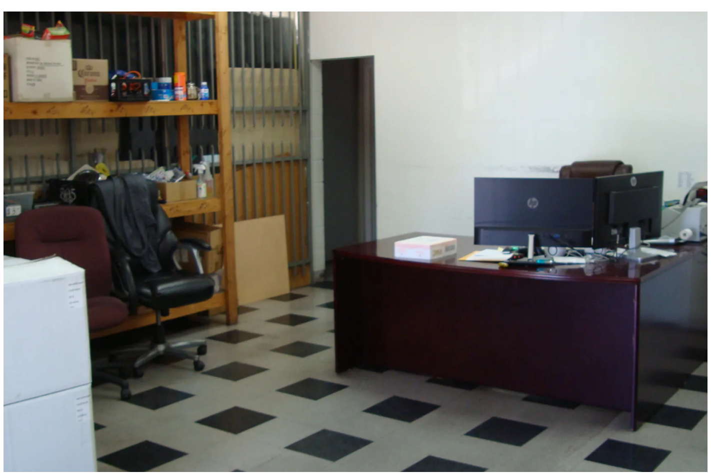

PROPERTY HIGHLIGHTS

- Large 17,289 SF Lot / .40 Acre
- Excellent North Central San Fernando Valley
- On Major North South Boulevard
- One Lot From Major Intersection
- Zoning: Title - LAP; Zimas - C2-1VL & P-1VL
- Zoning: ZI - 2512 Housing Element Inventory
- 100% occupancy - Long Time Tenant
- Existing Rental Income During Entitlement Process
- Large Pylon Sign at Street Side

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HOUSING ELEMENT SITE

The property has been identified by the City of Los Angeles in its Housing Element Inventory of Adequate Sites (ZI-2512), which identifies sites that the City has determined may accommodate additional residential development under its Housing Element methodology.

To see the list and details about the property go to: ZIMAS - City of Los Angeles website, under Planning and Zoning Information, the property is included in ZI-2512 Housing Element Site, Appendix 4.1 - Inventory of Adequate Sites.

23 residential units as the site's base residential capacity under the Housing Element methodology

59 total units as the site's maximum housing capacity under the Housing Element assumptions (possibly reflecting incentives such as **density bonus,** Mixed Use, low income requirements**,** or other housing laws).

The numbers of units come directly from the Housing Element's **Inventory of Adequate Sites** in the Zoning Information file in Zimas at https://zimas.lacity.org/documents/zoneinfo/ZI2512.pdf The property is shown for it's entire lot size of 17,289 SF and is located on row 56,425.

DUE DILIGENCE DISCLOURE

The Seller's, Coldwell Banker Realty Commercial and its agents, have not verified with the City of Los Angeles Department of City Planning how they calculated the numbers of units for the site, and do not make any representations or warranties, expressed or implied, are made that actual results will conform to such projections.

Buyers should independently verify all development potential with the City

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COLDWELL BANKER COMMERCIAL REALTY

REGIONAL MAP

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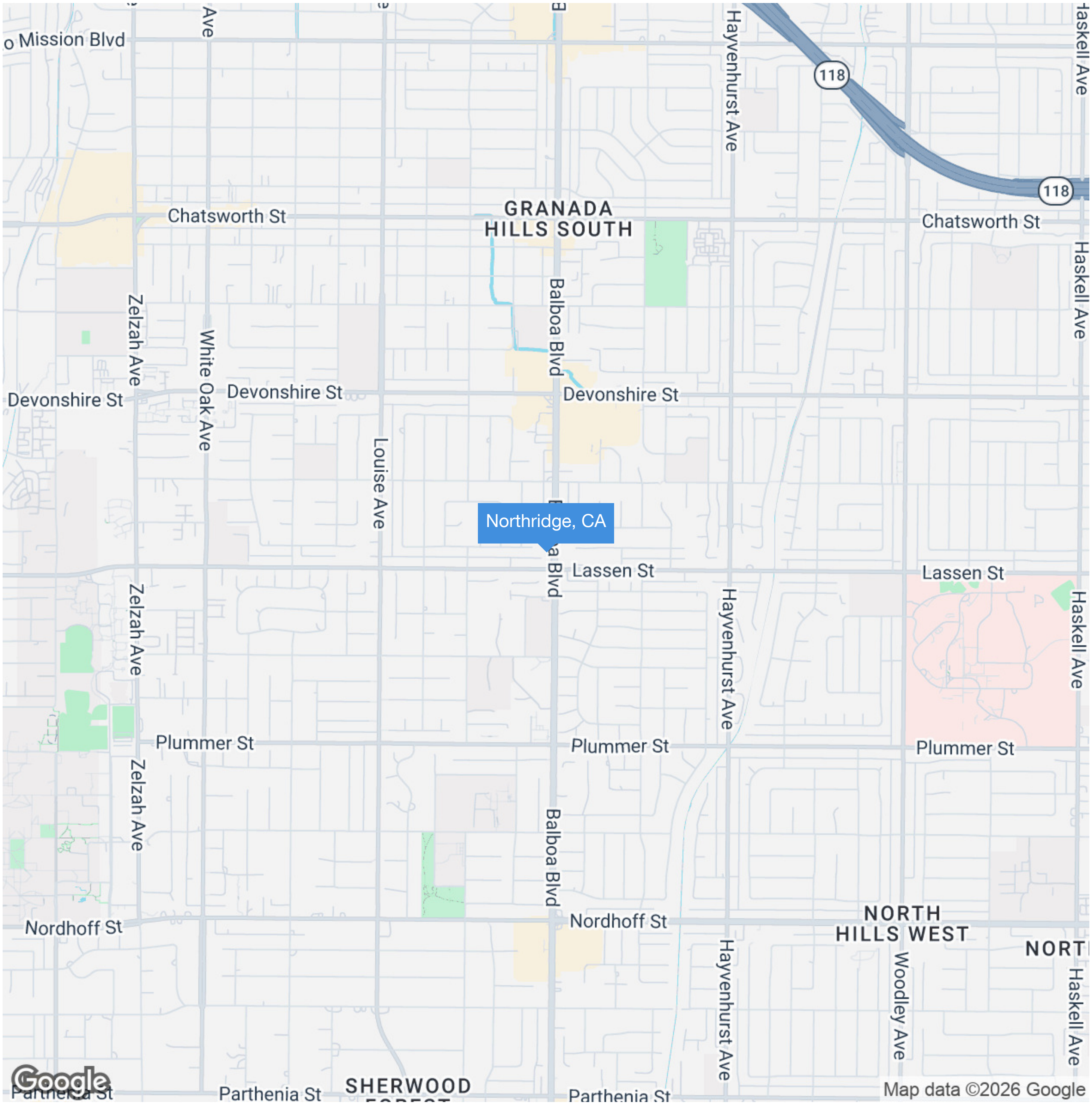

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LOCAL MAP

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INVESTMENT OVERVIEW

Price	$1,895,000
Price per SF	$477.09
CAP Rate	3.60%

OPERATING DATA

Total Scheduled Income	$97,680
Gross Income	$97,680
Operating Expenses	$29,446
Net Operating Income	$68,234

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RENT ROLL

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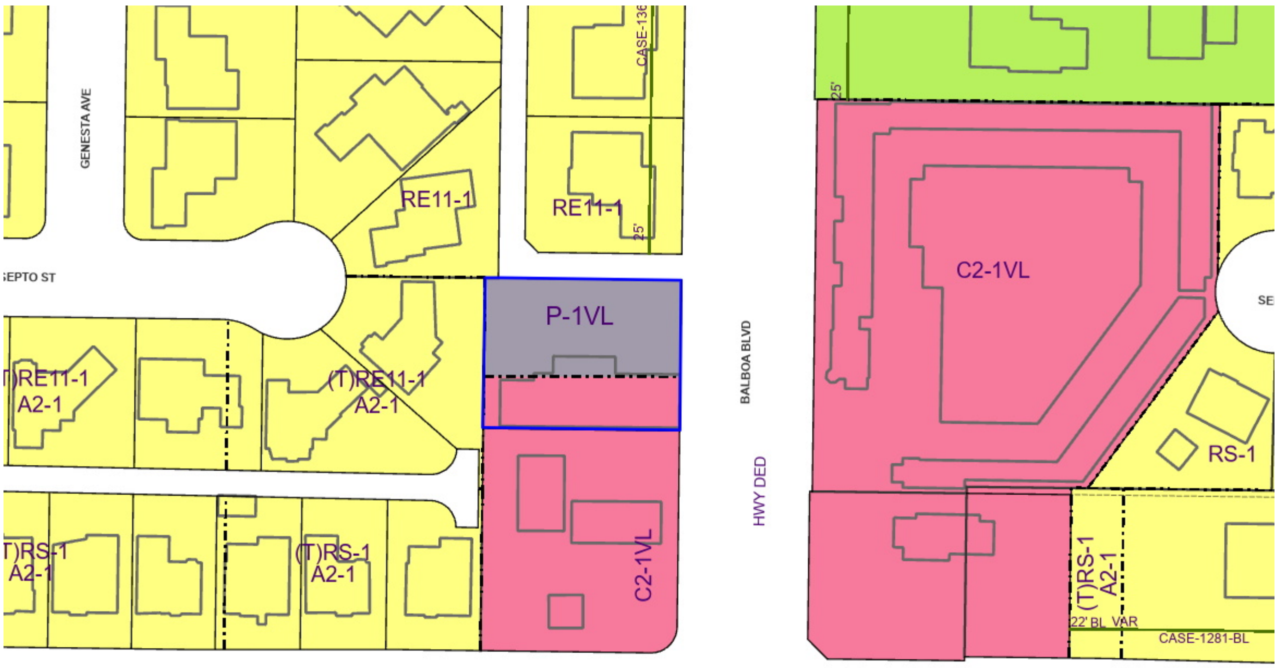
SUITE	TENANT NAME	SIZE SF	MONTHLY RENT	% OF BUILDING	LEASE START	LEASE END
9925	Best Choice Distribution	3,972 SF	$6,600	100%	8/1/2023	7/31/2028
9925	Best Choice Distribution	3,972 SF	$7,200	100%	8/1/2/2028	7/31/2032



ZIMAS Zoning Map

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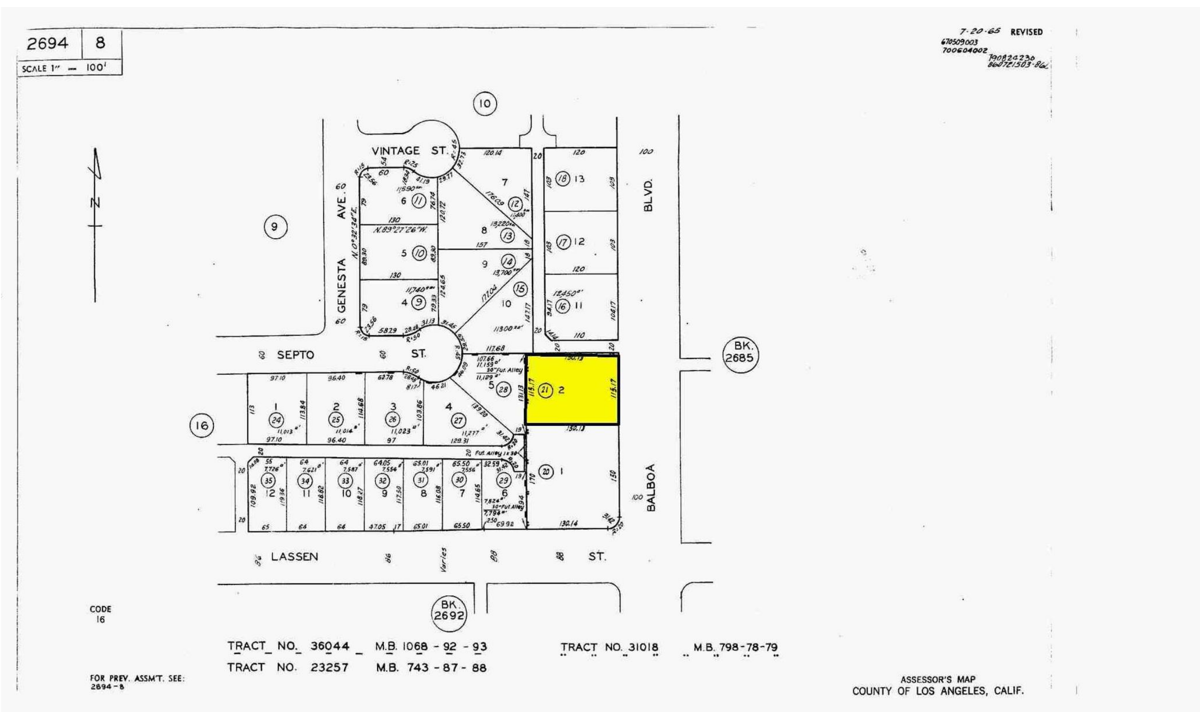
INCOME SUMMARY

Rental Income	$79,200
Tenant Expense Reimbursements	$18,480
GROSS INCOME	**$97,680**

EXPENSES SUMMARY

Property Taxes	$23,646
Property Insurance	$5,800
OPERATING EXPENSES	**$29,446**

NET OPERATING INCOME	**$68,234**



Plat Map

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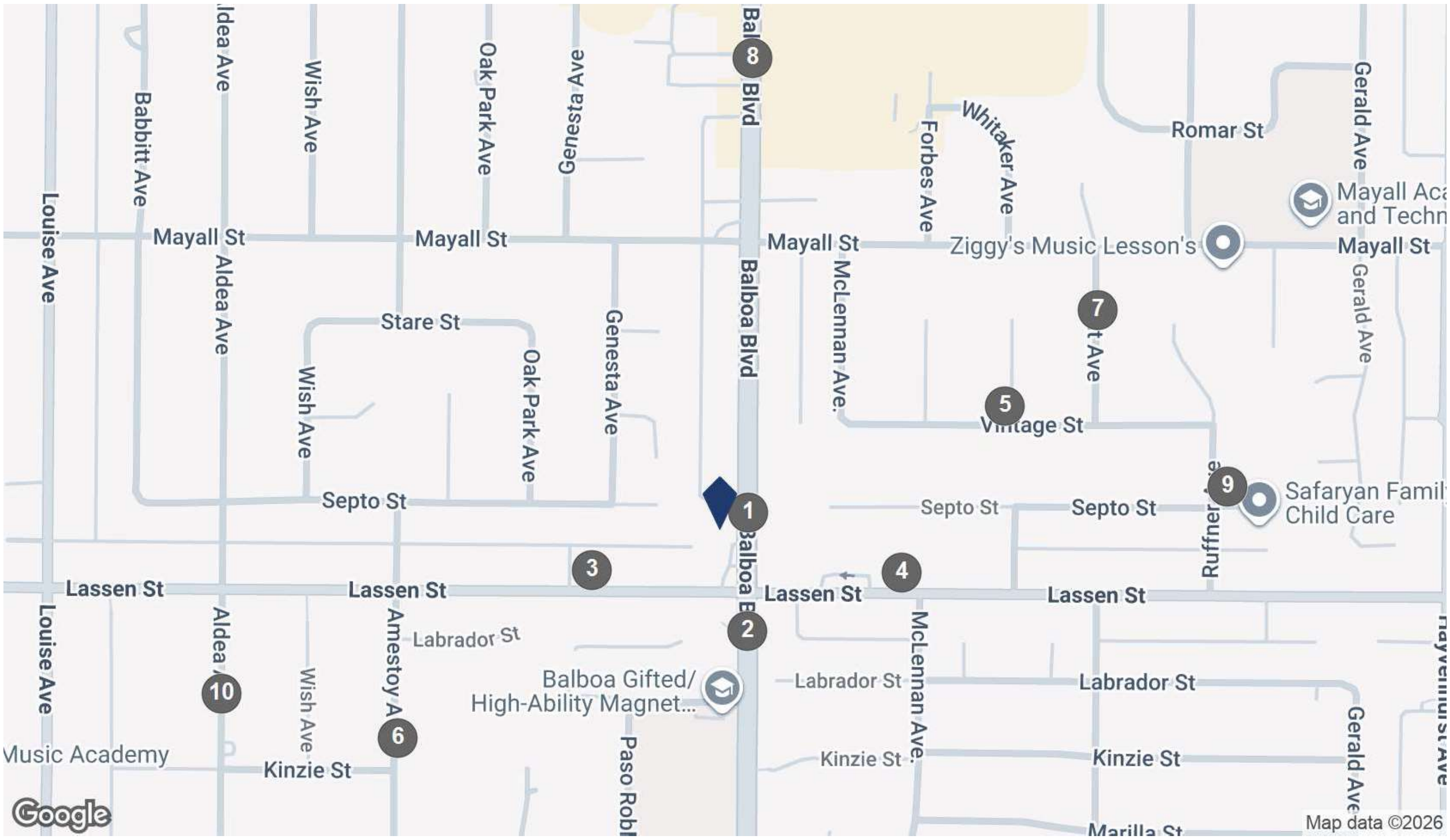
TRAFFIC COUNTS



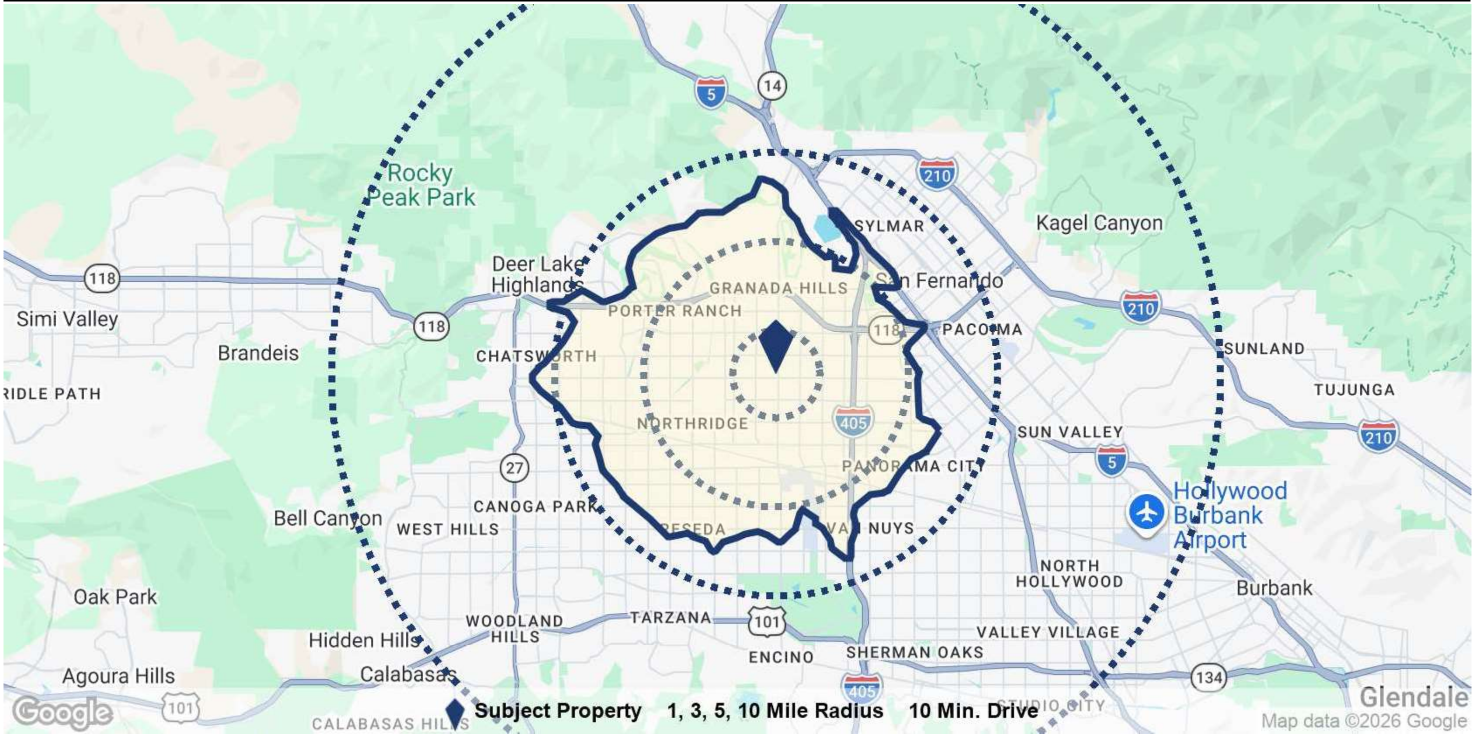
COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Balboa Blvd	Lassen St - S	36,991	2025	0.02 mi
2 Balboa Blvd	Labrador St - S	36,735	2025	0.09 mi
3 Lassen St	Balboa Blvd - E	9,738	2018	0.10 mi
4 Lassen St	McLennan Ave - E	18,605	2018	0.14 mi
5 Vintage St	Whitaker Ave - E	122	2018	0.22 mi
6 Amestoy Ave	Kinzie St - S	1,647	2018	0.28 mi
7 Petit Ave	Mayall St - N	690	2018	0.31 mi
8 Balboa Blvd	Mayall St - S	39,516	2025	0.32 mi
9 Septo St	Ruffner Ave - W	1,504	2018	0.36 mi
10 Aldea Ave	Kinzie St - S	504	2025	0.38 mi

Subject Property

9925 Balboa Blvd

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	21,068	206,114	601,697	1,477,111	358,836
5 Yr Growth	-0.6%	-0.1%	-0.4%	-0.3%	0.1%
Median Age	44	40	39	40	40
5 Yr Forecast	44	41	41	41	41
White / Black / Hispanic	43% / 4% / 35%	32% / 4% / 48%	28% / 4% / 57%	37% / 4% / 48%	31% / 4% / 51%
5 Yr Forecast	43% / 4% / 35%	32% / 4% / 49%	28% / 4% / 58%	37% / 4% / 48%	30% / 4% / 51%
Employment	5,145	70,506	202,834	600,101	182,687
Buying Power	$755.6M	$6.1B	$15.5B	$44.4B	$10B
5 Yr Growth	1.1%	0%	0%	0.1%	0.2%
College Graduates	36.9%	30.4%	25.6%	31.8%	39.1%
Household					
Households	6,896	64,284	181,324	493,448	111,728
5 Yr Growth	-0.8%	-0.3%	-0.6%	-0.4%	-0.2%
Median Household Income	$109,568	$94,802	$85,676	$90,028	$89,273
5 Yr Forecast	$111,644	$95,051	$86,183	$90,528	$89,577
Average Household Income	$139,164	$122,391	$113,953	$120,189	$117,632
5 Yr Forecast	$141,308	$123,200	$115,045	$121,143	$118,433
% High Income (>$75K)	63%	59%	55%	57%	56%
Housing					
Median Home Value	$847,910	$801,725	$779,183	$841,554	$801,907
Median Year Built	1964	1966	1968	1969	1969
Owner / Renter Occupied	65% / 35%	55% / 45%	51% / 49%	48% / 52%	52% / 48%