

7302-7304 CANBY AVENUE RESEDA

5 Units | 5 Parking | 1,948 Sq Ft (Assessor) - 5,048 Sq Ft (Taped) | 8,005 Sq Ft Lot



LIST PRICE \$1,250,000



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**COMPASS
COMMERCIAL**

PROPERTY DESCRIPTION



***** SELLER FINANCING AVAILABLE *****

7302-7304 Canby presents a rare, flexible mixed-use investment opportunity in the heart of Reseda's commercial corridor. Situated on a generous lot and zoned C2, the property consists of five units offering an ideal blend of residential income and commercial functionality, with significant upside potential. At the rear of the property are two expansive 1,550 sq. ft. units. One is currently configured as a commercial space featuring a large open workspace, two private offices, kitchen, and bath well suited for a variety of professional or creative uses. Above it sits a bright and spacious 1,550 sq. ft. 3-bed, 3-bath residential unit, offering an open floor plan, multiple skylights, abundant windows, and natural light throughout. The modern kitchen is appointed with stainless steel appliances, granite countertops, and in-unit laundry. Additional highlights include laminate wood flooring, central HVAC, and generous closet space. The remaining residential units include three well-maintained 1-bedroom, 1-bath units ranging from 650-750 sq. ft., each featuring functional kitchens, ample storage, and in-unit washer and dryer. All units are currently occupied, with tenants on month-to-month commercial leases and a strong payment history. The property offers parking for five or more vehicles (stacked), providing added convenience for both residential and commercial occupants. With C2 zoning, the asset offers exceptional development flexibility, allowing for multi-family, mixed-use, or a wide range of commercial applications (buyer to verify). Ideally located near established businesses, dining, shopping, and public transportation, this property is well positioned for long-term growth and income stability. Listed income details, including Cap Rate and GRM, are subject to change. Buyer to independently verify square footage, zoning, permits, and citations (if any) with the appropriate governing agencies.

PROPERTY DETAILS



5
Total number
of units



Property overview

1926
Year built

2119-021-039
Parcel number

5
Car parking

1,948* | 5,048**
Living Sq Ft

8,005*
Sq Ft Lot

* Assessor
** Taped

Unit Mix

- 3** 1 Bed | 1 Bath
- 1** 3 Bed | 3 Bath
- 1** Commercial | 1 Bath

Zoning

LAC2 zoning allows a wide range of commercial, mixed-use, and residential opportunities, offering exceptional flexibility and future potential.

INVESTMENT DETAILS

Financial overview

\$1,250,000

Price

10.62 %

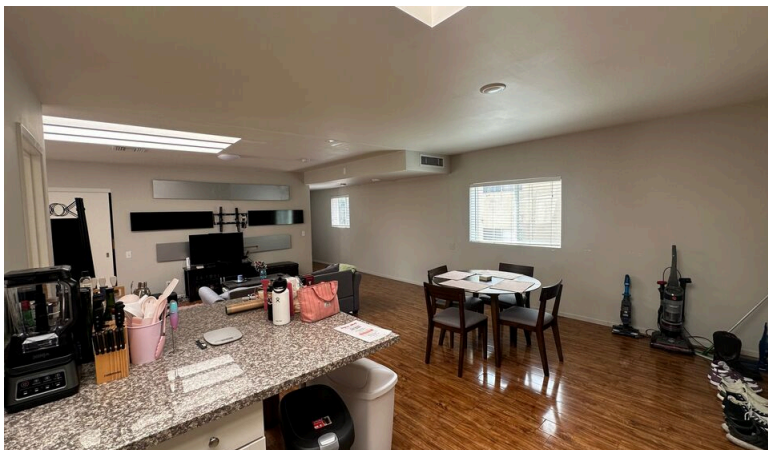
GRM

7.0 %

Cap rate

\$88,015

Net Operating Income



\$248

Price per Sq Ft
(taped)

FINANCIAL OVERVIEW

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Annual Income

Scheduled Annual Gross Income	\$117,600
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Total Scheduled Annual Gross Income	\$117,600
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Annual Operating Expenses

Property Taxes	\$8,422
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Insurance	\$3,775
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Electric, Water, & Trash	\$12,540
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Gas	\$1,320
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Vacancy @ 3%	\$3,528
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Maintenance	\$0*
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Estimated Annual Operating Expenses	\$29,585
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Estimated Net Operating Income	\$88,015
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Note: The above information was provided by the seller and these are estimated figures. See Seller Provided P&L for additional information.

* As of Jan 2026 all building maintenance is being covered by the commercial unit tenant.

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RENT ROLL

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Financial overview

Building	Unit	Type	Rent	Status
Front	Front	1+1	\$1,550/mo	Current
Front	Middle	1+1	\$1,500/mo	Current
Front	Back	1+1	\$1,750/mo	Current
Back	Upper	3+3	\$2,550/mo	Current
Back	Lower	0+1	\$2,000/mo	Current*
Back	Office in lab	0+1	\$150/mo	Current
Other	P.O. Box		\$300/mo	Current

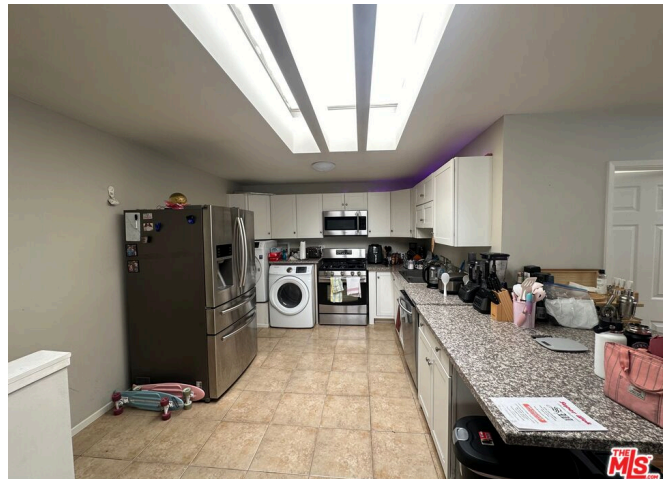
Monthly Rental Income: \$9,800

Annual Rental Income: \$117,600

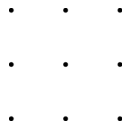
*Tenant covers maintenance expenses for the entire building

PHOTOS

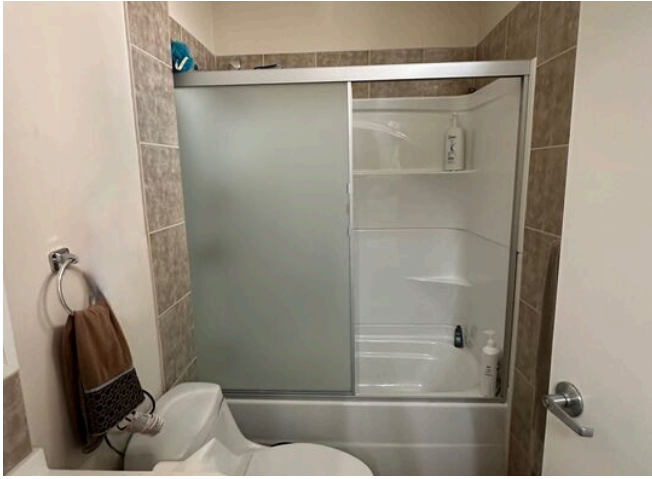
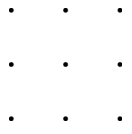
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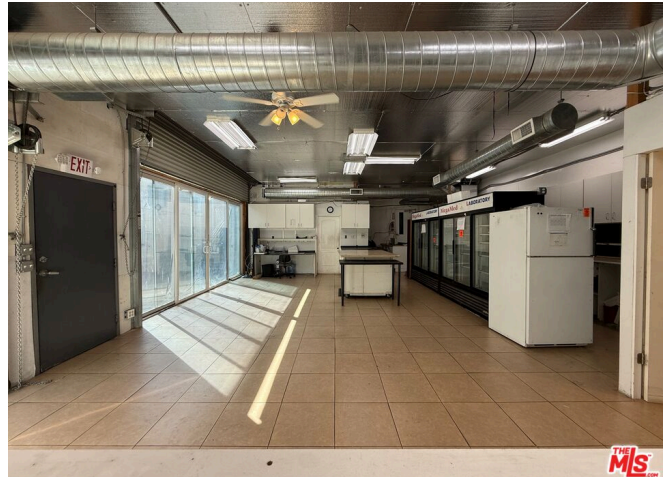
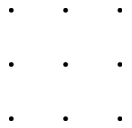
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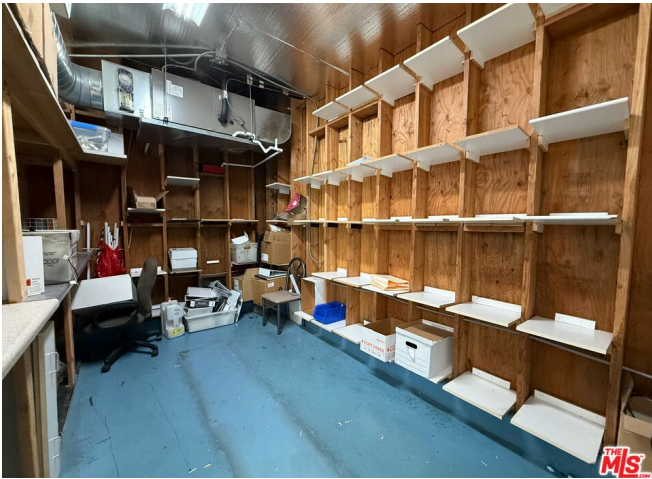
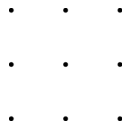
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PHOTOS



AREA OVERVIEW



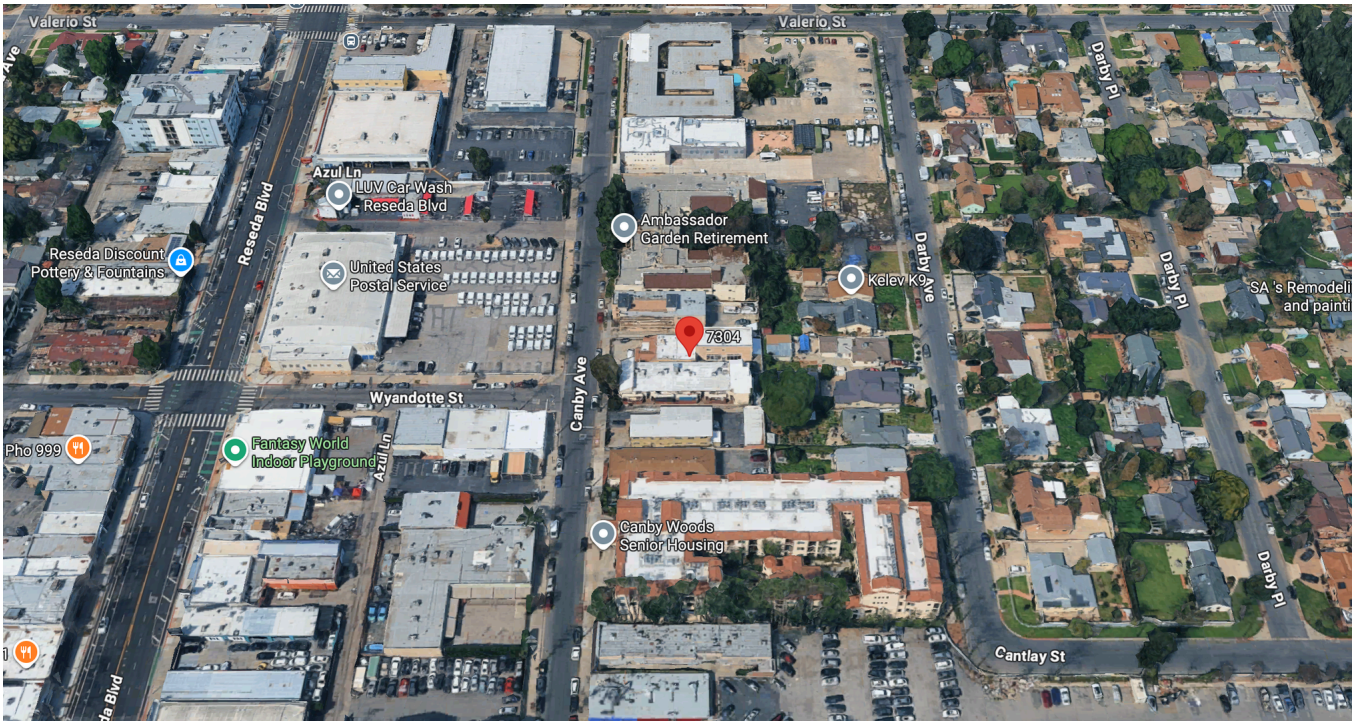
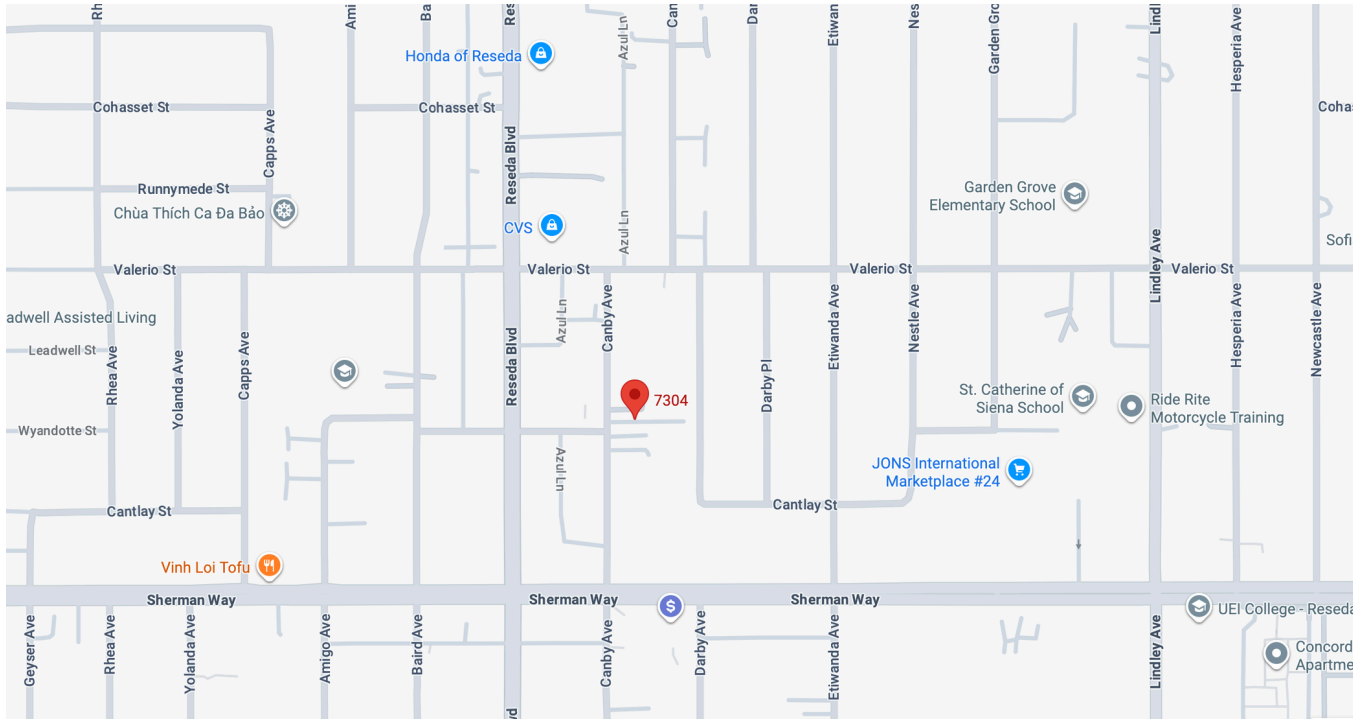
Neighborhood Description

Reseda is a centrally located San Fernando Valley community that continues to attract residents and businesses seeking value, convenience, and accessibility within Los Angeles. Positioned near major employment centers including Warner Center and CSUN, the neighborhood offers easy access to the 101, 405, and 118 Freeways, as well as the Metro G Line, providing connectivity throughout the Valley.

Known for its affordability relative to neighboring communities such as Encino, Tarzana, and Sherman Oaks, Reseda benefits from strong demand for both residential and commercial space. The area features a diverse population, established retail corridors, neighborhood-serving businesses, parks, schools, and community amenities that support long-term growth and stability.

For investors, Reseda offers an attractive combination of central location, consistent rental demand, and long-term appreciation potential within one of Los Angeles' largest and most established housing markets.

AREA OVERVIEW





CONFIDENTIALITY AND DISCLAIMER

This Offering Memorandum has been prepared exclusively by Compass, Inc. d/b/a Compass ("Compass") on behalf of the owner of the property (the "Owner"), regarding the purchase of property described herein at 7302-7304 Canby Ave. (the "Property"). It is intended solely for your limited use and benefit in determining whether you desire to express further interest in the purchase of the Property. The materials in this Offering Memorandum contain selected information pertaining to the Property and do not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which you may require to evaluate a purchase of the Property.

Although the information contained herein is believed to be correct, Compass, the Owner and their employees disclaim any and all liability for representations and warranties, expressed and implied or inaccuracies contained in or omitted from this Offering Memorandum or any other written or oral communication transmitted or made available to you. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Compass. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All measurements are approximations. You shall exercise independent due diligence in verifying all such information. The Owner and Compass expressly reserve the right, in their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum.

You agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest of confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Compass. You also agree that you will use this Offering Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Compass.

No inspections of the Property are permitted unless accompanied by the Owner or a representative from Compass.



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