

DEVELOPMENT POTENTIAL - HOUSING ELEMENT INVENTORY SITE

STAND ALONE RETAIL - LARGE LOT

9925 Balboa Boulevard Los Angeles, CA 91325



SALE PRICE

\$1,895,000

Greg Trotter

(310) 344-4900

CalDRE #00978695

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STAND ALONE RETAIL - LARGE LOT

9925 Balboa Boulevard Northridge, CA 91325

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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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FOR SALE

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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 7/31/33
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

Stand alone building used by a wholesaler to regional retail stores. 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 chain tire store. 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.

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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
- Monthly Income During Entitlement





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. See row 56,425 for 9925 Balboa Blvd.

The site is shown for it's entire lot size of 17,289 and shows:

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.

DUE DILIGENCE DISCLOSURE

The Seller's, Coldwell Banker Realty Commercial and it's 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 make make any representations or warranties, expressed or implied, are made that actual results will conform to such projections.

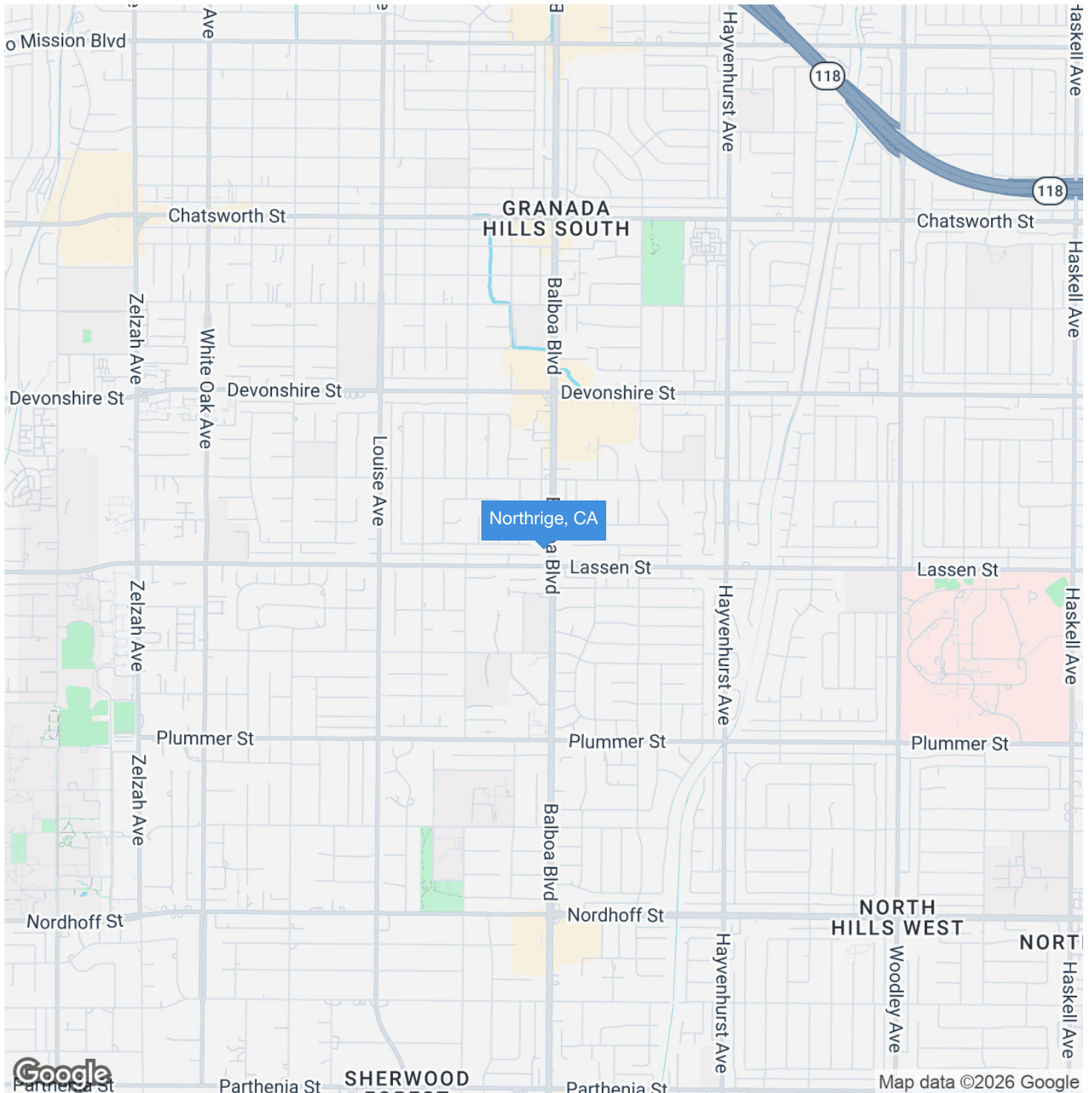
Buyers should independently verify all development potential with the City



REGIONAL MAP

STAND ALONE RETAIL - LARGE LOT

9925 Balboa Boulevard Northridge, CA 91325



LOCAL MAP

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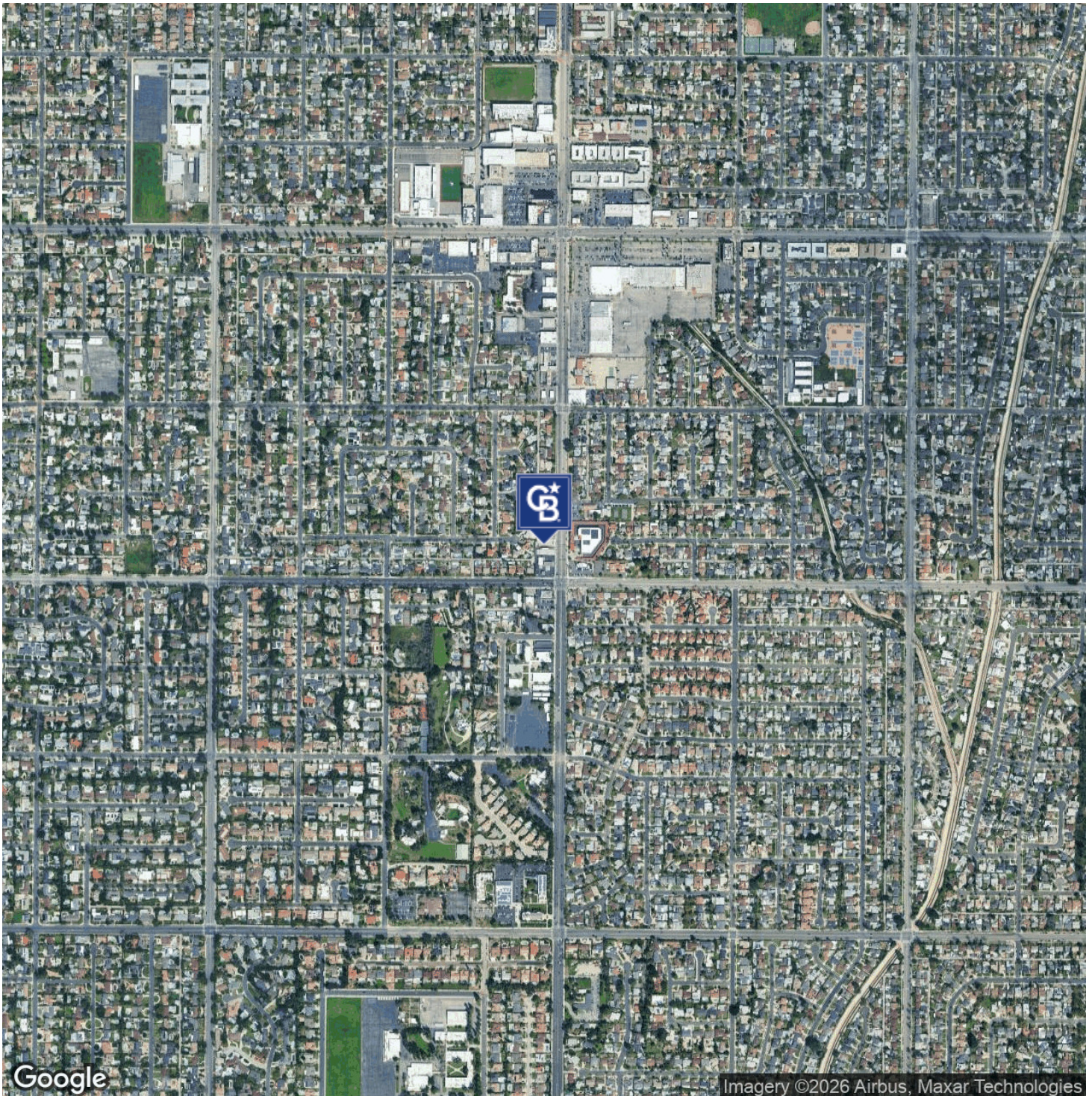


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AERIAL MAP

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INVESTMENT SUMMARY

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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



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	\$7,260	100%	8/1/2028	7/31/2033



INCOME AND EXPENSES

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INCOME SUMMARY

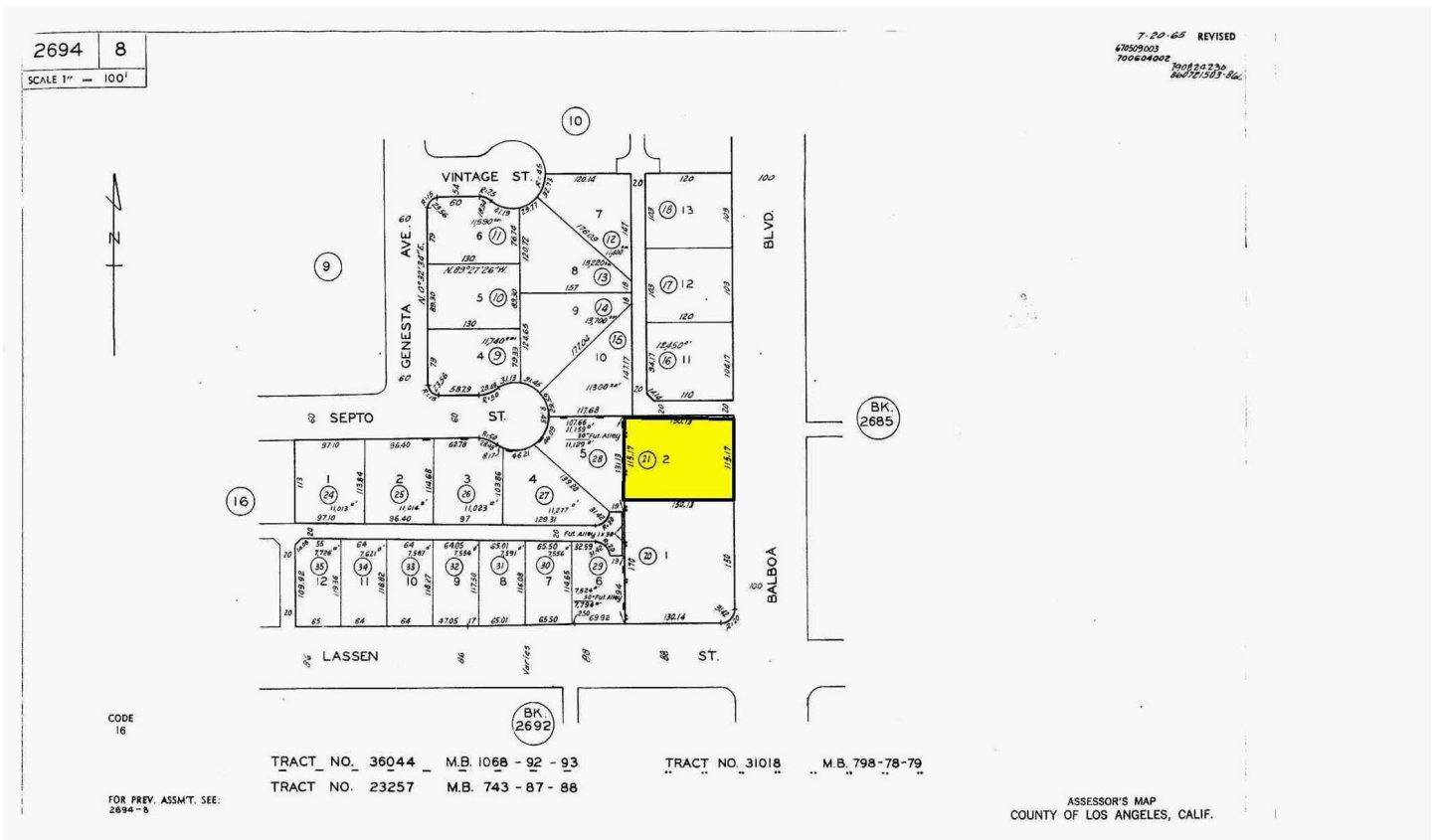
Rental Income	\$79,200
Tenant Expense Reimbursements	\$18,480
GROSS INCOME	\$97,680

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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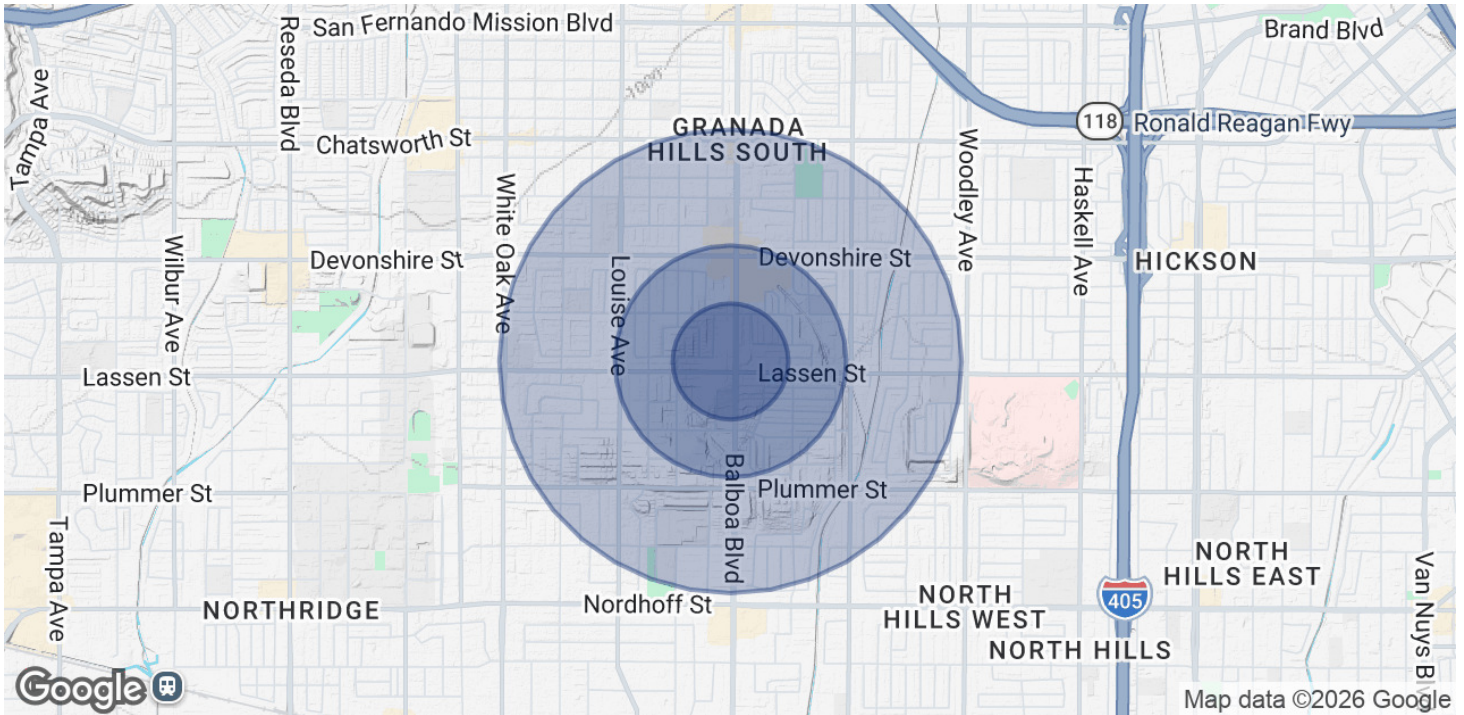


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DEMOGRAPHICS

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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	1,140	4,485	22,493
Average Age	43.2	44.2	43.5
Average Age (Male)	43	44.1	41.4
Average Age (Female)	45.5	45.9	44.6

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

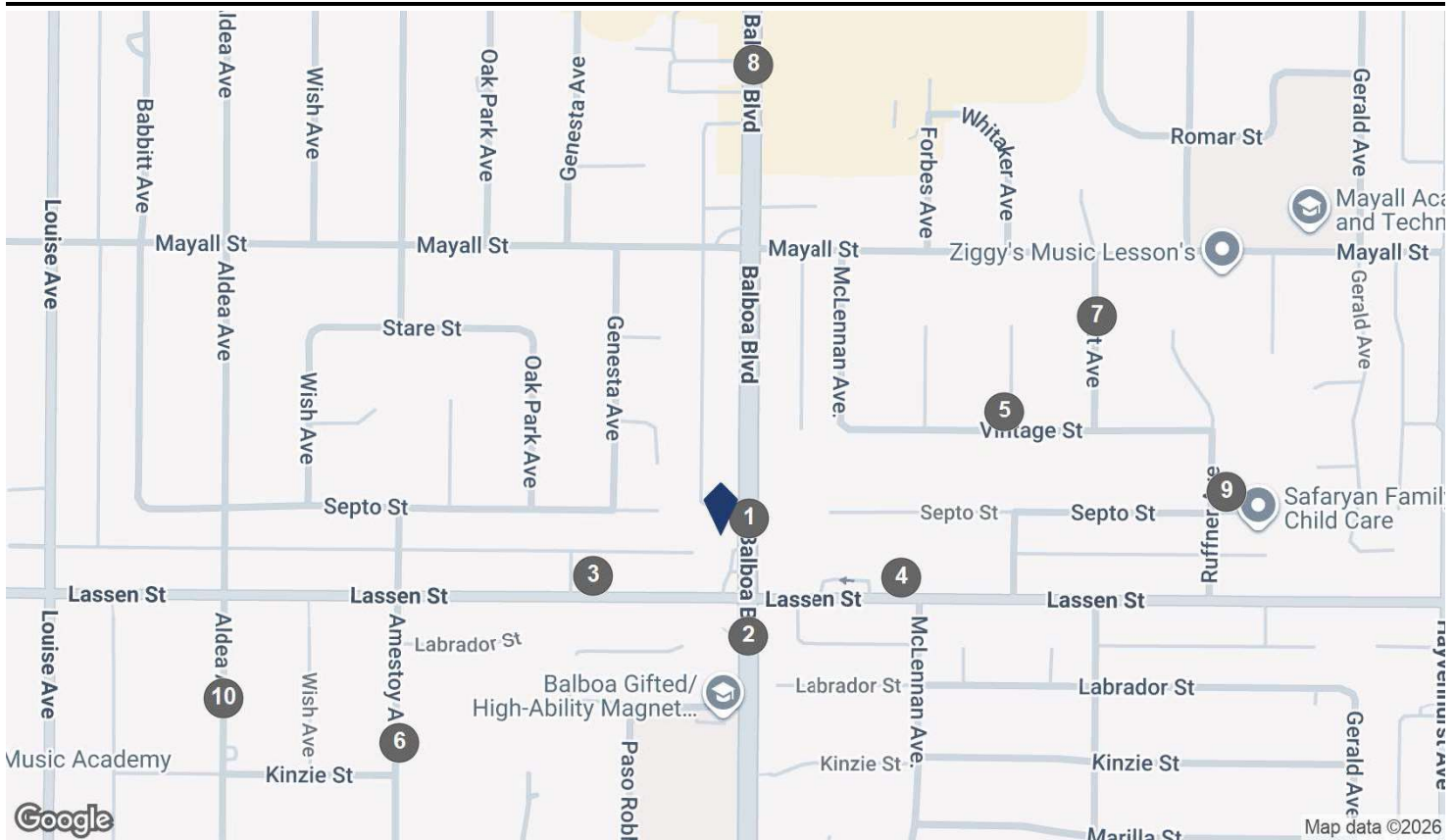
Total Households	360	1,451	7,490
# of Persons per HH	3.2	3.1	3
Average HH Income	\$155,113	\$153,129	\$132,095
Average House Value	\$993,089	\$977,760	\$935,783

2023 American Community Survey (ACS)

Subject Property

9925 Balboa Blvd

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



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