

STOREFRONT + BILLBOARD

8555 RESEDA BOULEVARD

3-TENANT RETAIL

NORTHRIDGE, CA 91324



KW COMMERCIALSM

THE AGENCY

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EXECUTIVE SUMMARY

8555 RESEDA BOULEVARD



INVESTMENT HIGHLIGHTS

- 3-Unit Retail Storefront – 2 Long-Term MTM Tenants and 1 Vacant Unit
- High Traffic Frontage, with Over 50' along Reseda Boulevard boasting 36,000+ Traffic Count
- Building & Lot Size: ±3,720 SF building on approximately 7,800 SF of land
- Additional Income from a Large rooftop billboard leased to Clear Channel through 2027
- Parking & Access - 12 on-site spaces via rear alley plus abundant street parking
- Ownership Flexibility: Ideal for owner-user or investor seeking a rare Valley retail asset with value-add potential

PROPERTY SUMMARY

ADDRESS	8555 Reseda Blvd.
CITY, STATE ZIP	Northridge, CA 91324
OCCUPANCY	67% Occupied on a MTM Lease
LIST PRICE	\$1,695,000
BUILDING SIZE <i>(Per Property Profile & Public Record)</i>	3,720
LOT SIZE	7,800
PRICE / SF <i>(Based on Property Profile SF)</i>	\$456
LOT PRICE / SF	\$217
YEAR BUILT	1960
CURRENT CAP RATE <i>(with 33% Vacancy)</i>	2.88%
PROFORMA CAP RATE	7.08%
PROFORMA NOI	\$119,879
PROFORMA RENT ESTIMATE (\$/SF)	\$2.51
PROFORMA EXPENSE RATIO	26% OR \$8.84/SF
PARCEL #	2785-006-031



Northridge University Center

VONS PITA POCKETS BAW FRESH
Multi-Fermentation Food MEXICAN GRILL



TRADER JOE'S

Shopping Center

Starbucks Urbane Cafe FarmerBoys
BURGER & BURGER



METROLINK

36,754 VPD

METROLINK

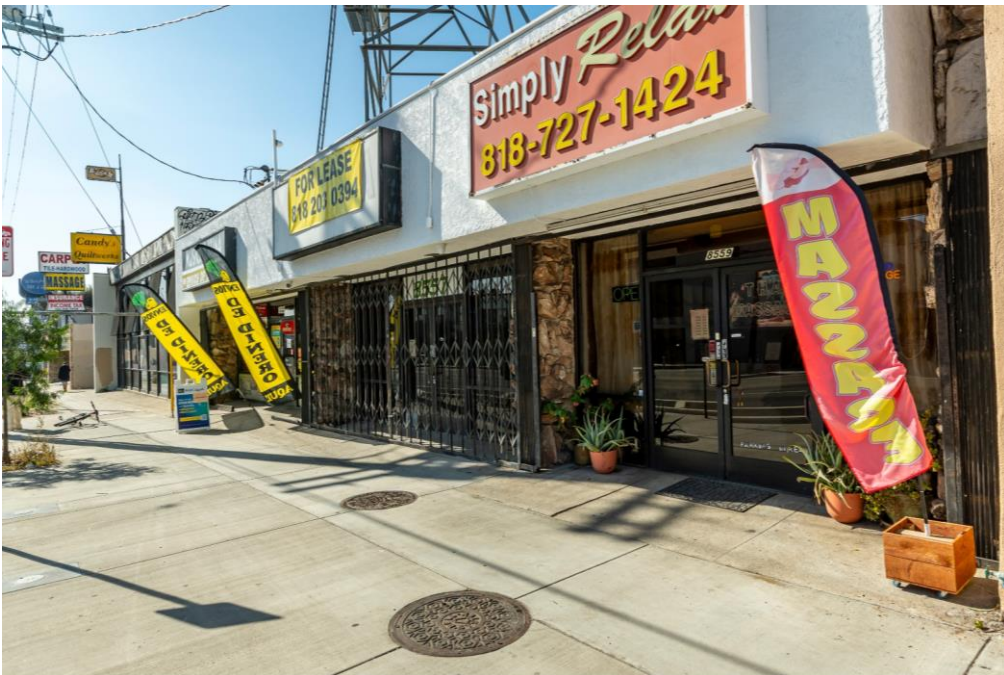


RESEDA BLVD

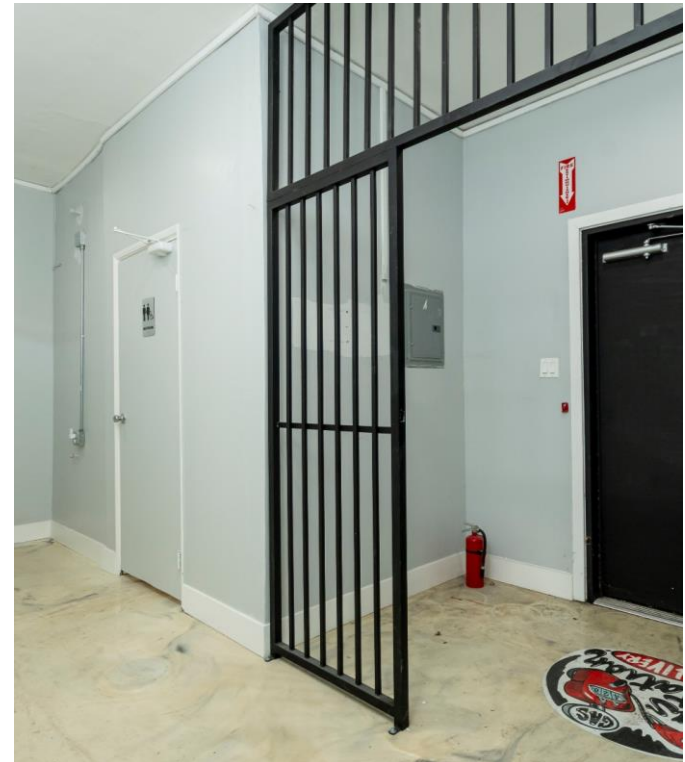
ALLEY ACCESS



PROPERTY LAYOUT

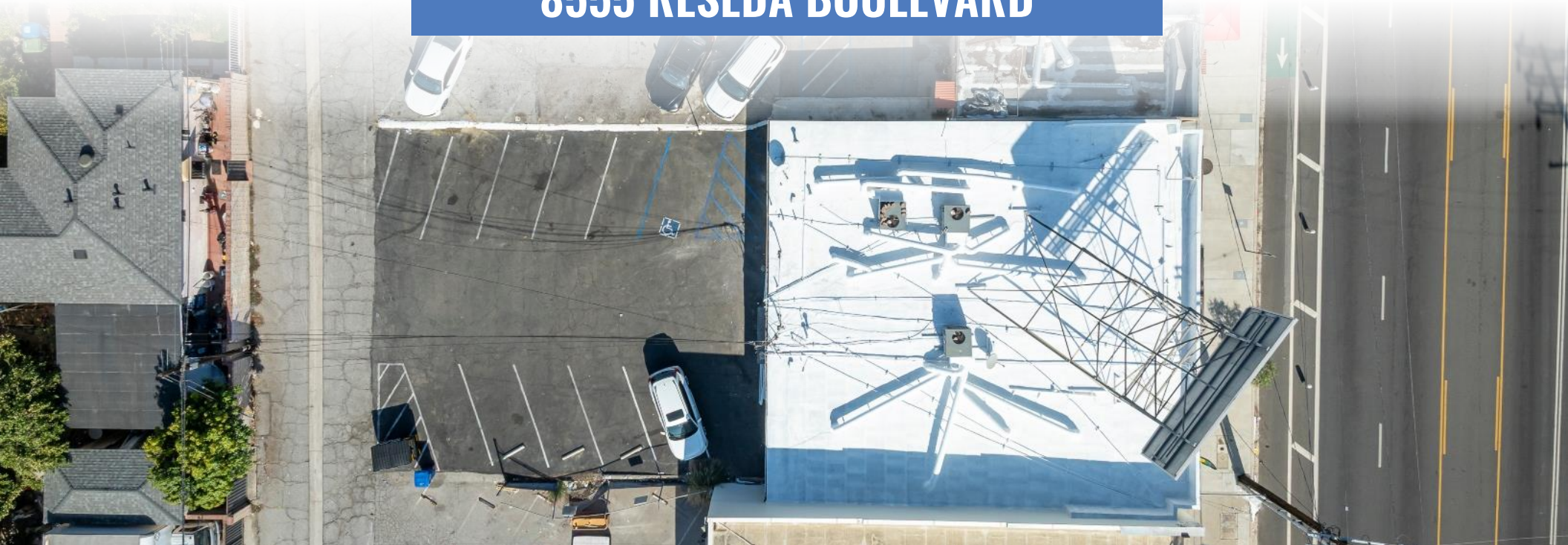


INTERIOR GALLERY





8555 RESEDA BOULEVARD



An aerial photograph of a city neighborhood, likely Reseda, California. The image shows a mix of residential houses with grey roofs, commercial buildings, and a train line with several colorful passenger cars. A highway is visible on the right side of the image. The overall scene is a dense urban area with a variety of building types and greenery.

FINANCIAL ANALYSIS

8555 RESEDA BOULEVARD

RENT ROLL

Suite	Tenant	Square Feet (Estimated) (1)(2)	% of Property	Lease Term			CURRENT RENT			PROFORMA RENT(3)		PROFORMA
				Begin	End	Currently	Monthly	PSF	TYPE	Montly	PSF	RENT TYPE
8555	Musica Latina	1,550	42%	11/08/09	10/31/12	MTM	\$3,895	\$2.51	Net	\$3,875	\$2.50	NNN
8557	Vacant	1,240	33%	-	-	VACANT	-	-	-	\$3,720	\$3.00	NNN
8559	Massage	930	25%	02/14/09	09/30/26	IN TERM	\$2,535	\$2.73	Net	\$2,790	\$3.00	NNN
Billboard	Clear Channel	Roof	-	01/21/03	11/08/27	IN TERM	\$275	-	-	\$275	-	-
Totals/Averages		1,550		TOTAL			\$6,705	\$4.33		\$10,660	\$2.83	
TOTAL ANNUAL							\$80,460			\$127,920		

Notes:

- (1) Square Footage is an ESTIMATE only. Buyer should verify prior to purchase.
- (2) Building size has been obtained from Property Profile and should be verified by Buyer.
- (3) Proforma Rent is an ESTIMATE only and is not guaranteed.

OPERATING STATEMENT

	CURRENT (With 33% Vacancy)		PROFORMA	
Revenue				
Scheduled Gross Income	\$	80,460	\$	127,920
Vacancy Factor	\$	-	\$	(6,396) 5.00%
Total Gross Rental Income	\$	80,460	\$	121,524
Expense Reimbursement				
Expense Reimbursement	\$	-	\$	31,679
Expense Reimbursement Vacancy Factor	\$	-	\$	(1,584) 5.00%
Total Expense Reimbursement	\$	-	\$	30,095
Operating Expenses (4)(5)				
Real Estate Taxes (Estimated Tax Rate 1.22%)	\$	20,679 1.22%	\$	20,679 1.22%
Insurance	\$	4,000	\$	4,000
Utilities (Tenant Pays Direct)	\$	-	\$	-
Utilities: Water (Tenant Pays Direct)	\$	-	\$	-
Utilities: Gas (Tenant Pays Direct)	\$	-	\$	-
Trash	\$	4,000	\$	4,000
Repairs & Maintenance (Estimated)	\$	3,000	\$	3,000
Total Operating Expenses	\$	31,679	\$	31,679
Expense Ratio (% of EGI)		39%		25%
Expense PPSF	\$	8.52	\$	8.52
NET OPERATING INCOME	\$	48,781	\$	119,940

(4) Expenses are ESTIMATED ONLY, Buyer should verify prior to purchase.

(5) Real Estate taxes assume a 1.22% tax rate.

PRICING SUMMARY

PRICING SUMMARY		CURRENT		PROFORMA
OPINION OF VALUE		\$ 1,695,000		\$ 1,695,000
Net Operating Income		\$ 48,781		\$ 119,940
Cap Rate		2.88%		7.08%
Gross Rent Multiplier		21.07		14.13
Building Size		3,720		3,720
Lot Size		7,800		7,800
Price Per Square Foot (Building)		\$ 456		\$ 456
Price Per Square Foot (Lot)		\$ 217		\$ 217
PROPOSED FINANCING (6)(7)				
Down Payment	50%	\$ 847,500	35%	\$ 593,250
Loan Balance		\$ 847,500		\$ 1,101,750
Interest Rate		6.25%		6.25%
Term (Years)		30		25
Loan Due (Years)		5		5
Mortgage (Annual)		\$ 63,226		\$ 88,244
Mortgage (Monthly)		\$ 5,269		\$ 7,354
Cash on Cash Return		\$ (14,445)		\$ 31,696
Return on Investment		-1.70%		2.88%
Debt Coverage Ratio		0.77		1.36

(6) Building and Lot sizes have not been verified by Agent or Seller. Buyer to conduct its own investigation.

(7) Proposed Financing may be substantially different or unavailable to Buyer.

An aerial photograph of a city, likely Reseda, California, showing a dense residential area with many houses and trees. In the background, there are mountains under a clear blue sky. The image is framed by a white border.

LOCATION OVERVIEW

8555 RESEDA BOULEVARD

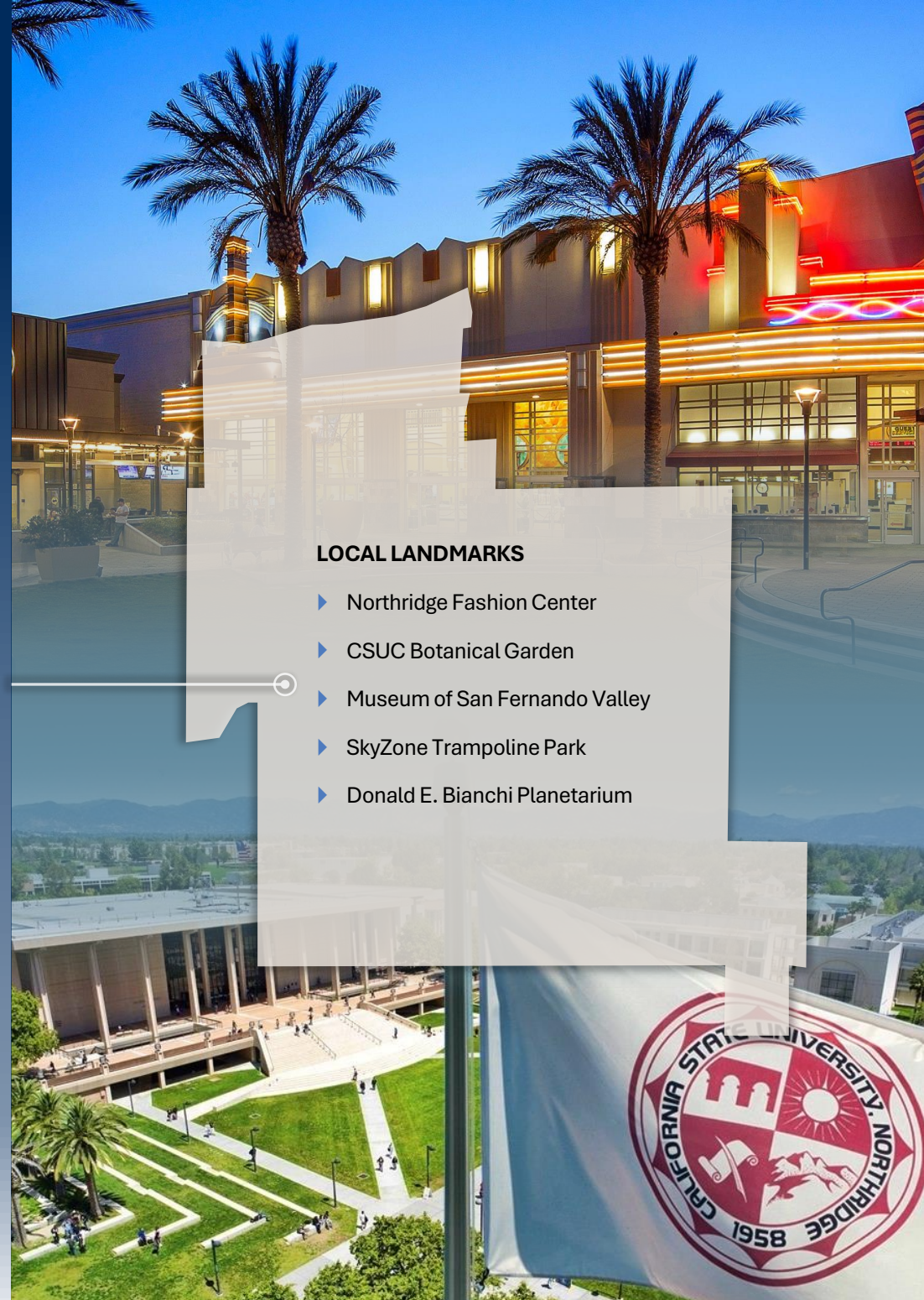
Northridge, CA

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

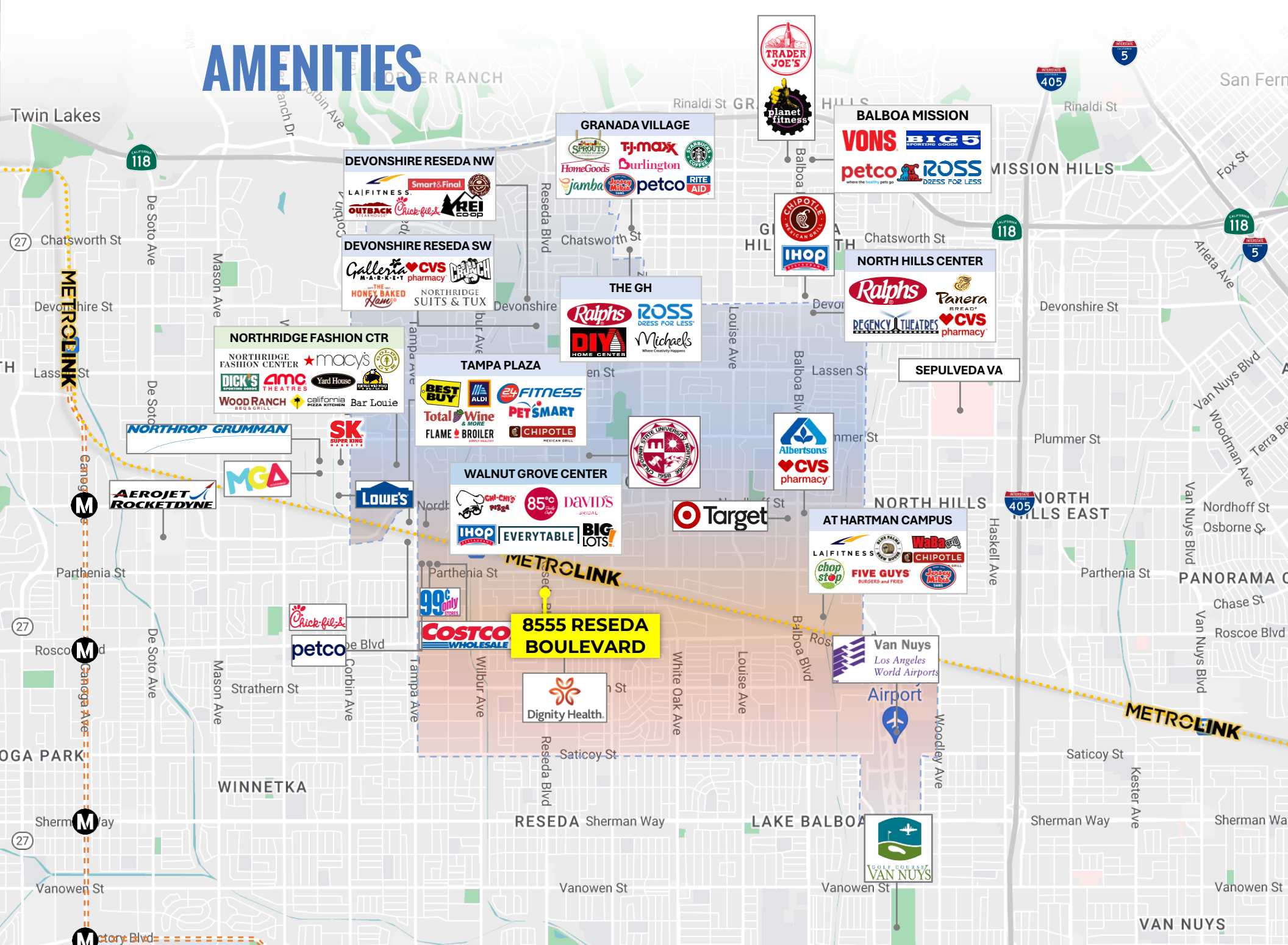
Residents don't have to travel far to find any of their everyday needs. The Northridge Fashion Center is a particularly popular mall for shopping, dining, and entertainment as well. Locals enjoy convenience to plenty of parks and recreation centers, where they can engage in year-round outdoor recreation. 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



CSUN

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.



Adjacent Warner Center

Warner Center boasts high-end demographics, dense immediate population, high barriers to entry and strong market fundamentals. Known as the central business district of the San Fernando Valley, Warner Center is one of Los Angeles' largest urban developments, offering a sweeping complex of office parks, high-rise office towers, apartments, and shopping centers including Westfield Topanga and the Village at Westfield Topanga.

The multi-billion-dollar submarket is home to substantial development, including the \$1.5 billion renovation the Westfield Promenade and the \$3.5 billion Uptown at Warner Center. The Westfield Promenade will include retail, Class A office, two hotels, 14,000 residential units, and an entertainment and sports center. Uptown at Warner Center is a one-of-a-kind development consisting of 47 acres creating a state of the art "live/work/play" environment. The walkable community will feature a combination of retail and residential uses including retail, office, hotel, research & development, assisted living and community center and a 5-acre open park.

WESTFIELD'S PROMENADE 2035 Estimated \$1.5 billion capital infusion



UPTOWN AT WARNER CENTER \$4 billion capital infusion



THE VILLAGE located between the Westfield Topanga and Westfield Promenade



San Fernando Valley

HOME OF INNOVATION

COMMUNITY OVERVIEW

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.

AFFLUENT SYNERGY

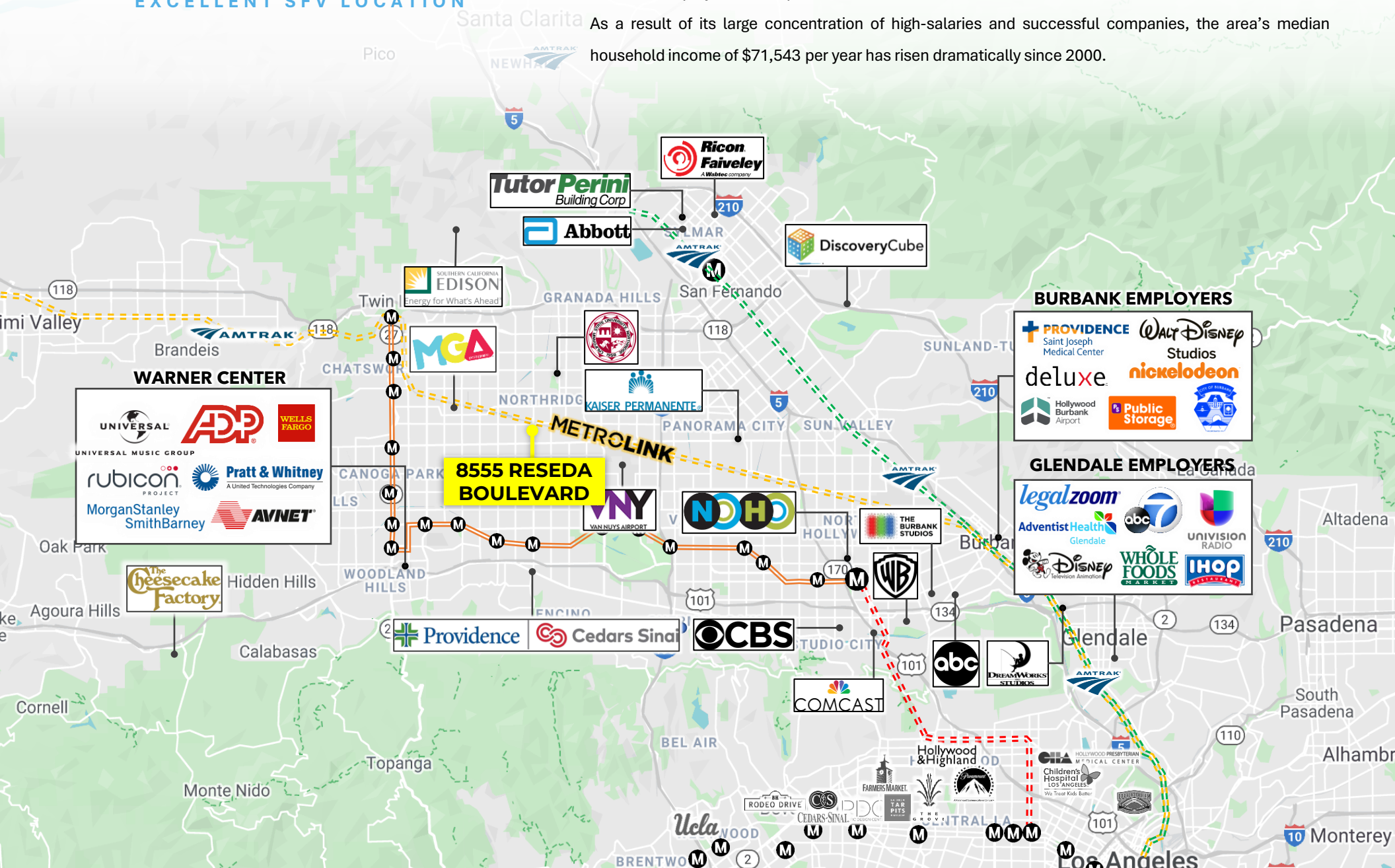
Key Valley neighborhoods such as Hidden Hills, Calabasas, Agoura Hills and Woodland Hills each have average household incomes higher than other Los Angeles high-profile communities such as Brentwood, Santa Monica and West Los Angeles.



Demand Drivers

EXCELLENT SFV LOCATION

There is a diverse economy whose GDP is fueled by the Financial Services, Information Technology, Entertainment, Healthcare, and Advanced Manufacturing sectors among others. Moreover, the region offers more affordable commercial space than other major U.S. regions. Healthcare is also a major source of employment with providers that include Kaiser Permanente, and Providence Health & Services. As a result of its large concentration of high-salaries and successful companies, the area's median household income of \$71,543 per year has risen dramatically since 2000.



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