

8805-8813 RESEDA BLVD. NORTHRIDGE, CA 91324



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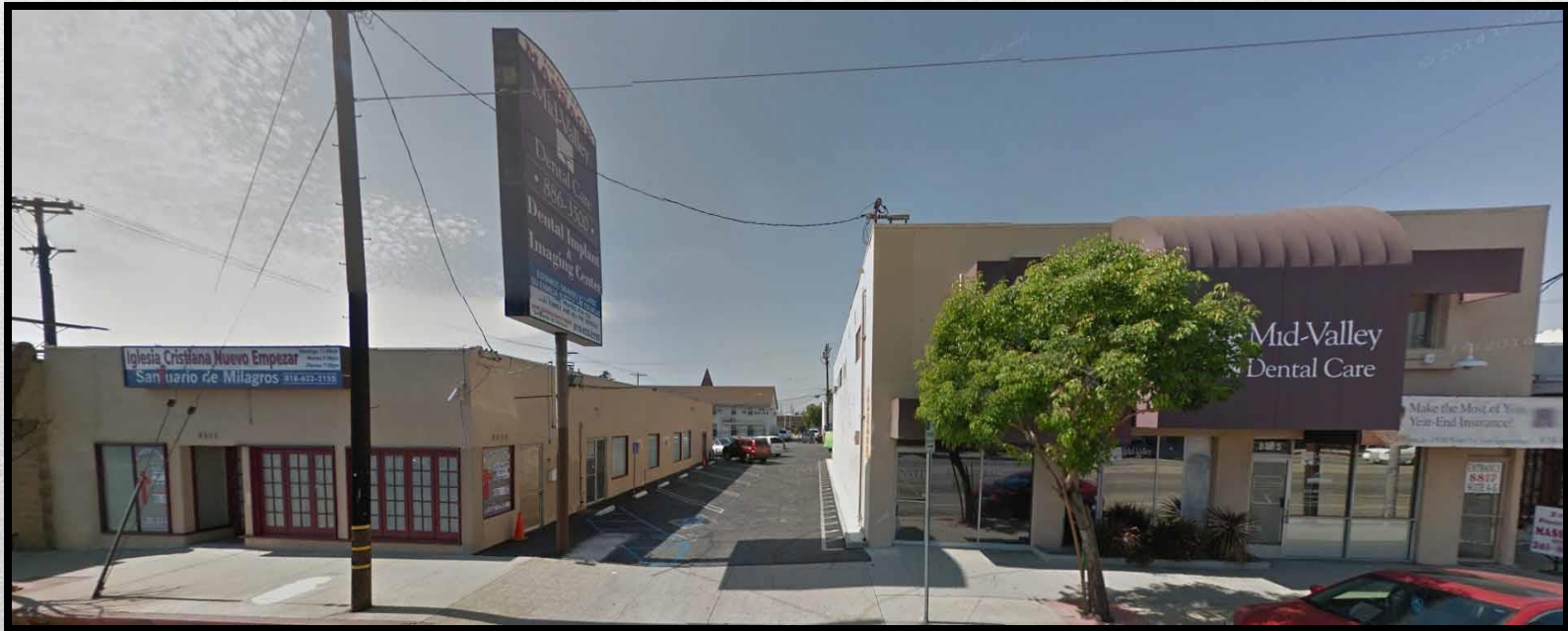
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NORTHRIDGE CENTER

8805-8813 RESEDA BLVD.
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OFFERING MEMORANDUM



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NORTHRIDGE, CALIFORNIA

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EXCLUSIVELY LISTED BY:

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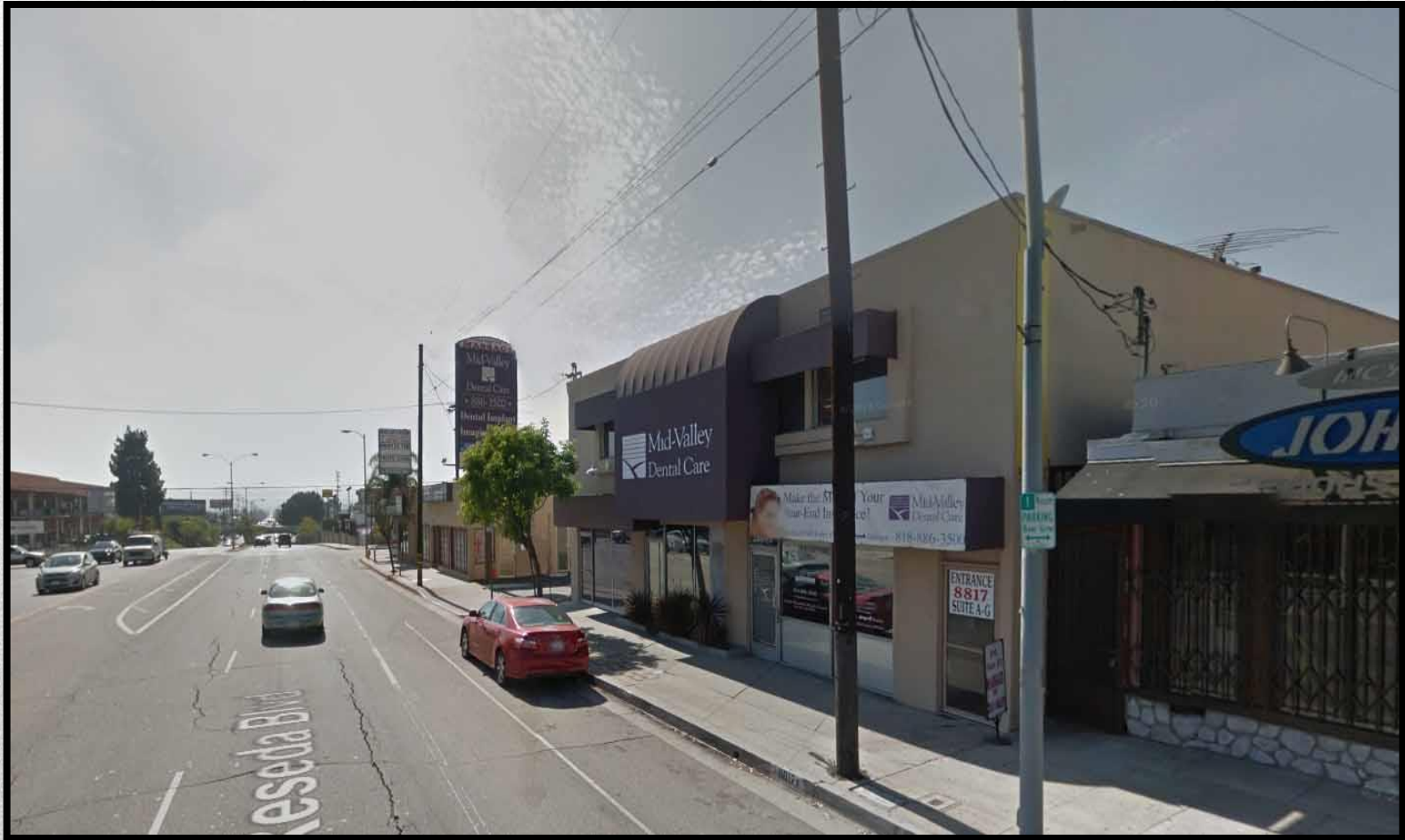
SECTION II

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8805-8813 RESEDA BLVD. NORTHRIDGE, CA 91324



NORTHRIDGE CENTER

8805-8813 Reseda Blvd. Northridge, CA 91324

17,497 SF Land and 10,700 SF Buildings

APN# 2770-016-018 & APN# 2770-016-019

- ✓ Excellent Exposure on Major Road of Reseda Blvd.
- ✓ Well Maintained, Attractive Design and Floor Plan
- ✓ 100% Occupancy
- ✓ Flat Lot 100% Usable Land
- ✓ Excellent Long Term Tenancies
- ✓ Use Code: Retail Stores
- ✓ Additional Sub Use Code Type: Medical Offices, Religious Facility, Photography, Personal Services, Travel & Office Bldg. (General)
- ✓ 30 Parking Spaces + Plenty of Additional Street Parking
- ✓ Two Buildings:
 - Building#1 **3,200 SF. One Story Building on a 10,498 SF. Lot Size** – One (1) Long Term Tenant
 - Building#2 **7,500 SF. Two Story Building on a 6,999 SF. Lot Size** – Five (5) Long Term Tenants
- ✓ Great Property for 1031 Exchange or Owner User to Occupy, One Building & Collect Rent From Others
- ✓ Price is within reach of most Investors
- ✓ Priced Under Replacement Cost
- ✓ Highly Improved Upscale Dental Office with Over 20 Years of Tenancy History
- ✓ Few Blocks Away From Northridge Fashion Center, Northridge Metro Link and California State University Northridge
- ✓ West of 405 Freeway
- ✓ South of 118 Freeway and/or Nordhoff Street.
- ✓ East of Topanga Canyon Rd.
- ✓ Year Built: 8805 Reseda Built on 1951 and 8813 Built on 1958
- ✓ **Great Upside Potential**
- ✓ Easy Freeway access
- ✓ Buildings Can Be Sold Separately



LOCATION

NORTHRIDGE CENTER
 8805-8813 Reseda Blvd.
 Northridge, CA 91324

OFFERING SUMMARY

Price:	\$ 2,500,000
Down Payment:	\$ 875,000
Capitalization Rate:	5.17%
Cash-on-Cash Return:	2.39%
Net Rentable Area (NRA):	10,700
Price per Square Foot (NRA):	\$ 233.64
Year Built:	1951-1958
Lot Size (SF/Acres):	17,497 / 0.40 (approximate)
Parking:	30 + Street Parking

FINANCIAL SUMMARY

Cash to New Loan

Loan Amount:	\$1,625,000
ADS / MO:	\$9,032
Amortization (Years):	25
Est. Interest Rate:	4.50%
(Contact Your Lending Broker for Exact Rate)	



8805-8813 Reseda Blvd. Northridge, CA 91324
 APN # 2770-016-018 & APN# 2770-016-019

Gross Rentable Area: 10,700 SF - Land size: 17,497 SF
Exist. Rent Roll

Building	Unit#	TENANT	TERMS	LEASE TYPE	SQFT	BASE RENT/M	OPTIONS	SALES PRICE
8805	Free Standing	SIGUEIRA	07/01/2012 - 06/30/2015	MOD-NET	3,200	\$3,700	2 YR	\$850,000
Building	Unit#	TENANT	TERMS	LEASE TYPE	SQFT	BASE RENT/M	OPTIONS	SALES PRICE
8811-8815	MIX-BLDG	MID VALLEY DENTAL	01/01/1995 - 12/31/2017	MOD-GROSS	3,750	\$7,800	3 (5) YR	\$1,800,000
8817 A&B	MIX-BLDG	ALLSTATE REMODEL, INC	07/28/09-M2M	MOD-GROSS	1,125	\$ 995	2 YR	
8817 C&D	MIX-BLDG	MAIDS CLEANING	11/01/2013 - 01/11/2015	MOD-GROSS	1,200	\$ 700	2 YR	
8817 E	MIX-BLDG	VALLEY COSMETIC DENTAL	- 04/30/2013	MOD-GROSS	825	\$1,214		
8817 F	MIX-BLDG	NONGNUT MASSAGE	01/01/2010 - 12/31/2012	MOD-GROSS	600	\$1,025		

Sub-Total: 10,700 SF \$15,434

Total Gross Monthly Income: \$ 15,434
Total Gross Annual Income: \$185,208
Annual Expenses: \$ 55,918
Net Annual Income: \$129,290
Cap Rate: 5.17%
Property Value: \$2,500,000



8805-8813 Reseda Blvd. Northridge, CA 91324
APN # 2770-016-018 & APN# 2770-016-019

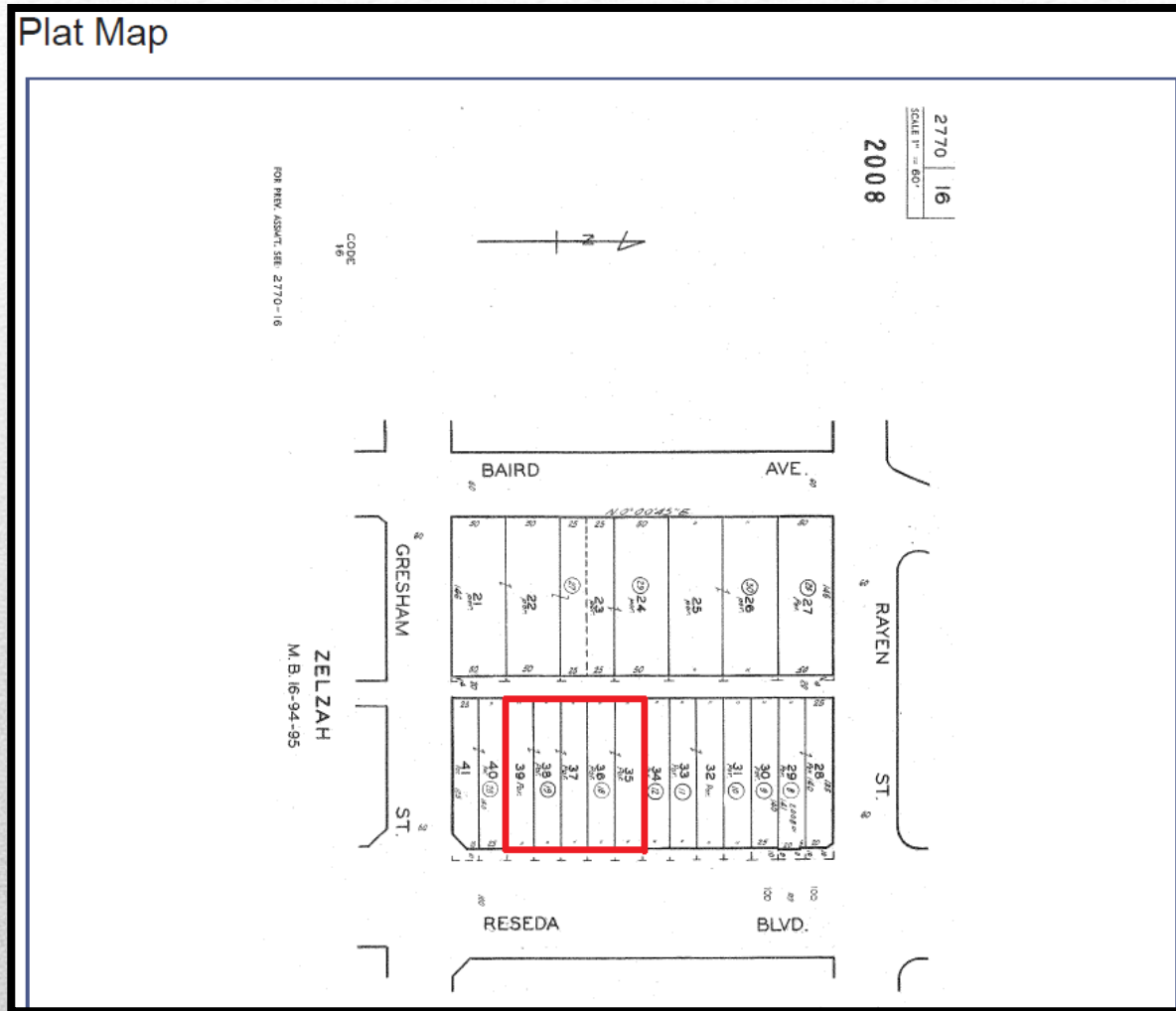
Gross Rentable Area: 10,700 SF - Land size: 17,497 SF

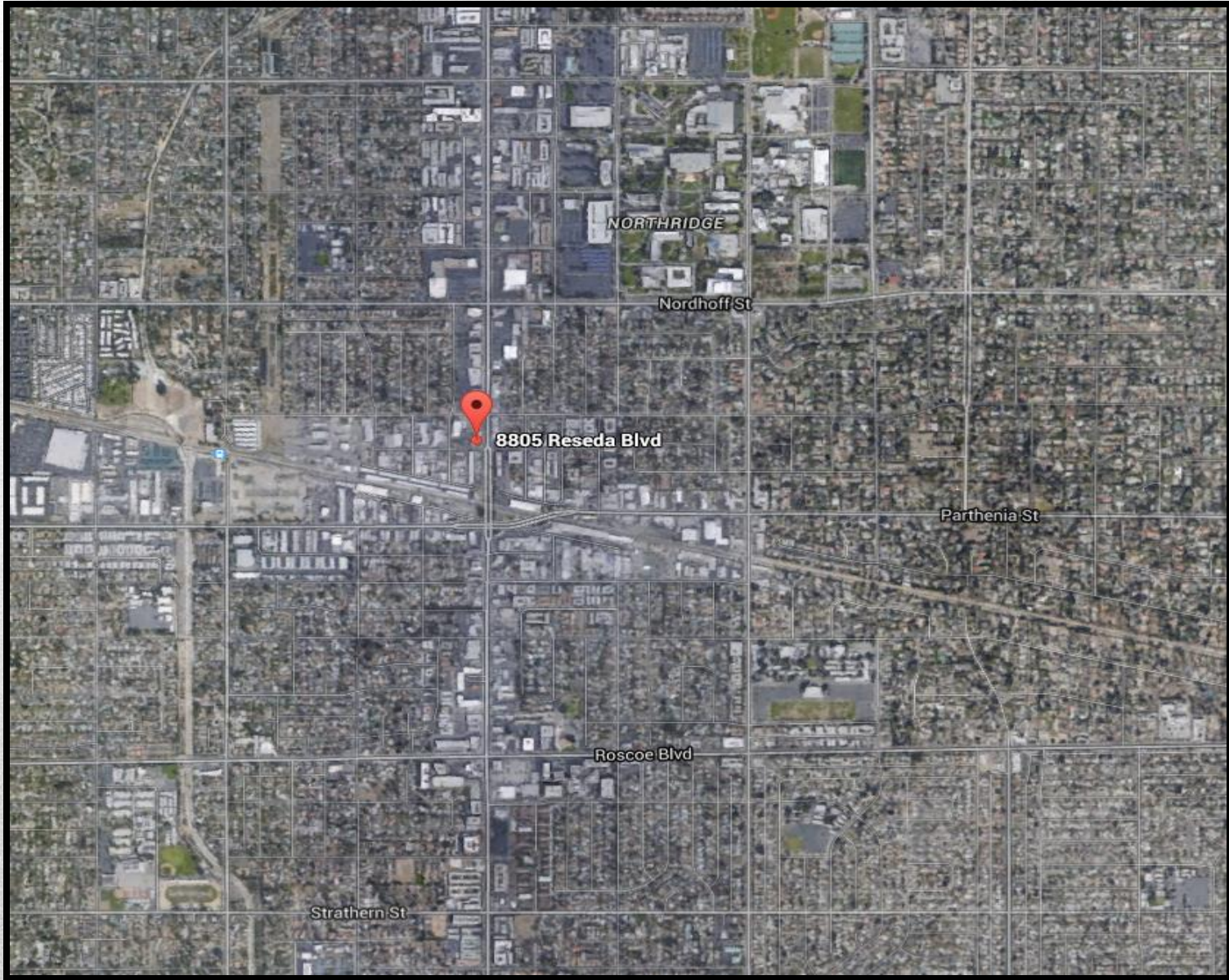
Operating Expenses

Property Taxes:	\$31,250
Insurance:	\$ 5,688
Utilities:	\$ 4,836
Repair:	\$ 2,000
Maintenance:	\$ 1,800
Trash:	\$ 2,000
Other:	\$ 936
Management:	\$ 7,408

Total Annual Expenses:	\$55,918
Monthly Cost:	\$ 4,660

APN#2770-016-018 & APN#2770-016-019





8805-8813 RESEDA BLVD. NORTHRIDGE, CA 91324



NORTHRIDGE CENTER

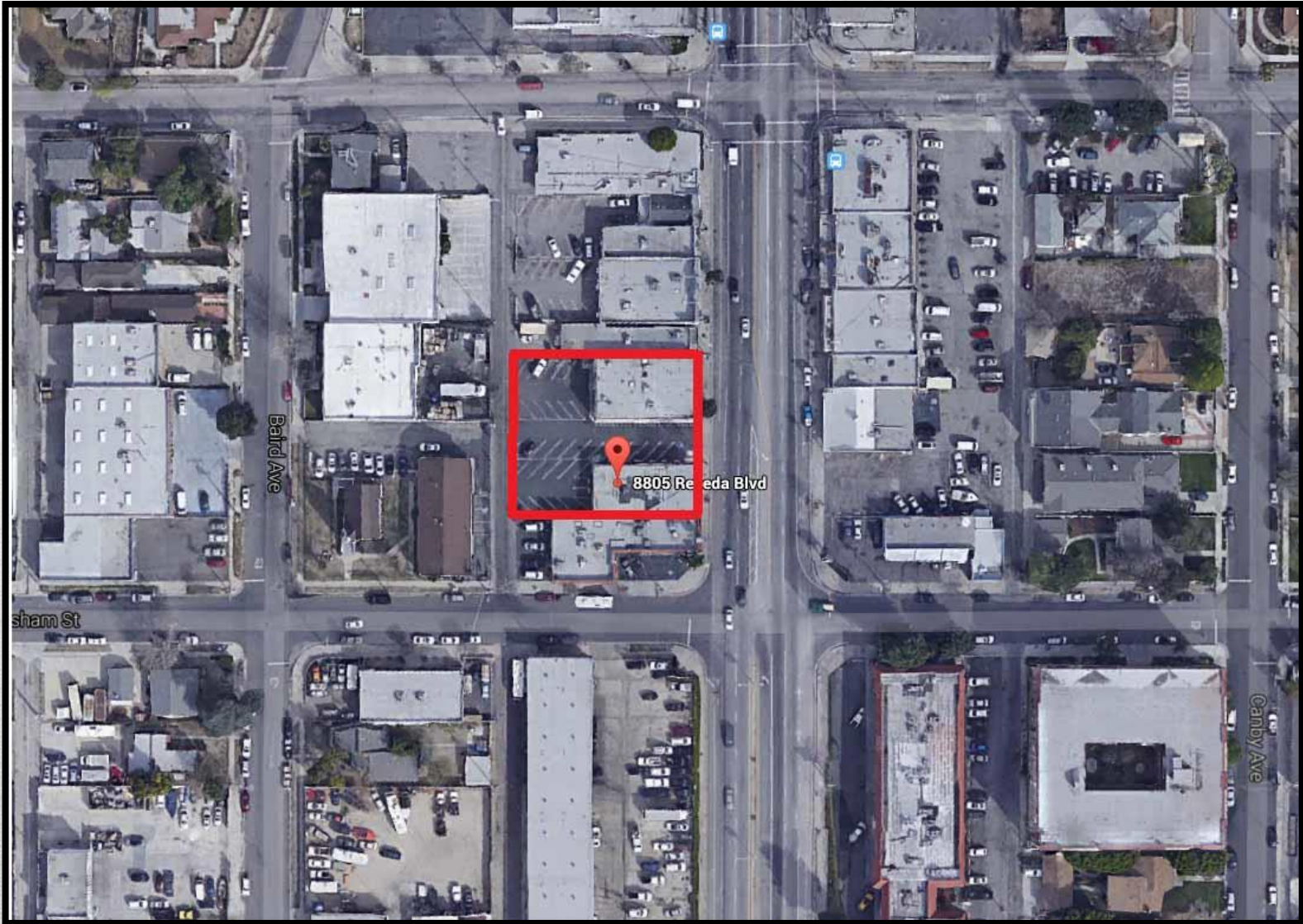
8805-8813 Reseda Blvd. Northridge, CA 91324

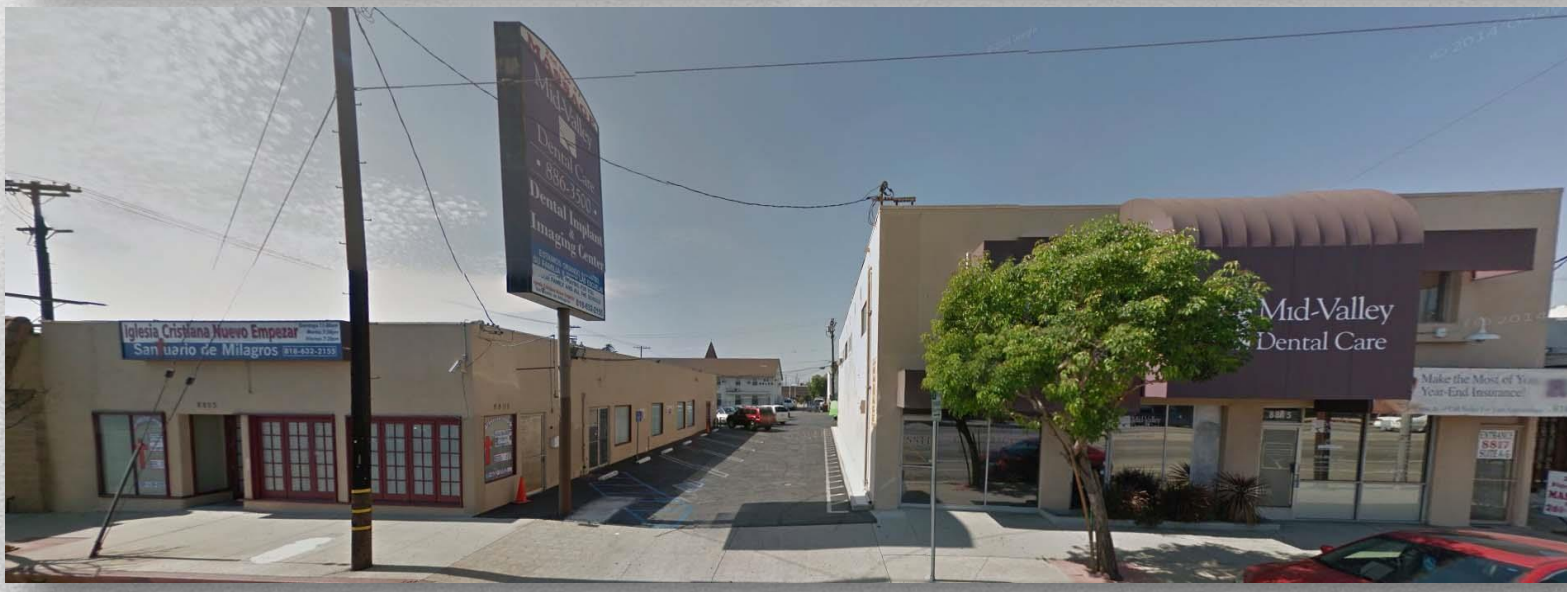
17,497 SF Land and 10,700 SF Buildings

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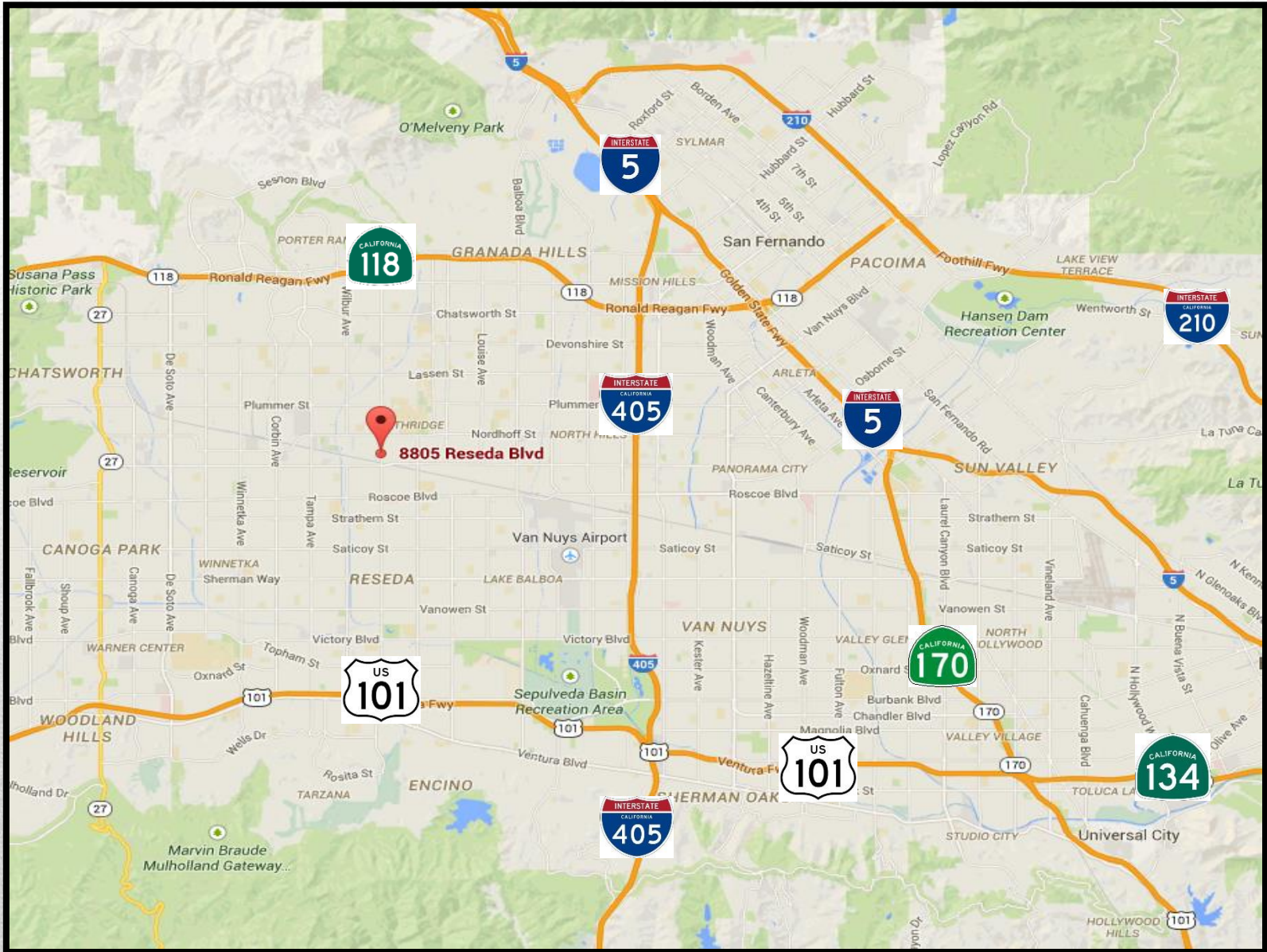






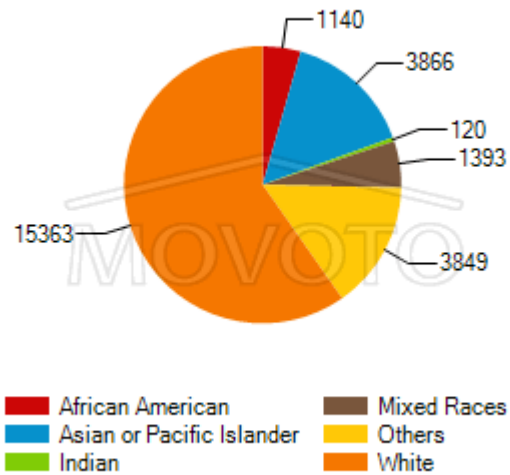




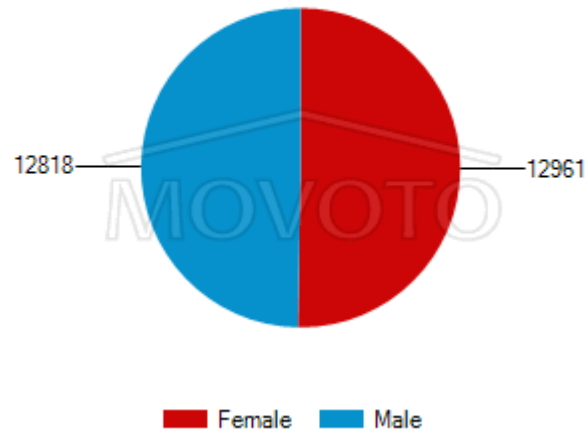


Population by Race & Gender		
African American	1,140	(4%)
Asian or Pacific Islander	3,866	(15%)
Indian	120	
Mixed Races	1,393	(5%)
Others	3,849	(15%)
White	15,363	(60%)
Female	12,961	(50%)
Male	12,818	(50%)

Population by Race

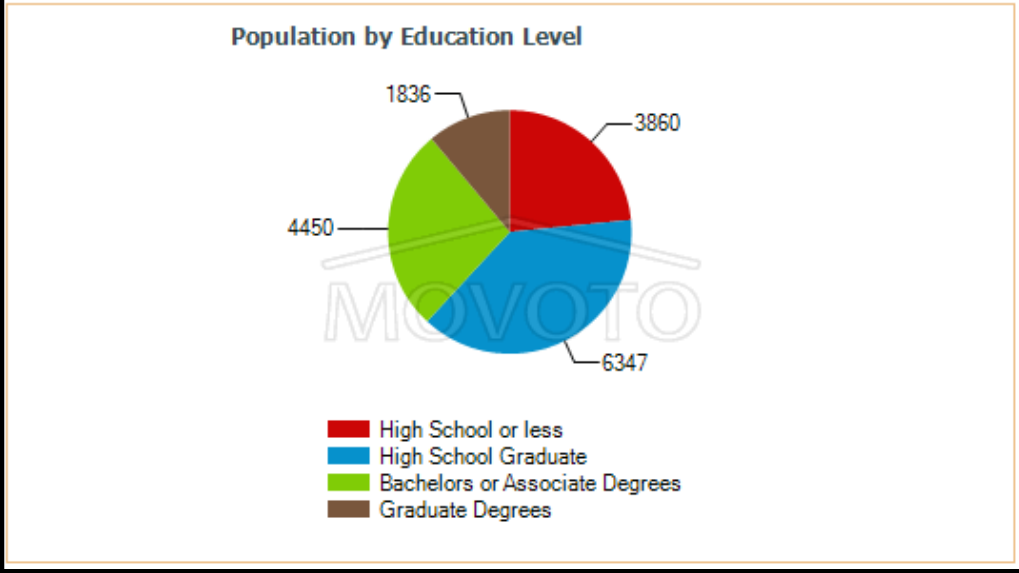


Population by Sex

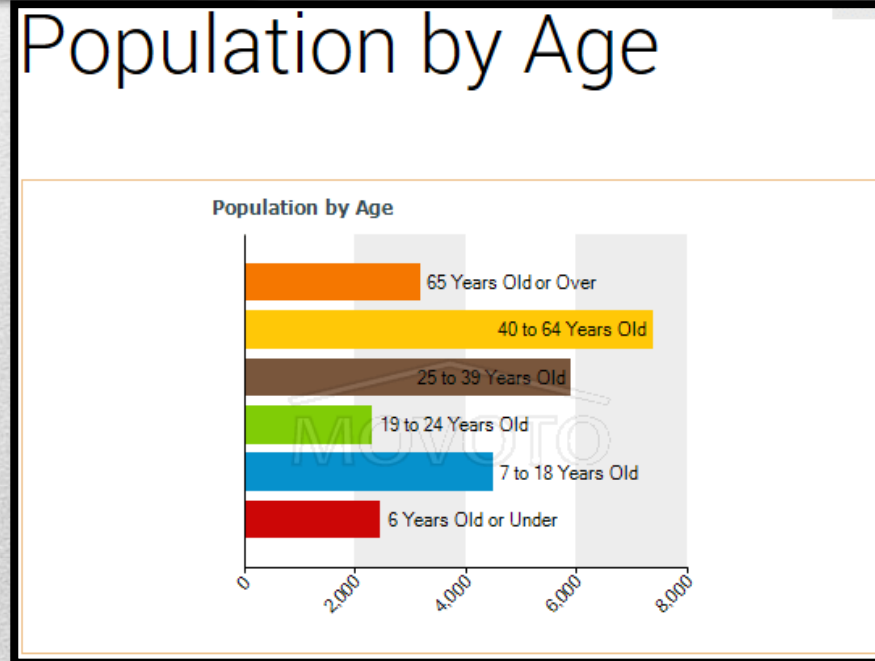


Population by Education Level		
High School or less	3,860	(23%)
High School Graduate	6,347	(38%)
Bachelors or Associate Degrees	4,450	(27%)
Graduate Degrees	1,836	(11%)

Population by Education Level

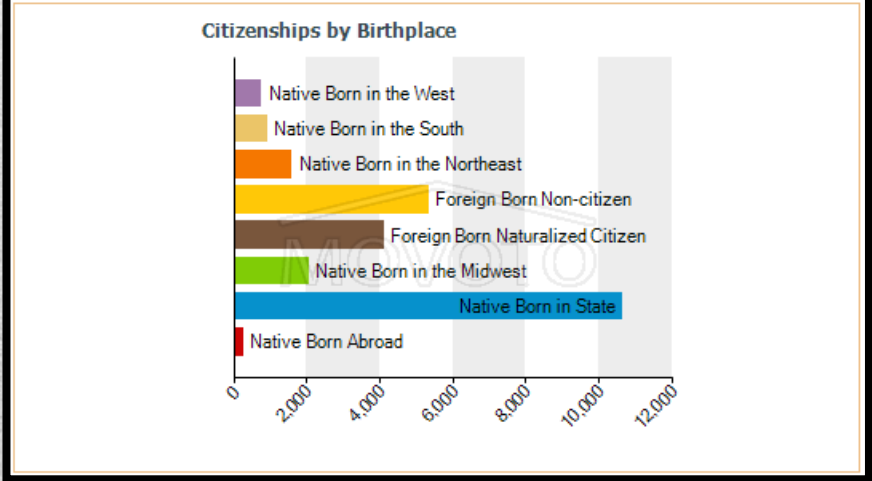


Population by Age		
6 Years Old or Under	2,470	(10%)
7 to 18 Years Old	4,496	(17%)
19 to 24 Years Old	2,320	(9%)
25 to 39 Years Old	5,912	(23%)
40 to 64 Years Old	7,390	(29%)
65 Years Old or Over	3,191	(12%)



Population Citzenships by Birthplace		
Native Born Abroad	262	(1%)
Native Born in State	10,663	(41%)
Native Born in the Midwest	2,062	(8%)
Foreign Born Naturalized Citizen	4,139	(16%)
Foreign Born Non-citizen	5,356	(21%)
Native Born in the Northeast	1,607	(6%)
Native Born in the South	920	(4%)
Native Born in the West	770	(3%)

Population Citzenships by Birthplace

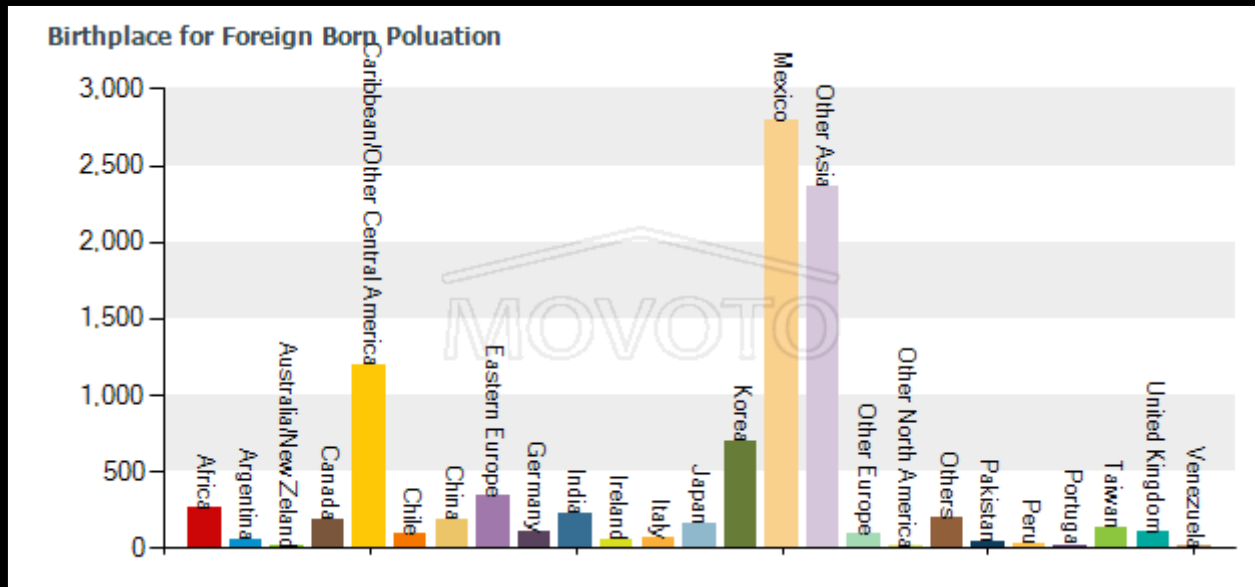


Birthplace for Foreign Born Population		
Africa	260	(3%)
Argentina	52	(1%)
Australia/New Zeland	10	
Canada	185	(2%)
Caribbean/Other Central America	1,196	(13%)
Chile	96	(1%)
China	186	(2%)
Eastern Europe	343	(4%)
Germany	113	(1%)
India	229	(2%)
Ireland	51	(1%)
Italy	70	(1%)

Birthplace for Foreign Born Population

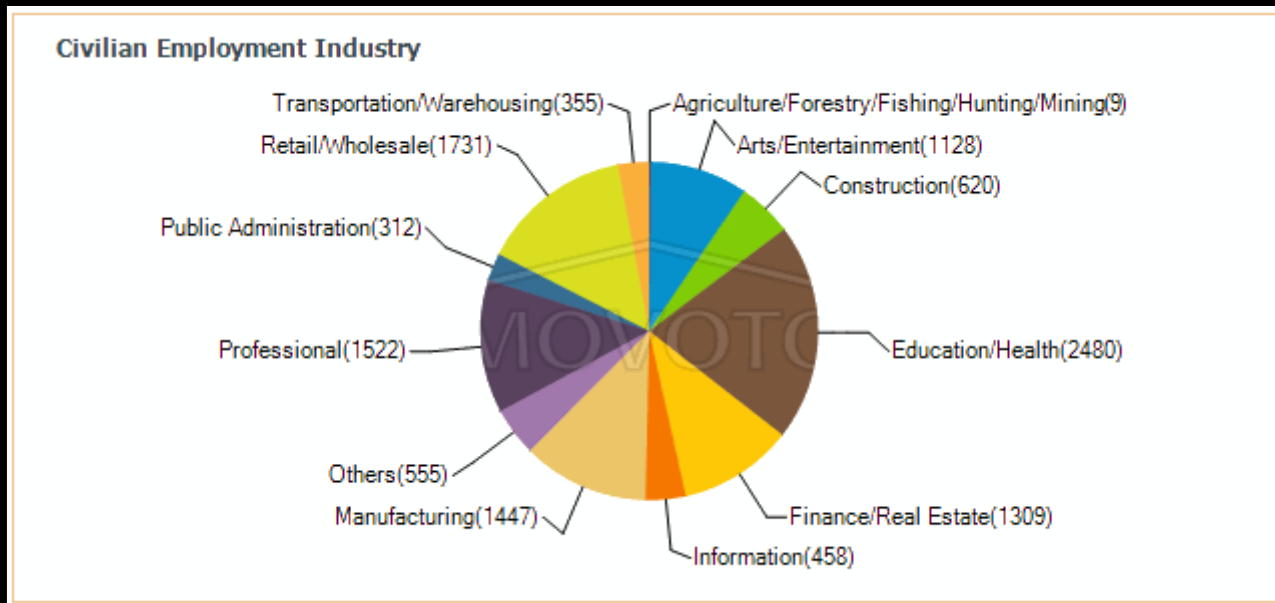
Japan	166	(2%)
Korea	699	(7%)
Mexico	2,797	(30%)
Other Asia	2,367	(25%)
Other Europe	91	(1%)
Other North America	8	
Others	197	(2%)
Pakistan	45	
Peru	26	
Portugal	4	
Taiwan	134	(1%)
United Kingdom	107	(1%)
Venezuela	5	

Birthplace for Foreign Born



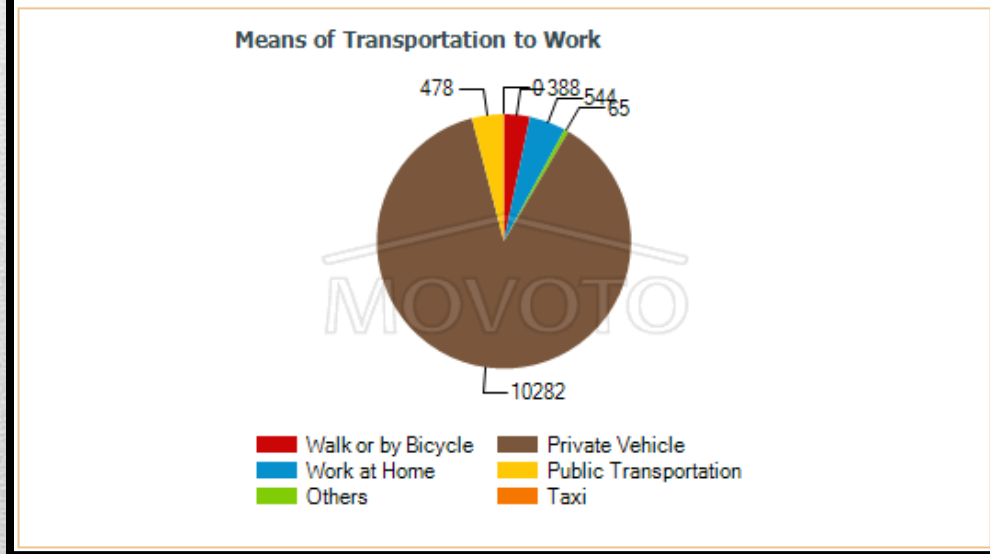
Civilian Employment Industry		
Agriculture/Forestry/Fishing/Hunting/Mining	9	
Arts/Entertainment	1,128	(9%)
Construction	620	(5%)
Education/Health	2,480	(21%)
Finance/Real Estate	1,309	(11%)
Information	458	(4%)
Manufacturing	1,447	(12%)
Others	555	(5%)
Professional	1,522	(13%)
Public Administration	312	(3%)
Retail/Wholesale	1,731	(15%)
Transportation/Warehousing	355	(3%)

Civilian Employment Industry



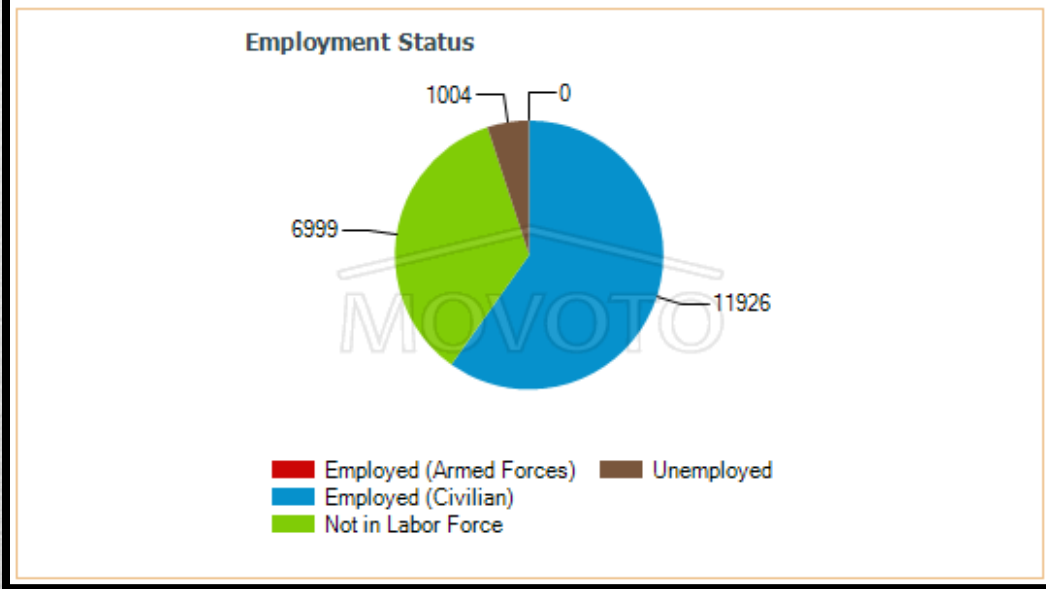
Means of Transportation to Work		
Walk or by Bicycle	388	(3%)
Work at Home	544	(5%)
Others	65	(1%)
Private Vehicle	10,282	(87%)
Public Transportation	478	(4%)
Taxi	0	

Means of Transportation to Work



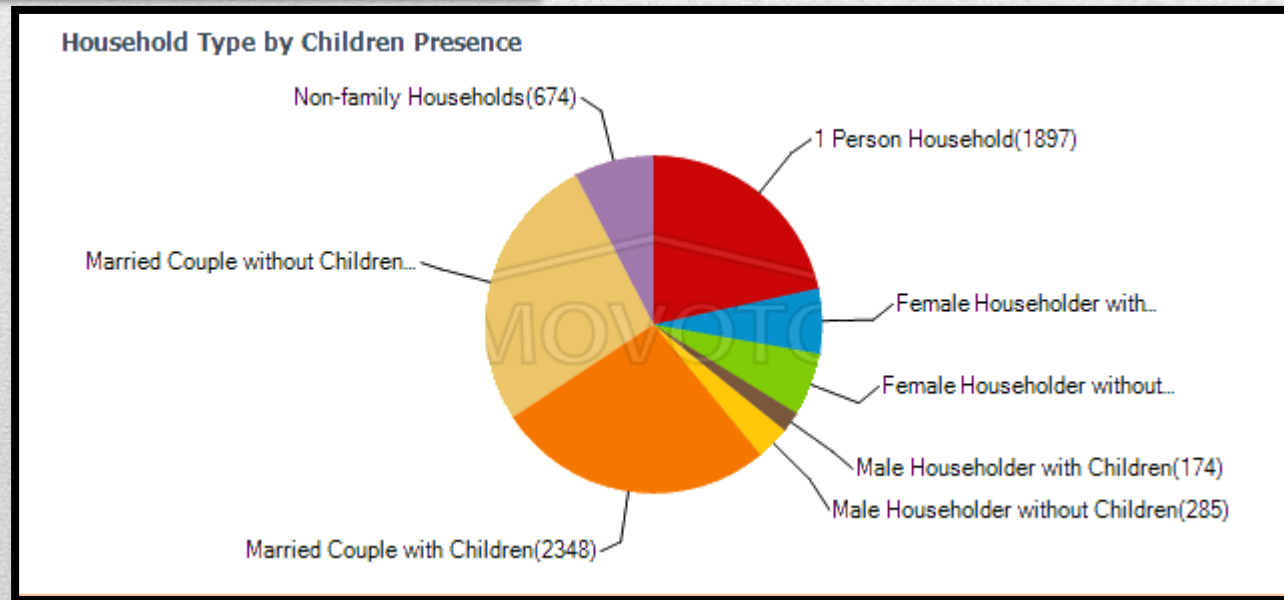
Employment Status		
Employed (Armed Forces)	0	
Employed (Civilian)	11,926	(60%)
Not in Labor Force	6,999	(35%)
Unemployed	1,004	(5%)

Employment Status



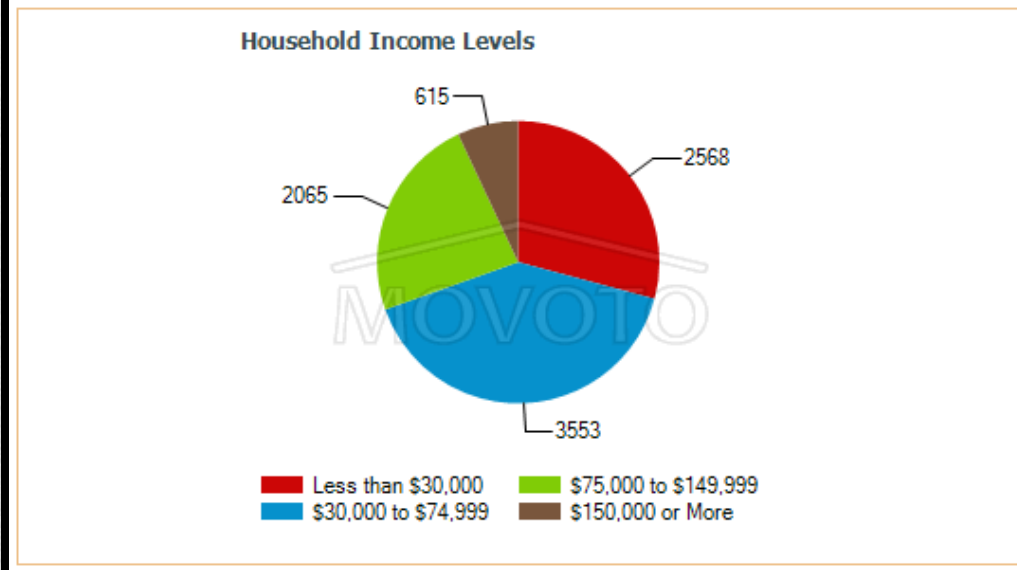
Household Type by Children Presence		
1 Person Household	1,897	(22%)
Female Householder with Children	548	(6%)
Female Householder without Children	533	(6%)
Male Householder with Children	174	(2%)
Male Householder without Children	285	(3%)
Married Couple with Children	2,348	(27%)
Married Couple without Children	2,342	(27%)
Non-family Households	674	(8%)

Household Type by Children



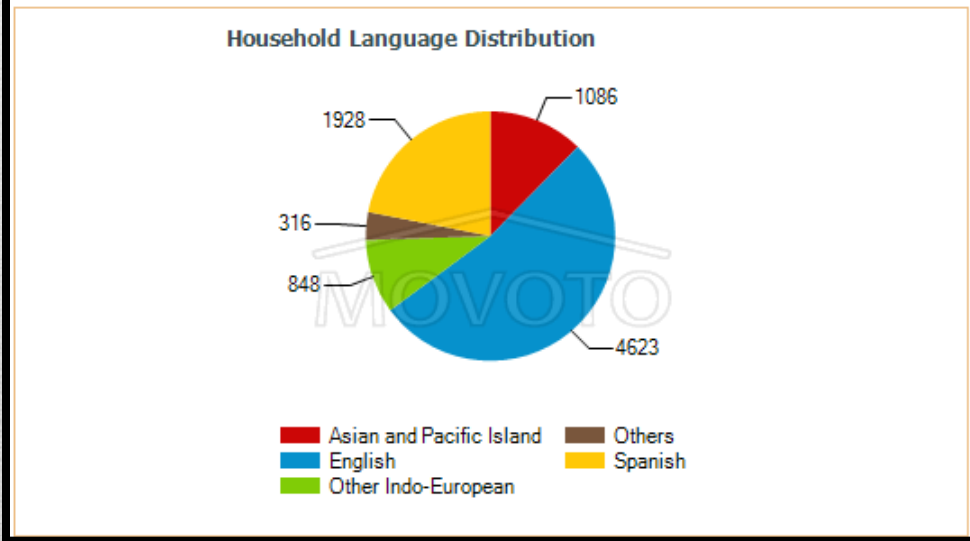
Household Income Levels		
Less than \$30,000	2,568	(29%)
\$30,000 to \$74,999	3,553	(40%)
\$75,000 to \$149,999	2,065	(23%)
\$150,000 or More	615	(7%)

Household Income Levels



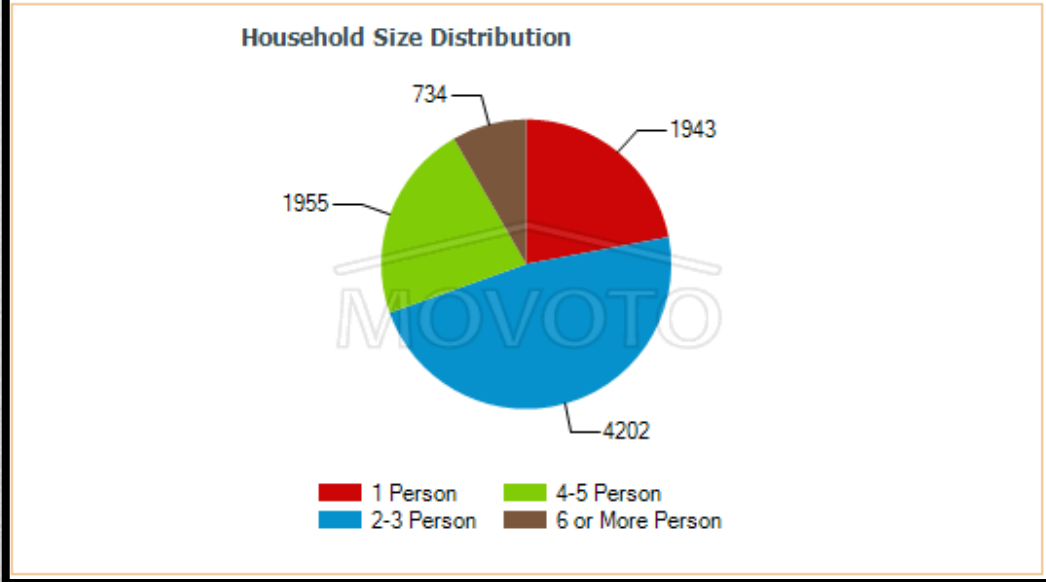
Household Language Distribution		
Asian and Pacific Island	1,086	(12%)
English	4,623	(53%)
Other Indo-European	848	(10%)
Others	316	(4%)
Spanish	1,928	(22%)

Household Language Distribution



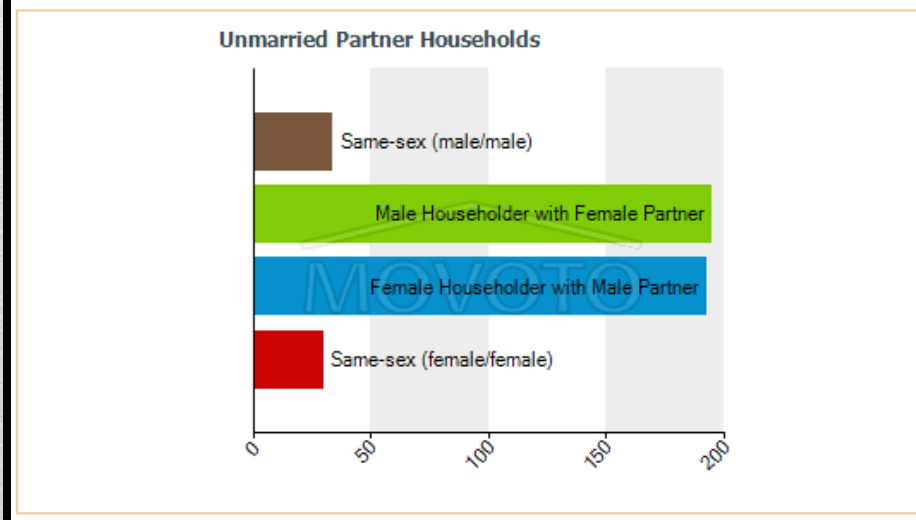
Household Size Distribution		
1 Person	1,943	(22%)
2-3 Person	4,202	(48%)
4-5 Person	1,955	(22%)
6 or More Person	734	(8%)

Household Size Distribution



Unmarried Partner Households		
Asian and Pacific Island	1,086	(12%)
English	4,623	(53%)
Other Indo-European	848	(10%)
Others	316	(4%)
Spanish	1,928	(22%)

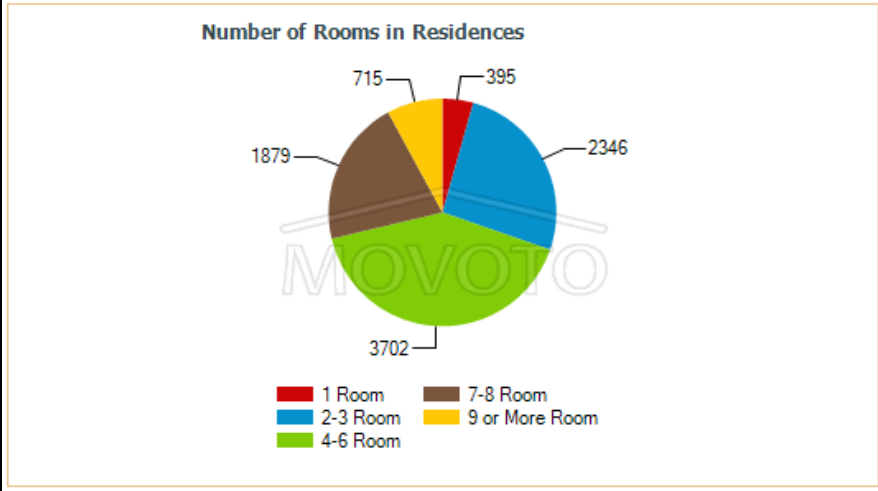
Unmarried Partner Households



Neighborhood Housing Characteristics

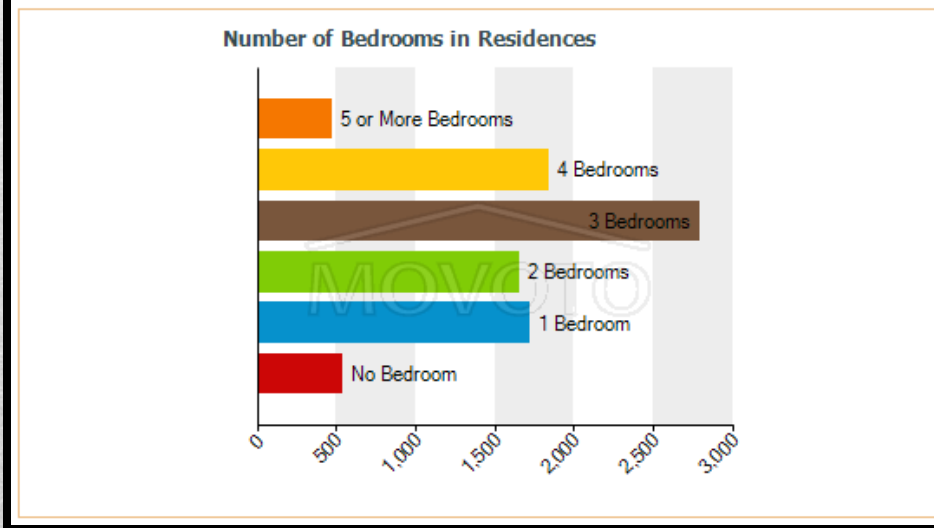
Number of Rooms in Residences		
1 Room	395	(4%)
2-3 Room	2,346	(26%)
4-6 Room	3,702	(41%)
7-8 Room	1,879	(21%)
9 or More Room	715	(8%)

Number of Rooms in Residences



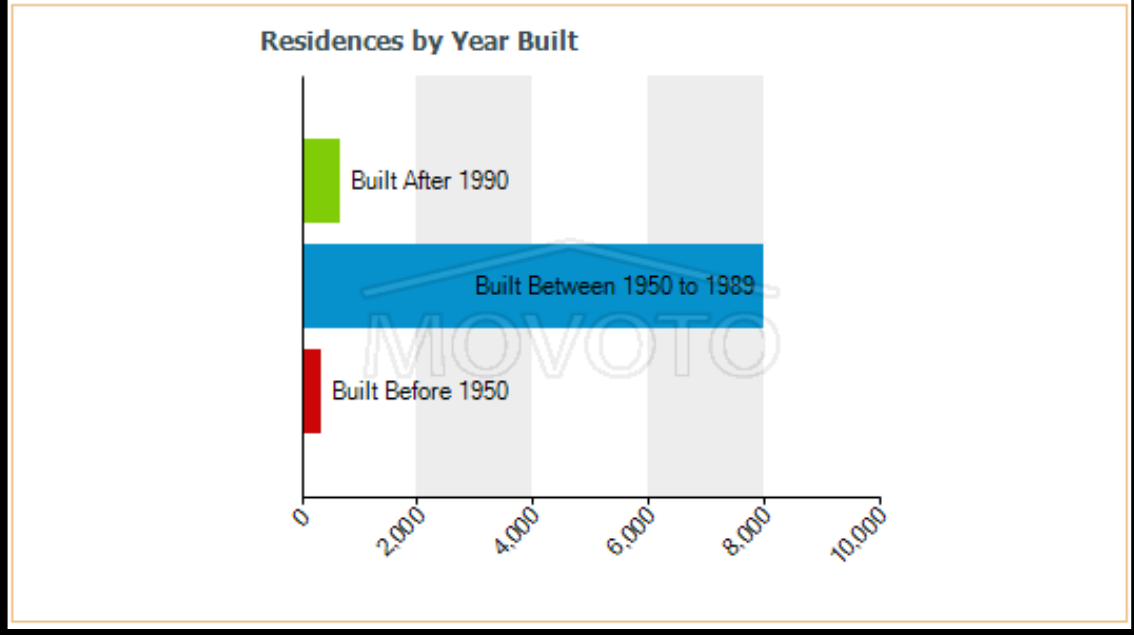
Number of Bedrooms in Residences		
No Bedroom	535	(6%)
1 Bedroom	1,728	(19%)
2 Bedrooms	1,655	(18%)
3 Bedrooms	2,797	(31%)
4 Bedrooms	1,847	(20%)
5 or More Bedrooms	475	(5%)

Number of Bedrooms in Residences



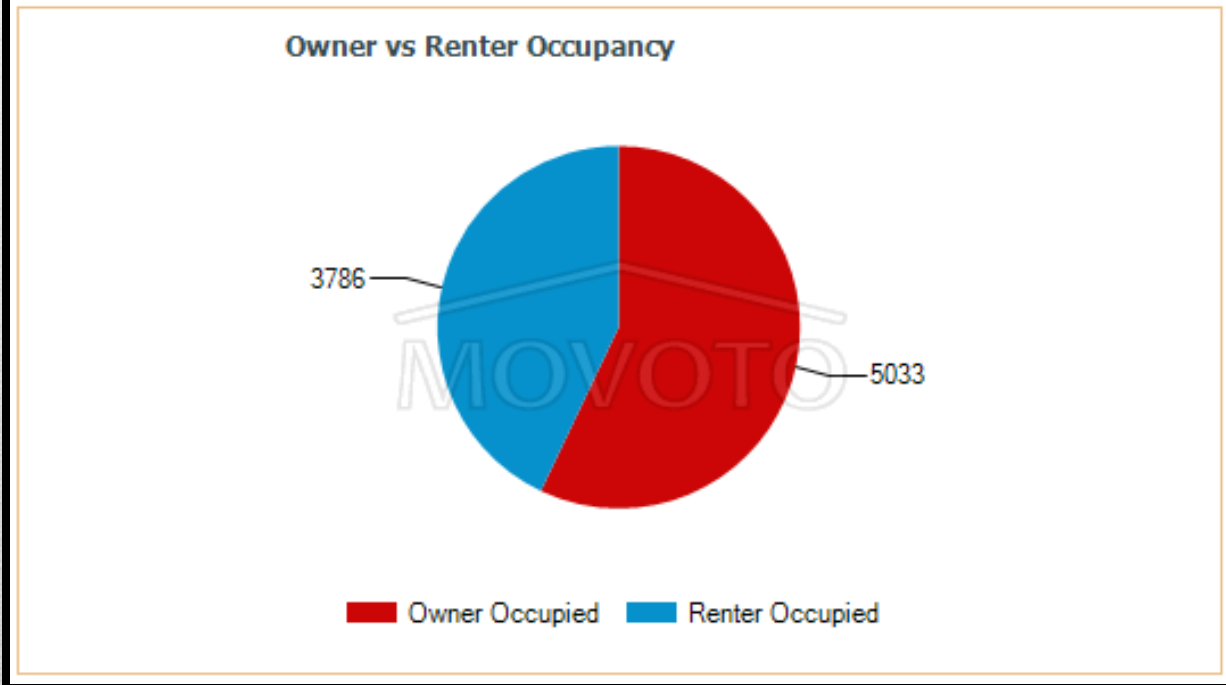
Residences by Year Built		
Built Before 1950	347	(4%)
Built Between 1950 to 1989	8,006	(89%)
Built After 1990	684	(8%)

Residences by Year Built

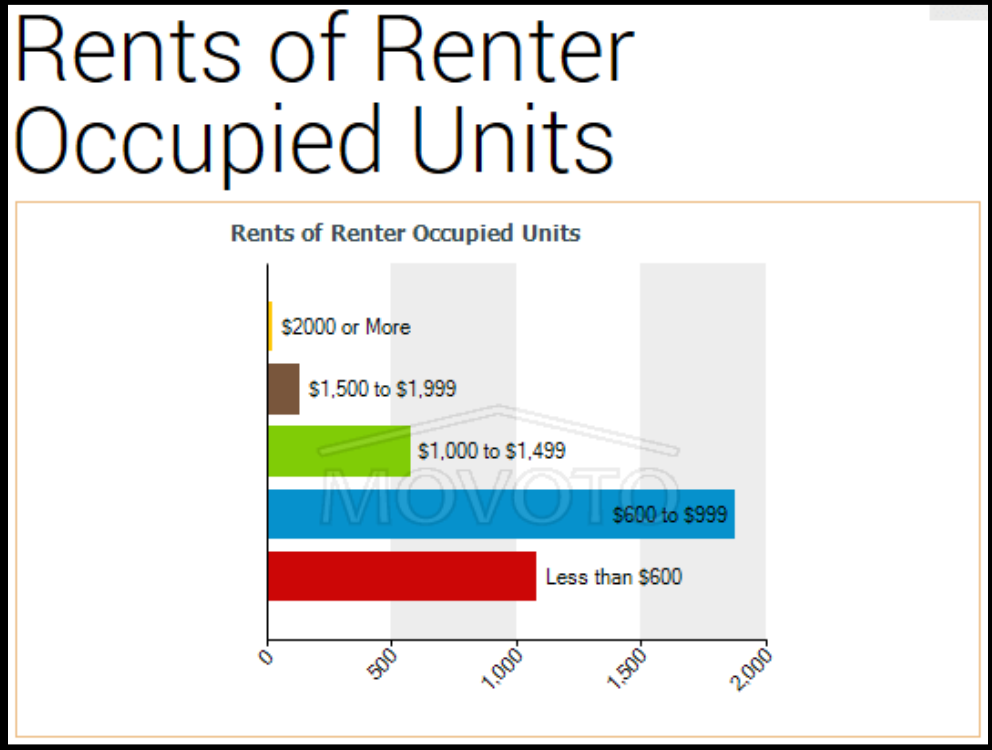


Owner vs. Renter Occupancy		
Owner Occupied	5,033	(57%)
Renter Occupied	3,786	(43%)

Owner vs. Renter Occupancy



Rents of Renter Occupied Units		
Less than \$600	1,085	(29%)
\$600 to \$999	1,880	(51%)
\$1,000 to \$1,499	579	(16%)
\$1,500 to \$1,999	137	(4%)
\$2000 or More	25	(1%)



Northridge Facts

The area we call Northridge, located in the northwest part of the San Fernando Valley, is sheltered by the majestic Santa Susana Mountains and has a history that can be traced back to the 1700's.

A water source at the intersection of Parthenia St. and Reseda Blvd. served as the watering hole and gathering place for the Gabrielino Indians and later the Spanish who established Missions in the area. The area, fed by underground streams, was very fertile and soon a development christened "Zelzah," a Biblical name for oasis, became important. This was the only Valley Station on the Southern Pacific Railroad line. In 1938, this prosperous community was named Northridge.

During the 1930's and 40's it became a haven for some of Hollywood's biggest stars. Northridge was often referred to as "the 100 most beautiful acres in the Valley." Numerous personalities from the stage, screen and radio built homes and ranches in Northridge.

In the mid 60's, the emergence and growth of the Porter Ranch Estates spurred business activity in general. The area became the home of many major industrial firms. The early 70's gave rise to retail sales when the largest shopping mall in the Valley opened in 1971, Northridge Fashion Center. California State University, Northridge, originally established in the late 50's became a major university and now is one of the Valley's largest employers.

Community of Northridge

The City of Los Angeles, the Northridge East, West and South Neighborhood Councils, Cal State University Northridge and the North Valley Regional Chamber of Commerce have launched an aggressive campaign to establish a vision and develop a strategic concept plan for the community of Northridge and Northridge Business District.

The vision considers community goals, the existing Northridge Community Plan and business/tenant mix, local and regional demographics, potential for public and private redevelopment, and prior initiatives. The vision also focuses on the Cal State University Northridge campus as the hub of the community—how best to develop the "University Village" personality and synergies between the university's new Valley Performing Arts Center, and a walkable "village" area of the business district.



Please visit our Virtual Tour available at:

WWW.TOURFACTORY.COM/1269779





NORTHRIDGE CENTER QR CODE