

MAJOR PRICE REDUCTION

**CHARMING OFFICE
BUILDING FOR SALE**

11336

CAMARILLO ST



STACY VIERHEILIG-FRASER

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PROPERTY DETAILS

| | |
|---------------|--------------|
| BUILDING SIZE | ±11,257 SF |
| LAND SIZE | ±7,405 SF |
| PRICE/SF | \$247.00 |
| YEAR BUILT | 1987 |
| ZONING | LAC2 |
| APN | 2353-028-072 |

PROPERTY FEATURES

- Great For Entertainment Users
- Near Tujunga/Riverside Camarillo Intersection
- Large Deck
- Partial Owner User
- Great Signage
- New Roof with 5 Year Warranty

11336 CAMARILLO ST., TOLUCA LAKE, CALIFORNIA



\$2,775,000

ASKING PRICE

all cash or cash to new loan



±11,257 SF

BUILDING SIZE



±16

PARKING SPACES

covered & secure spaces

SALE COMPARABLES



12722 RIVERSIDE DR, NORTH HOLLYWOOD, CA 91607

| | |
|-------------|-------------|
| Sale Price: | \$4,000,000 |
| Sale \$/SF: | \$278.03 |
| Sale Date: | August 2025 |
| SF Sold: | 14,342 SF |



1201 N PACIFIC AVE, GLENDALE, CA 91202

| | |
|-------------|-------------|
| Sale Price: | \$4,800,000 |
| Sale \$/SF: | \$298.10 |
| Sale Date: | August 2025 |
| SF Sold: | 16,102 SF |



14557 GILMORE ST, VAN NUYS, CA 91411

| | |
|-------------|-------------|
| Sale Price: | \$3,650,000 |
| Sale \$/SF: | \$296 |
| Sale Date: | August 2025 |
| SF Sold: | 12,331 SF |



10639 RIVERSIDE DR, NORTH HOLLYWOOD, CA 91602

| | |
|-------------|-------------|
| Sale Price: | \$4,100,000 |
| Sale \$/SF: | \$330.86 |
| Sale Date: | August 2025 |
| SF Sold: | 12,392 SF |



10520 MAGNOLIA BLVD, NORTH HOLLYWOOD, CA 91601

| | |
|-------------|-------------|
| Sale Price: | \$4,200,000 |
| Sale \$/SF: | \$381.82 |
| Sale Date: | June 2025 |
| SF Sold: | 11,000 SF |



4111 LANKERSHIM BLVD, NORTH HOLLYWOOD, CA 91602

| | |
|-------------|-------------|
| Sale Price: | \$4,210,000 |
| Sale \$/SF: | \$446.31 |
| Sale Date: | June 2025 |
| SF Sold: | 9,433 SF |



12650 RIVERSIDE DR, VALLEY VILLAGE, CA 91607

| | |
|-------------|-------------|
| Sale Price: | \$5,140,000 |
| Sale \$/SF: | \$315.72 |
| Sale Date: | Dec 2024 |
| SF Sold: | 16,280 SF |

SBA LOAN ANALYSIS



DH FINANCING
8646 HOLLYWOOD BLVD.
LOS ANGELES, CA 90060
949.300.5555 diana@dhfinancing.com

504 vs. Conventional Loan Comparison

| SBA 504 | |
|----------------------------|--------------------|
| Purchase Price | \$2,775,000 |
| Improvements | \$0 |
| Other | \$0 |
| Total Project Costs | \$2,775,000 |

| 504 Loan | | |
|------------------------|-----|--------------------|
| Bank Loan | 50% | \$1,387,500 |
| SBA 504 Loan * | 40% | \$1,142,115 |
| Cash Injection | 10% | \$277,500 |
| Total Financing | | \$2,529,615 |

*Includes financed SBA fee of \$29,415 and \$2,700 legal fee.

Monthly Costs 504

| | Amort. | Rate | Payment |
|------------------------------|---------|--------------|-----------------|
| 1st Mortgage | 25 yrs. | 5.35% | \$8,397 |
| 2nd Mortgage (SBA) | 25 yrs. | 5.80% | \$7,220 |
| Rental Income | | | |
| Total Monthly Payment | | 5.58% | \$15,616 |

Collateral Requirements 504

- 1st Mortgage on subject property
- 2nd Mortgage on subject property

| CONVENTIONAL LOAN | |
|----------------------------|--------------------|
| Purchase Price | \$2,775,000 |
| Improvements | \$0 |
| Other | \$0 |
| Total Project Costs | \$2,775,000 |

| Conventional | | |
|------------------------|-----|--------------------|
| Bank Loan | 75% | \$2,081,250 |
| Cash Injection | 25% | \$693,750 |
| Total Financing | | \$2,081,250 |

Monthly Costs

| | Amort. | Rate | Payment |
|------------------------------|---------|--------------|-----------------|
| Conventional Mortgage | 25 yrs. | 5.35% | \$12,595 |
| Rental Income | | | |
| Total Monthly Payment | | 5.35% | \$12,595 |

Collateral Requirements

- 1st Mortgage on subject property
- Additional Collateral may be required (varies by lender).

Fees & Out of Pocket Expenses 504*

| | | |
|-------------------------------------|---------|------------------|
| SBA Guaranteed Loan Amount | 100.00% | \$1,110,000 |
| SBA Fee 504 Loan (Financed) | 2.65% | \$32,115 |
| Bank Fee 1st Loan (Out of Pocket) | 1.00% | \$13,875 |
| Cash Down Payment | 10.00% | \$277,500 |
| Total Out of Pocket Expenses | | \$291,375 |

Principal & Interest 504**

| | |
|-------------------------------------|--------------------|
| Principal Payments | \$2,529,615 |
| Interest Payments | \$0 |
| Total Out of Pocket Expenses | \$2,529,615 |

*All fees are estimated and will vary by lender/vendor. SBA 504 fees are financed into the loan, est. at 2.65% plus a \$2,000 to \$2,500 legal fee. Appraisal and Environmental reports may be financed, but if shown here are assumed as out of pocket expenses.

**Assumes fully amortized loans paid at full term.

Fees & Out of Pocket Expenses*

| | | |
|-------------------------------------|--------|------------------|
| Total Mortgage | 75.00% | \$2,081,250 |
| Loan Fee (Out of Pocket) | 1.00% | \$20,813 |
| Cash Down Payment | 25.00% | \$693,750 |
| Total Out of Pocket Expenses | | \$714,563 |

Principal & Interest Conventional**

| | |
|-------------------------------------|--------------------|
| Principal Payments | \$2,081,250 |
| Interest Payments | \$0 |
| Total Out of Pocket Expenses | \$2,081,250 |

*All fees are estimated and will vary by lender/vendor. **Assumes fully amortized loan paid at full term.

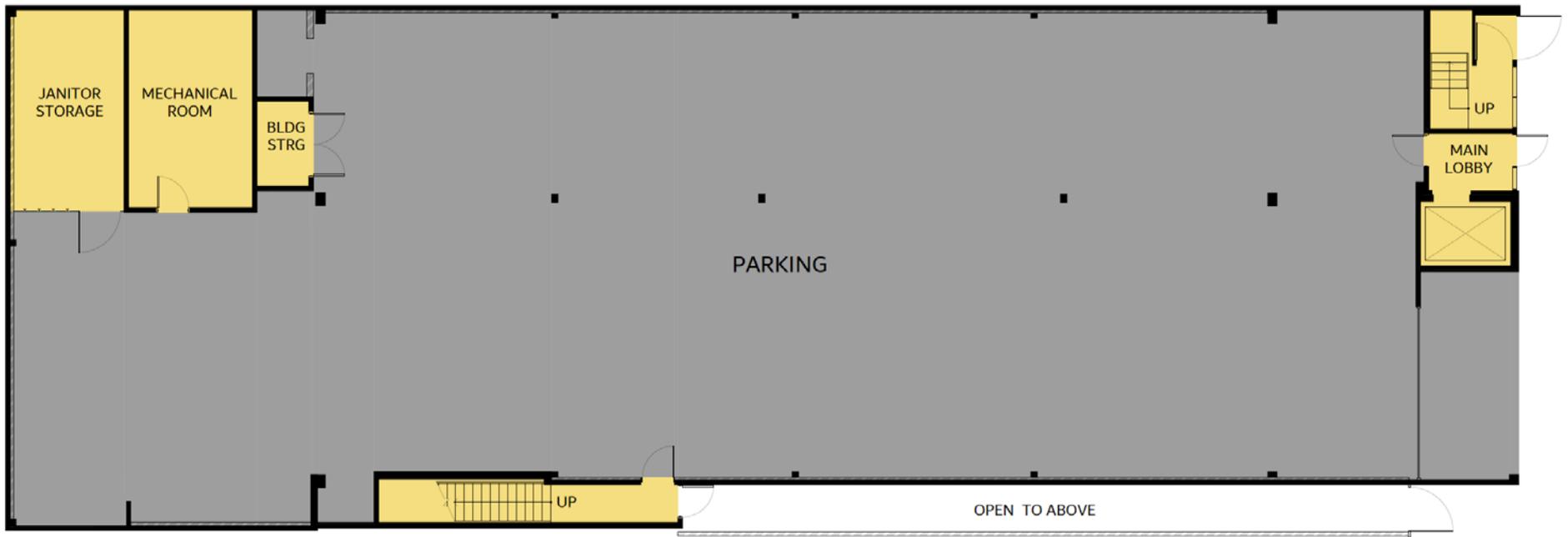
\$423,187.50 Total Cash Savings with SBA 504

For more information about an SBA 504 loan, contact us:

Diana Hallal
Principal, DH Financing
949.300.5555 | diana@dhfinancing.com

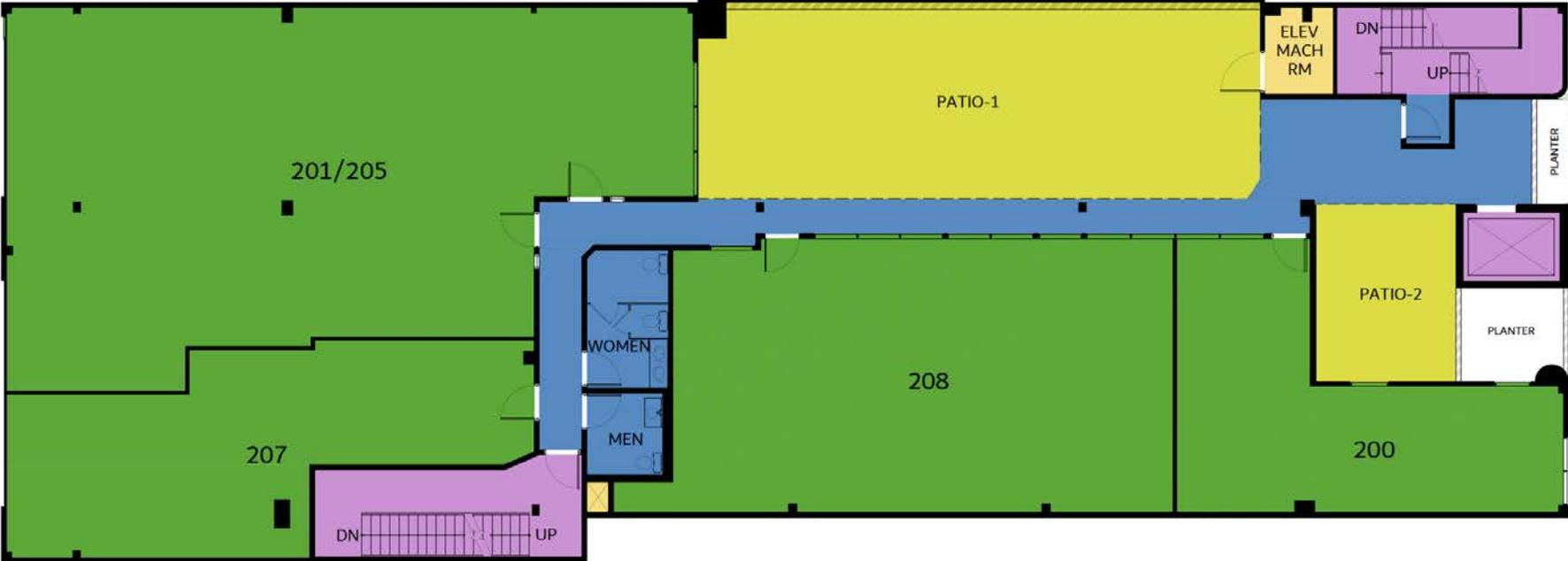
FLOOR PLAN

1ST FLOOR



FLOOR PLAN

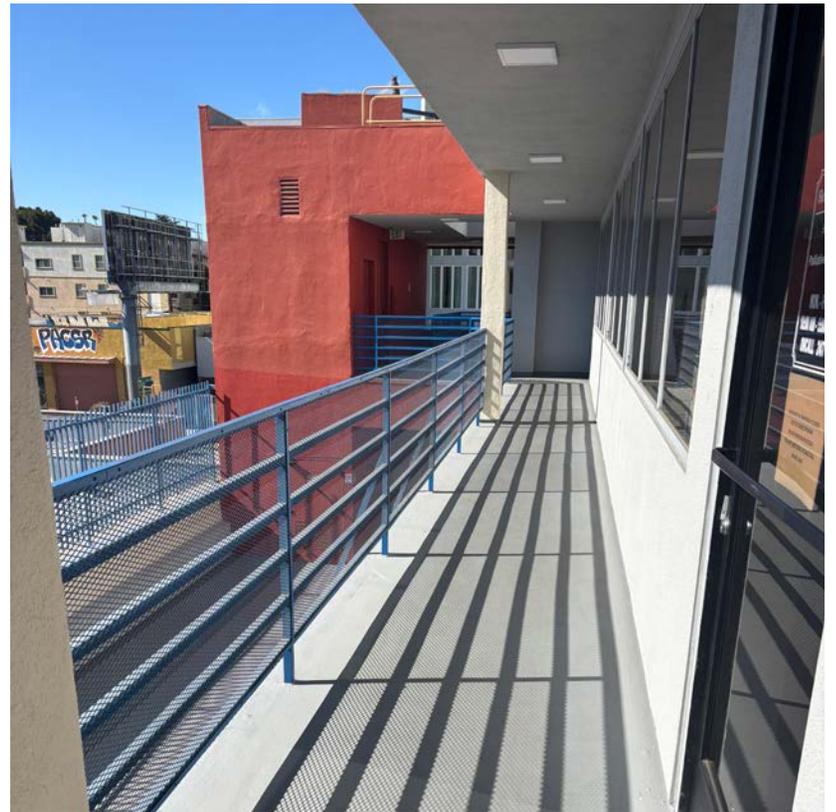
2ND FLOOR



FLOOR PLAN

3RD FLOOR





PROPERTY PHOTOS



PROPERTY PHOTOS

AMENITIES AERIAL



- MAJOR MEDIA STUDIOS**
1. CBS STUDIO CENTER
 2. NBCUniversal
 3. WARNER BROS.
 4. NBCUniversal
 5. The Walt Disney Studios

SUBJECT
 11336 Camarillo St.
 Toluca Lake, CA

1

2

3

4

5

Studio City

Universal City

North Hollywood

Valley Village

Toluca Lake

Chandler Blvd

Chandler Blvd

Magnolia Blvd

Goix Ave

Riverside Dr

Moorpark St

Laurel Canyon Blvd

Ventura Blvd

Camarillo St

Tujunga Ave

Vineyard Ave

Leakernish Blvd

Burbank Blvd

Cahuenga Blvd

Riverside Dr

N Pass Ave

N Hollywood Way

W Olive Ave

Forest Lawn Dr

Metro NoHo Station

NOHO ARTS DISTRICT

Bank of America

US 101

SR 170

SR 134

US 101

Lakeside Golf Club

UNIVERSAL STUDIOS HOLLYWOOD

CITY WALK

Smart & Final

PEPBOYS AUTO

Best

RITE AID

PIZZA STUDIO

Pizza Hut

AAMCO

CHASE

Bank of America

BR Bakery

TACO BELL

CVS pharmacy

STARBUCKS COFFEE

DEL TACO

SUBWAY

SUPERCUTS

PEPBOYS

VONS

Bank of America

Fantastic Sams

CHASE

us bank

citibank

SUBWAY

THE COUNTER

McDonald's

Big Boy

WELLS FARGO

STARBUCKS COFFEE

PEPBOYS AUTO

TRADER JOE'S

Rite Aid

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Union Bank

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SUBJECT

11336 Camarillo Street
Toluca Lake, CA



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.