

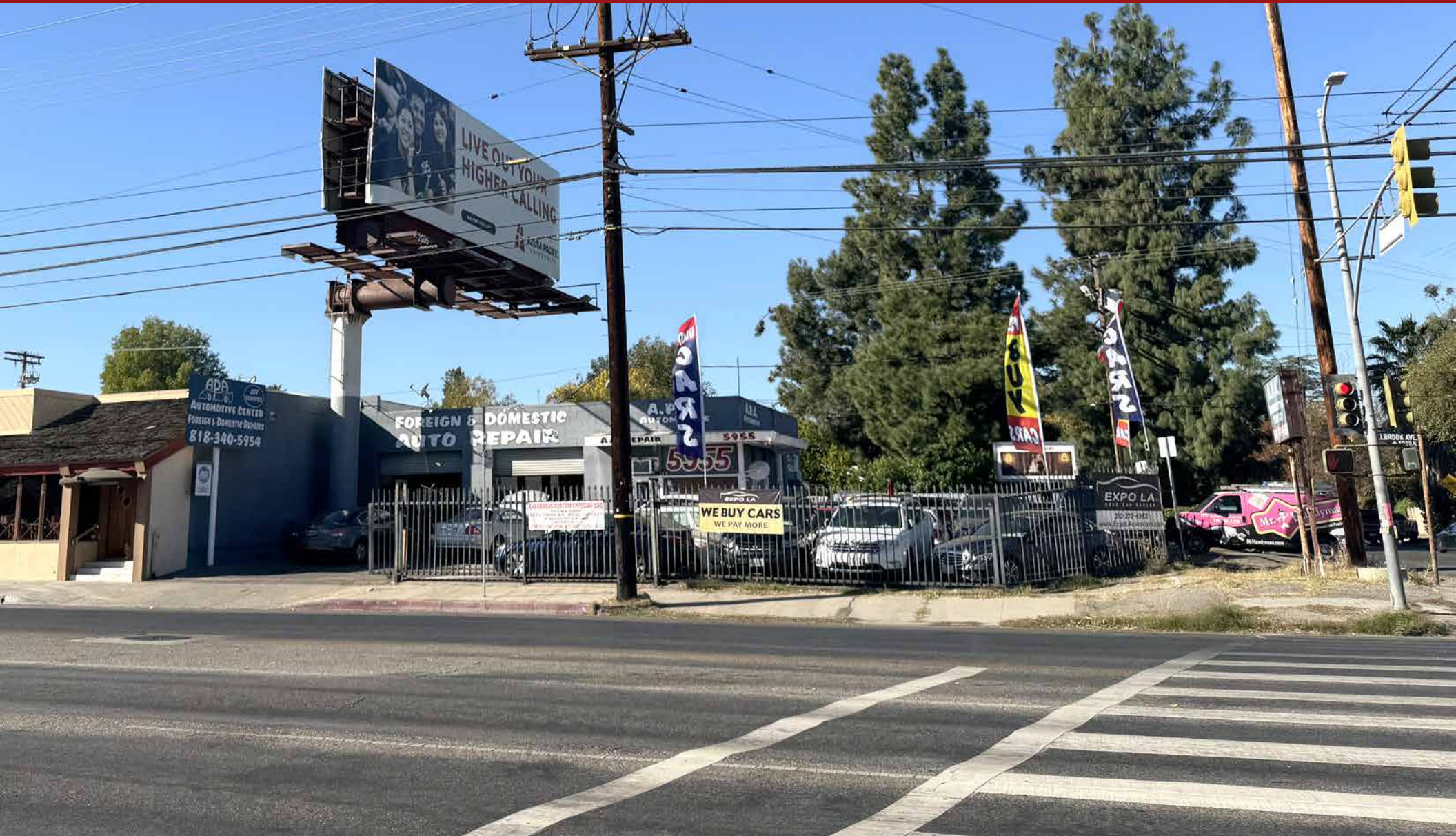
WOODLAND HILLS AUTO BODY/AUTO SALES PROPERTY

100% Leased — 2 Tenants — \$7,800/Month Income

22802 OXNARD STREET, WOODLAND HILLS, CA 91367

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential

Offering Memorandum



1,176± SF Building on 10,000± SF of Land

**22802 OXNARD STREET
WOODLAND HILLS, CA 91367**

Property Details

Building Area: 1,176± SF

Stories: 1

Year Built: 1970

Construction: Masonry

Land Area: 10,000± SF

Land Use (Per Assessor): Auto Repair

Parking: 15± Surface Spaces

Zoning: LAC2-1

APN: 2041-020-018

Tenancy: 2 Tenants | Auto Body Shop & Auto Sales

Income: \$7,800 Per Month

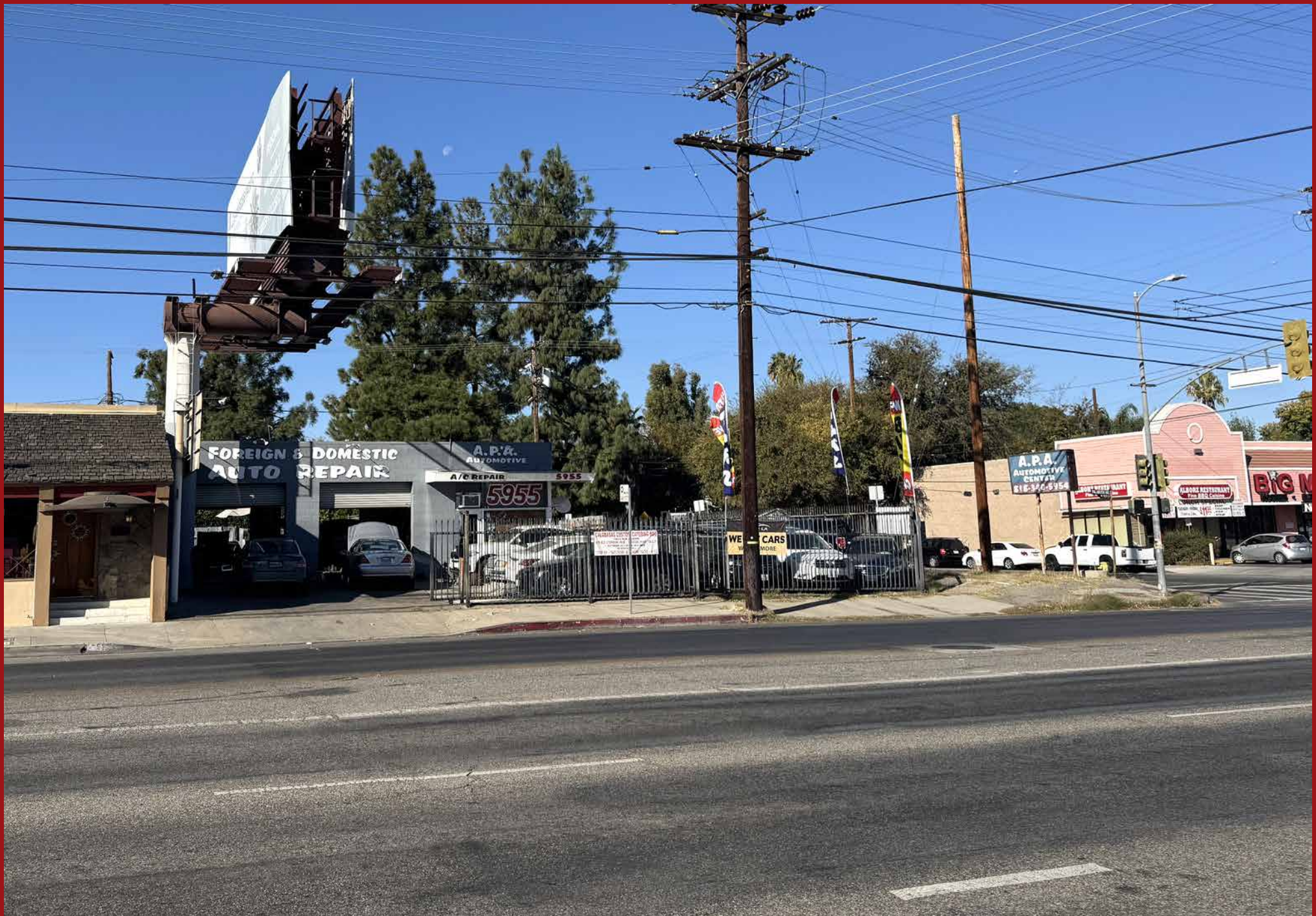
Traffic Count: 36,929 Vehicles Per Day (2022)

Property Highlights

- Exceptional investment purchase opportunity
- Auto body shop and auto sales use
- Prime Woodland Hills signalized, heavy traffic corner location
- Southwest corner of Oxnard St and Fallbrook Ave
- Outstanding visibility and signage
- Currently generates \$7,800 in monthly income from two tenants, making it an ideal candidate for SBA 504 or 7a financing
- Includes onsite parking for 15± vehicles plus ample street parking
- 1-mile west of Topanga Canyon Blvd and Warner Center, and 1-mile north of the Ventura (101) Freeway
- Motivated seller!
- *Please Do Not Disturb Tenants—Call Broker to Show*

Asking Price: \$2,000,000 (\$200 Per SF Land)

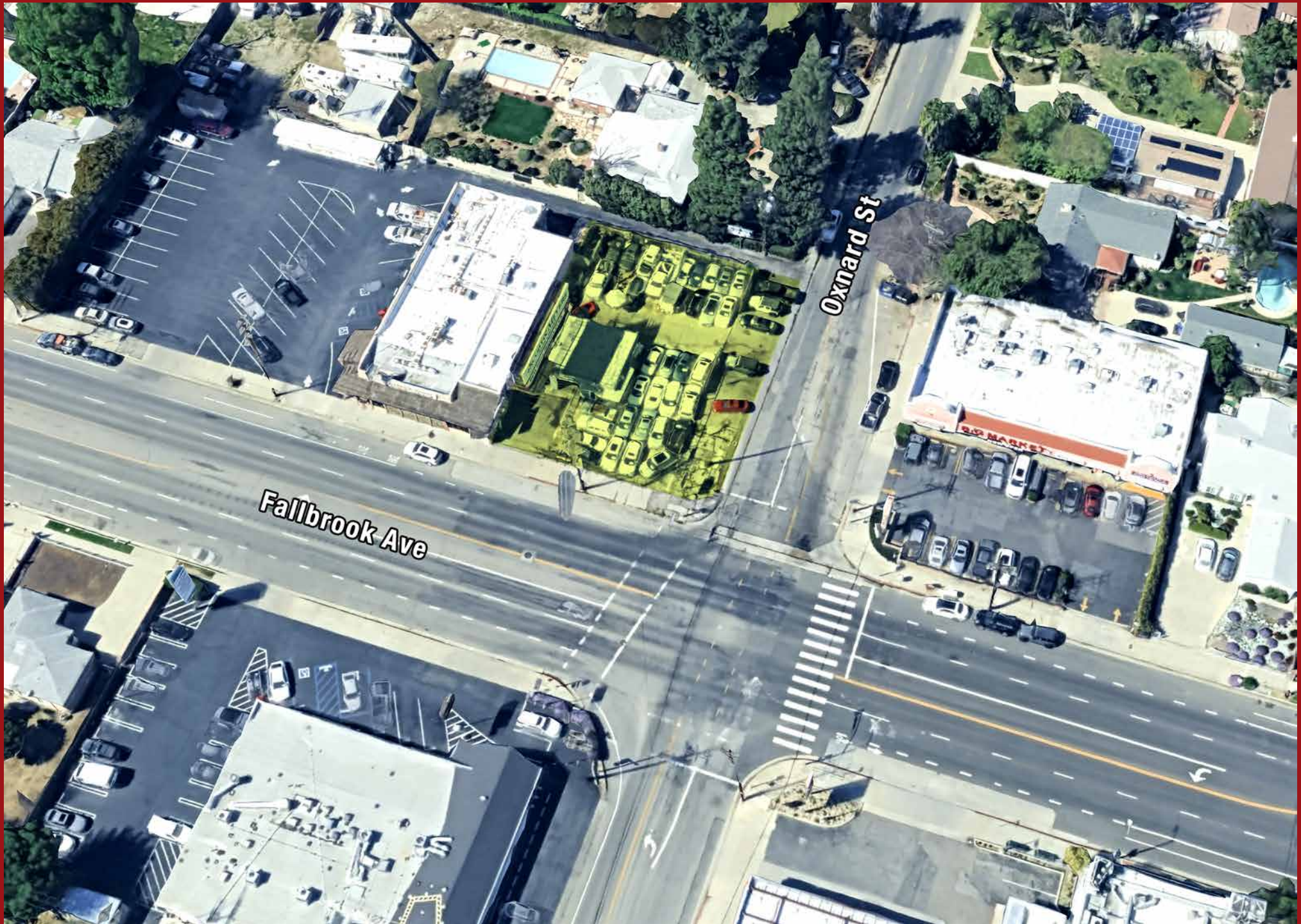
Property Photo



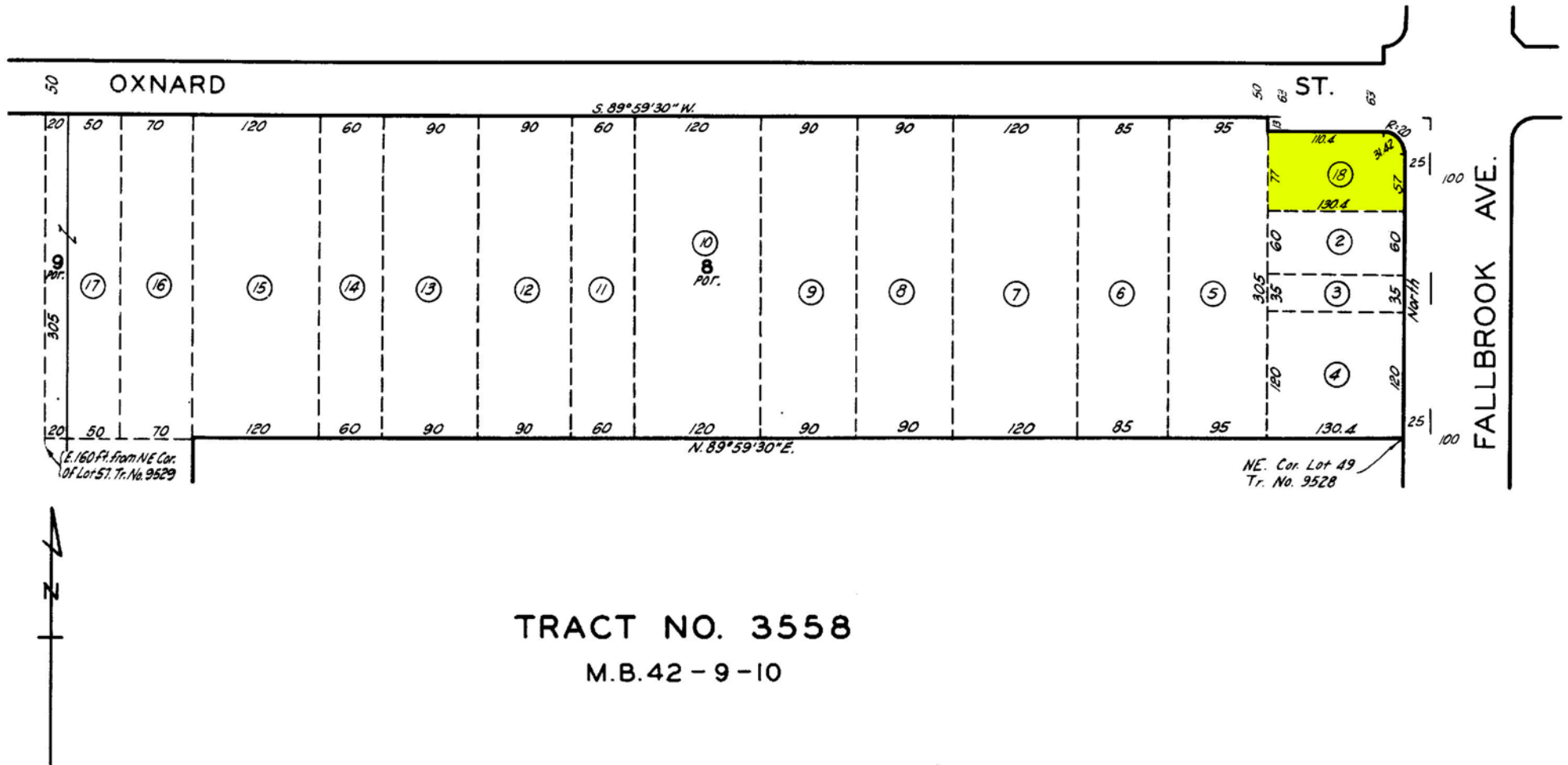
Property Photo



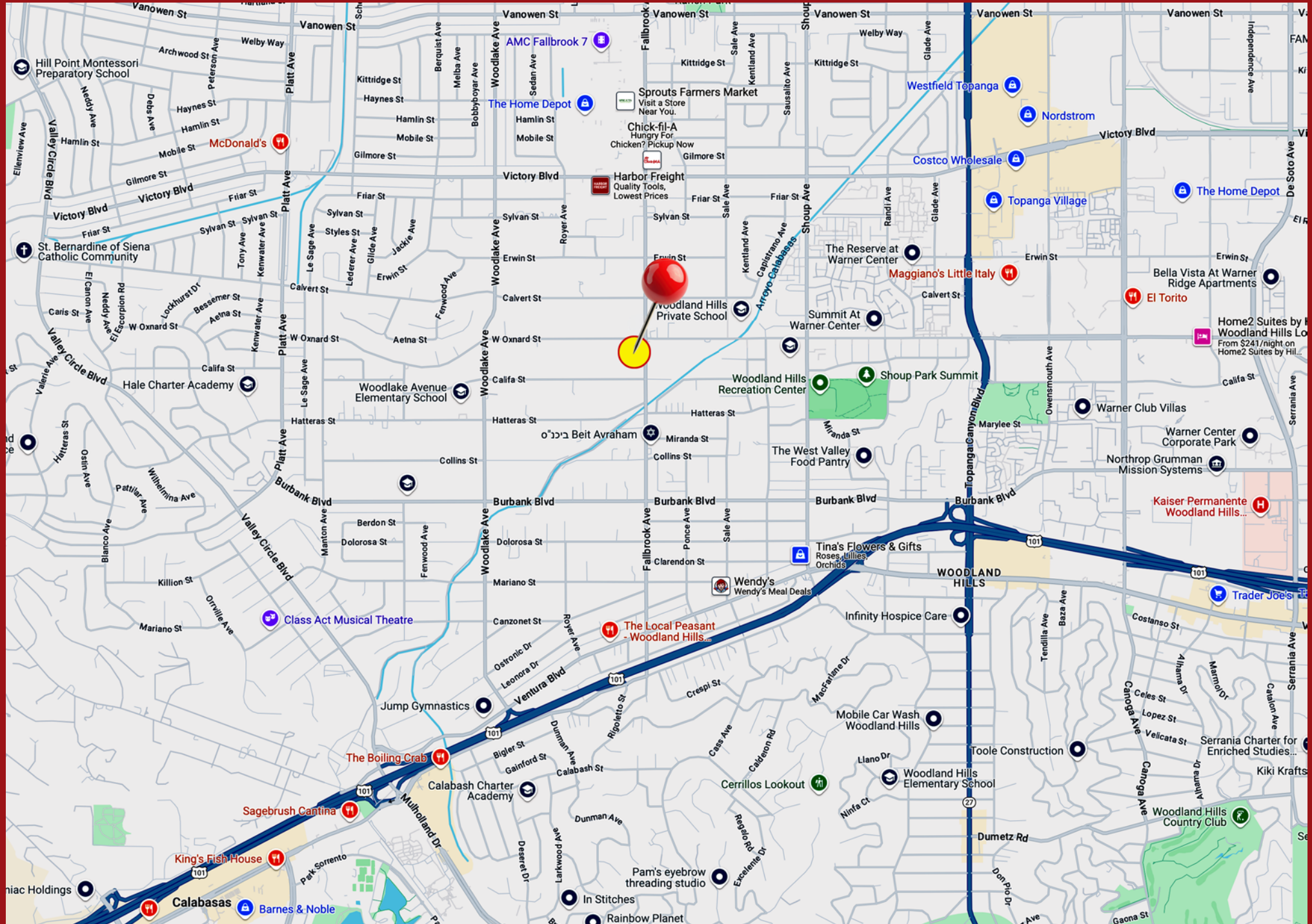
Aerial Photo



Plat Map

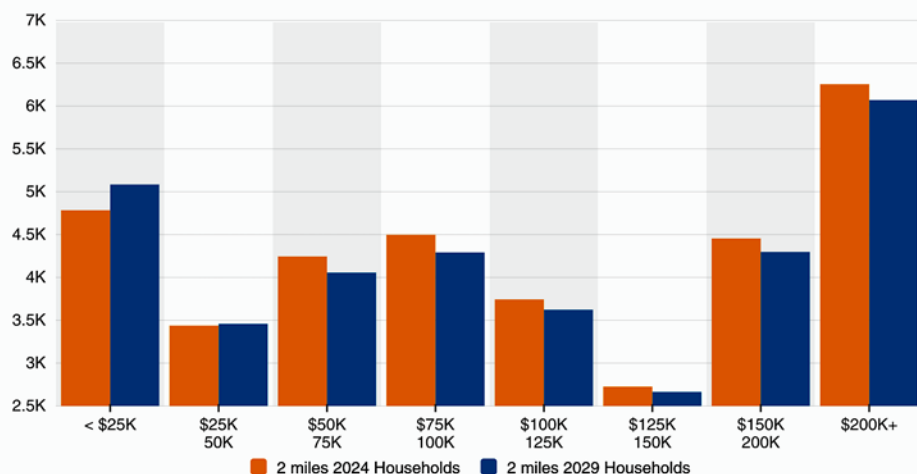


Area Map

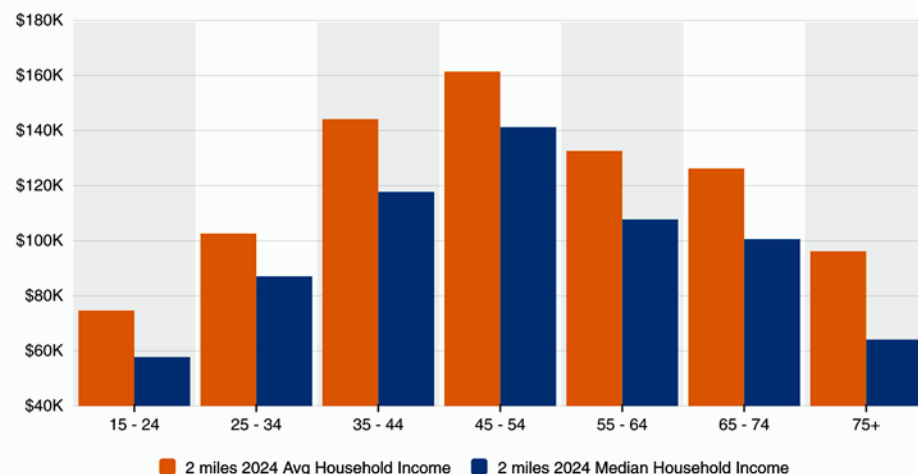


Area Demographics

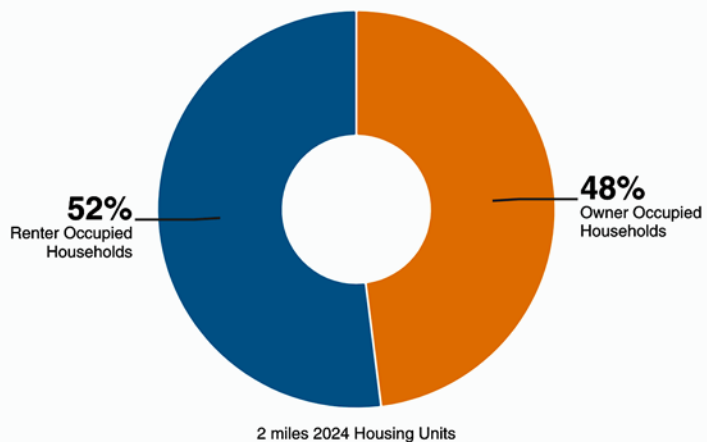
Household Income



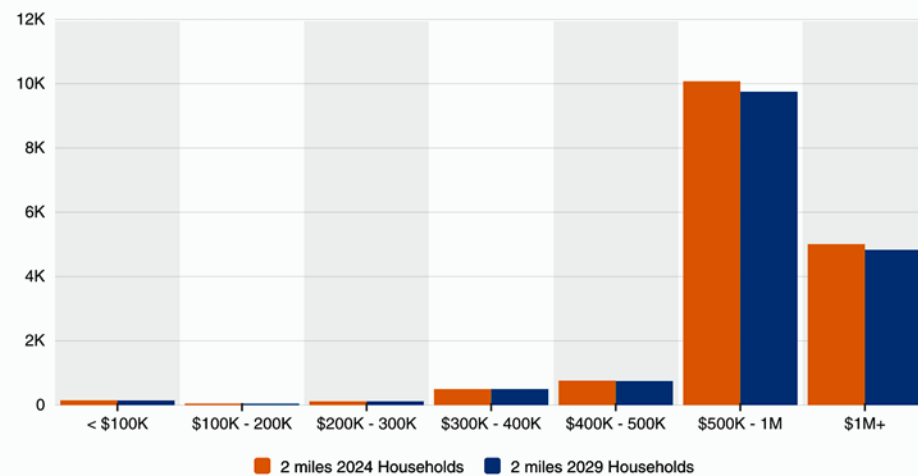
Household Income By Age



Housing Occupancy



Home Values



22802 Oxnard Street
Woodland Hills, CA 91367

1,176± SF Building
10,000± SF of Land

Prime Investment Opportunity!

Auto Body/Auto Sales Property

Signalized Corner Location



Exclusively offered by

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