

12 Unit Legacy Property in Prime Studio City Location

12070 Woodbridge Street

Studio City, CA 91604

**JEFF LOUKS**

Executive Managing Director Investments  
(818) 212-2780 direct  
jeff.louks@marcusmillichap.com  
DRE 00908473

Marcus & Millichap

**BRETT SANSON**

Managing Director Investments  
(818) 212-2785 direct  
brett.sanson@marcusmillichap.com  
DRE 01387480

# 12070 Woodbridge Street

Studio City, CA 91604

## EXCLUSIVELY LISTED BY

### BRETT SANSON

Managing Director Investments  
(818) 212-2785 direct  
brett.sanson@marcusmillichap.com  
DRE 01387480

### JEFF LOUKS

Executive Managing Director Investments  
(818) 212-2780 direct  
jeff.louks@marcusmillichap.com  
DRE 00908473

#### NON-ENDORSEMENT & DISCLAIMER NOTICE

##### CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus & Millichap. All rights reserved.

##### NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.



TABLE OF  
CONTENTS

**04**  
EXECUTIVE SUMMARY  
SECTION 1

**12**  
FINANCIAL ANALYSIS  
SECTION 2

**16**  
MARKET COMPARABLES  
SECTION 3

**28**  
MARKET OVERVIEW  
SECTION 4



SECTION 1

# EXECUTIVE SUMMARY

12070 WOODBRIDGE STREET

# EXECUTIVE SUMMARY

12070 Woodbridge St. presents investors with the opportunity to acquire a 12-unit apartment building located in the core of Studio City, one of Los Angeles' most consistently high-demand rental submarkets. Properties in this location are rarely available, especially those with over 30% renovated units and still significant upside in the other units.

Strategically positioned just north of Ventura Boulevard, the property benefits from immediate proximity to Studio City's premier dining, retail, and lifestyle amenities. The area draws a stable, high-quality tenant base of entertainment professionals, young creatives, executives, and long-term residents seeking the neighborhood's blend of walkability, safety, and convenience. Studio City consistently ranks among the highest-earning submarkets in the Valley, supporting premium rents and reduced turnover.

The asset also offers rapid access to the 101 Freeway, connecting tenants to major employment hubs—including Hollywood, Burbank, Universal City, and the broader San Fernando Valley—within minutes. This connectivity continues to support low vacancy rates and strong long-term rent growth in the submarket.

12070 Woodbridge St. represents an exceptional opportunity to acquire a well-located, professionally maintained multifamily asset with measurable upside in one of Los Angeles' most resilient and supply-constrained rental markets. Its Studio City address, tenant-demand fundamentals, and clear value-add potential make it ideal for investors seeking both stability and growth.





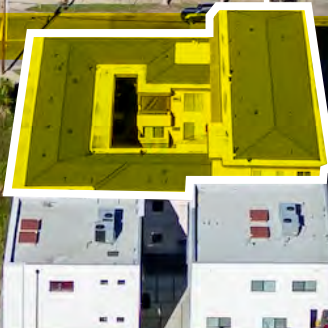
MOORPARK PARK

MOORPARK ST

LAUREL CANYON BLV



WOODBIDGE ST



12070 WOODBRIDGE STREET

# INVESTMENT HIGHLIGHTS

- ✓ Legacy Property - Prime Studio City Location
- ✓ Tremendous Upside Potential
- ✓ Four of the units have already been renovated and include washer & dryer
- ✓ Excellent Unit Mix of 6(1+1), 1(1+1.5TH), 3(2+1.5TH) and 2(2+1.75)
- ✓ New Roof
- ✓ Soft Story Retrofit has been completed



12 UNIT APARTMENT OPPORTUNITY

**12070 Woodbridge Street**

Studio City, CA 91604





# INVESTMENT OVERVIEW

**\$3,500,000**

OFFERING PRICE

**\$291,667**

PRICE PER UNIT

**\$323.45**

PRICE PER SF

**4.21%**

APPROX. CAP RATE

**13.32**

GIM

**12070 Woodbridge Street**

Studio City, CA 91604



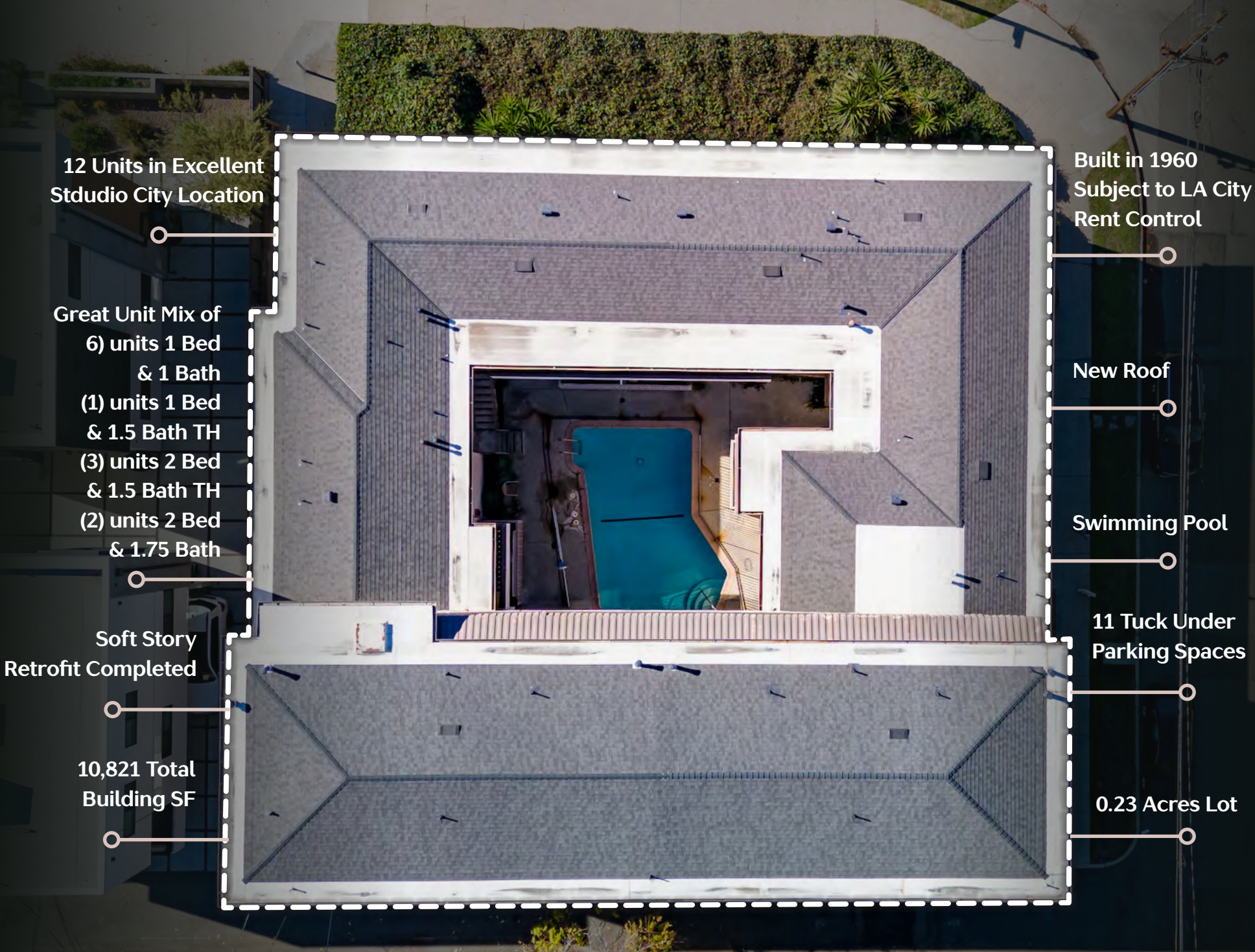
## PROPERTY INFO

UNITS	12
BUILDING SF	10,821
LOT SIZE	0.23 Acres
YEAR BUILT	1960
APN	2368-015-034



LAUREL CANYON BLVD

WOODBIDGE ST



12 Units in Excellent  
Studio City Location

Built in 1960  
Subject to LA City  
Rent Control

Great Unit Mix of  
6) units 1 Bed  
& 1 Bath  
(1) units 1 Bed  
& 1.5 Bath TH  
(3) units 2 Bed  
& 1.5 Bath TH  
(2) units 2 Bed  
& 1.75 Bath

New Roof

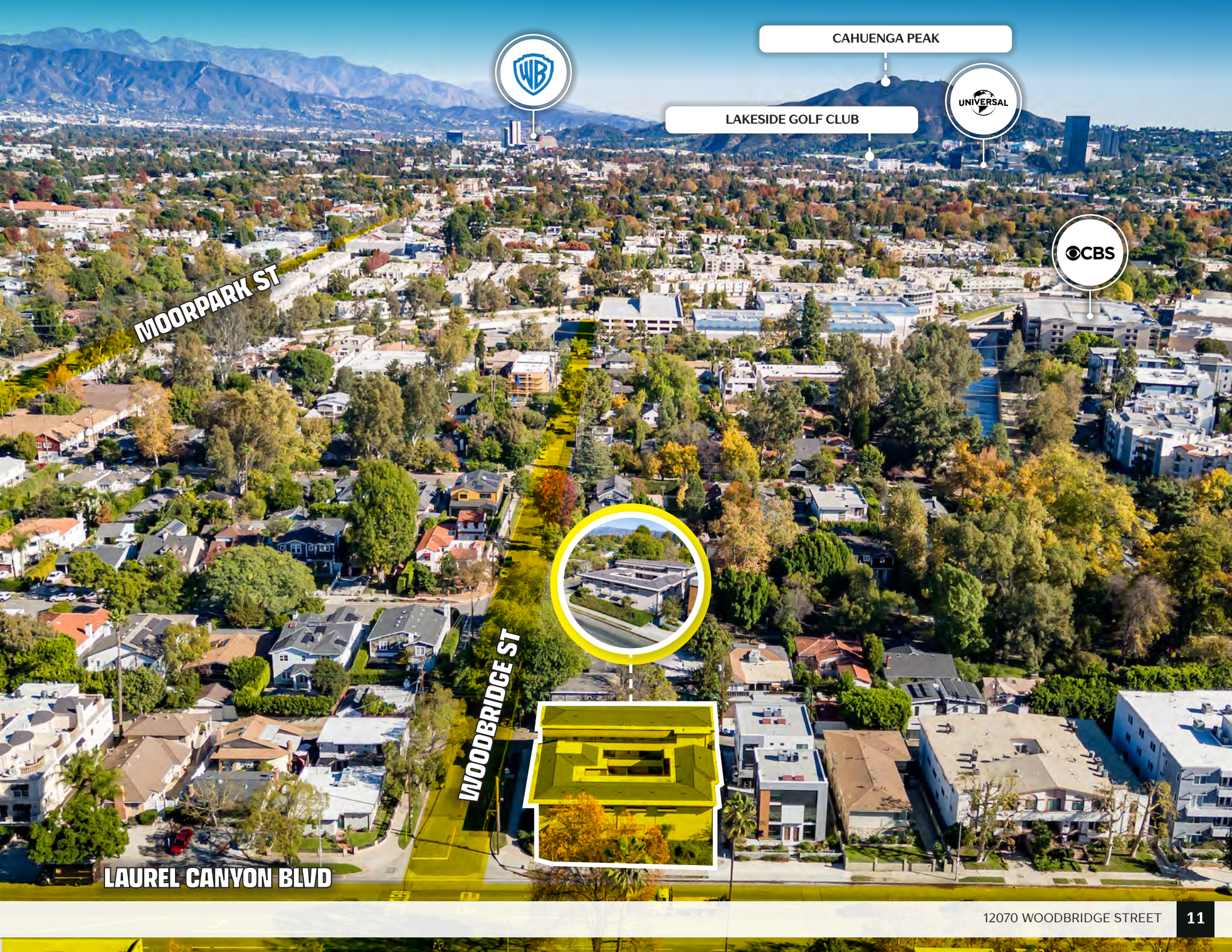
Swimming Pool

Soft Story  
Retrofit Completed

11 Tuck Under  
Parking Spaces

10,821 Total  
Building SF

0.23 Acres Lot



CAHUENGA PEAK



LAKESIDE GOLF CLUB



MOORPARK ST

WOODBRIDGE ST

LAUREL CANYON BLVD





SECTION 2

# FINANCIAL ANALYSIS

# RENT ROLL SUMMARY

UNIT TYPE	UNITS	AVG SF	RENTAL RANGE	CURRENT			MARKET		
				AVG RENT	AVG RENT/SF	MONTHLY INCOME	AVG RENT	AVG RENT/SF	MONTHLY INCOME
1+1	6	N/A	\$1,041 - \$2,195	\$1,720	N/A	\$10,321	\$2,195	N/A	\$13,170
1+1.5 TH	1	N/A	\$2,395 - \$2,395	\$2,395	N/A	\$2,395	\$2,395	N/A	\$2,395
2+1.5 TH	3	N/A	\$1,401 - \$1,829	\$1,670	N/A	\$5,010	\$2,795	N/A	\$8,385
2+1.75	2	N/A	\$1,742 - \$1,742	\$1,742	N/A	\$3,484	\$2,500	N/A	\$5,000
<b>TOTALS/AVERAGES</b>	<b>12</b>	<b>902</b>		<b>\$1,768</b>	<b>\$1.96</b>	<b>\$21,210</b>	<b>\$2,413</b>	<b>\$2.68</b>	<b>\$28,950</b>
<b>GROSS ANNUALIZED RENTS</b>				<b>\$254,520</b>			<b>\$347,400</b>		



12070 WOODBRIDGE STREET  
**RENT ROLL DETAIL**

UNIT	UNIT TYPE	CURRENT RENT	MARKET RENT
1	1+1	\$2,195	\$2,195
2	2+1.75	\$1,742	\$2,500
3	1+1	\$1,417	\$2,195
4	1+1	\$1,041	\$2,195
5	1+1	\$1,373	\$2,195
6	2+1.75	\$1,742	\$2,500
7	1+1	\$2,195	\$2,195
8	1+1	\$2,100	\$2,195
9	1+1.5 TH	\$2,395	\$2,395
10	2+1.5 TH	\$1,829	\$2,795
11	2+1.5 TH	\$1,401	\$2,795
12	2+1.5 TH	\$1,780	\$2,795
<b>TOTAL</b>		<b>\$21,210</b>	<b>\$28,950</b>



# FINANCIAL ANALYSIS

## PRICING SUMMARY

PRICE	\$3,500,000
DOWN PAYMENT - 100%	\$3,500,000
NUMBER OF UNITS	12
PRICE PER UNIT	\$291,667
CURRENT GIM	13.32
MARKET GIM	9.84
APPROX. CURRENT CAP	4.21%
MARKET CAP	6.66%
YEAR BUILT / AGE	1960
APPROX. LOT SIZE	0.23 AC
APPROX. GROSS SF	10,821
COST PER GROSS SF	\$323.45

# 12070 Woodbridge Street

Studio City, CA 91604

## OPERATING DATA

		CURRENT		MARKET
GROSS SCHEDULED RENT		\$254,520		\$347,400
LESS: VACANCY/DEDUCTIONS	3.0%	\$7,636	3.0%	\$10,422
TOTAL EFFECTIVE RENTAL INCOME		\$246,884		\$336,978
OTHER INCOME		\$8,316		\$8,316
EFFECTIVE GROSS INCOME		\$255,200		\$345,294
LESS: EXPENSES	42.8%	\$107,694	32.5%	\$112,199
NET OPERATING INCOME		\$147,506		\$233,095

## EXPENSES

	CURRENT	MARKET
REAL ESTATE TAXES	\$42,000	\$42,000
INSURANCE	\$13,954	\$13,954
UTILITIES	\$13,800	\$13,800
REPAIRS & MAINTENANCE	\$10,000	\$10,000
LANDSCAPING	\$1,800	\$1,800
TRASH REMOVAL	\$8,580	\$8,580
POOL	\$1,800	\$1,800
MISC. EXPENSES	\$3,000	\$3,000
MANAGEMENT FEE	\$12,760	\$16,574
<b>TOTAL EXPENSES</b>	<b>\$107,694</b>	<b>\$10.30</b>
EXPENSES/UNIT	\$9,350	\$8,356
EXPENSES/SF	\$10.37	\$9.89



SECTION 3

# MARKET COMPARABLES

# SALES COMPARABLES

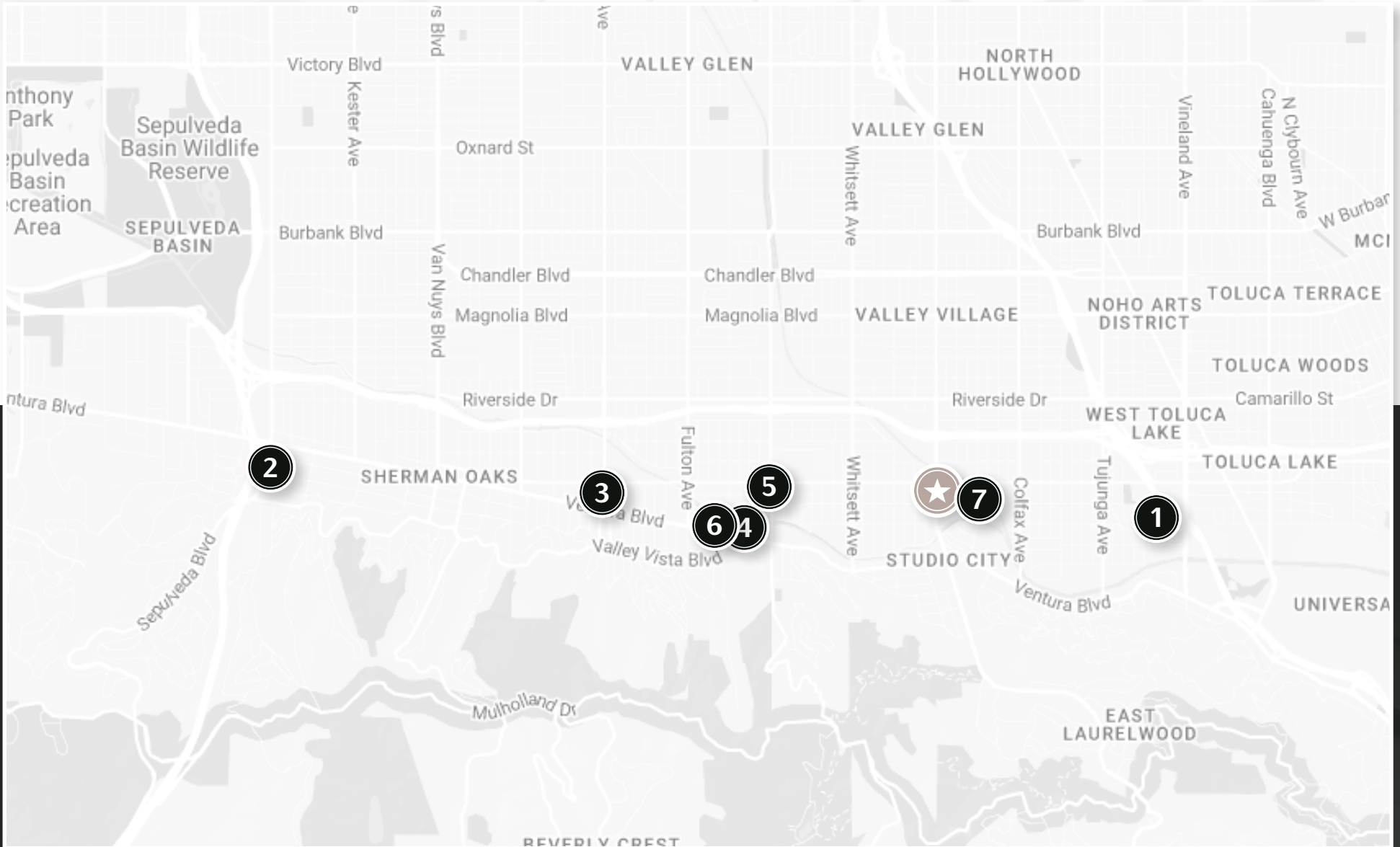
#	ADDRESS	UNITS	BUILT	BUILDING SF	UNIT MIX	SALE DATE	SALE PRICE	PRICE/SF	PRICE/UNIT	CAP RATE	GRM
	1 11143, 11147, 11153 Acama Street 91602	18	1951	14,244	6)2+1 12)1+1	7/14/2025	\$5,300,000	\$372.08	\$294,444	4.80%	13.13
	2 4321 Saugus Avenue 91403	12	1953	11,010	4)2+2 8)1+1	8/18/2025	\$3,900,000	\$354.22	\$325,000	4.41%	14.9
	3 4220 Ventura Canyon Avenue 91423	6	1948	4,576	2)2+1 4)1+1	6/30/2025	\$1,855,000	\$405.38	\$309,167	-	-
	4 12934 Valleyheart Drive 91604	8	1954	6,469	4)2+1 4)1+1	12/27/2024	\$2,550,000	\$394.18	\$318,750	4.80%	-
	5 12850 Moorpark Street 91604	5	1963	5,131	5) 2+2	4/18/2025	\$1,650,000	\$321.57	\$330,000	5.00%	13.75
	6 12914 Valleyheart Drive 91604	6	1962	6,418	4)2+2 2)1+1	12/11/2024	\$1,970,000	\$306.95	\$328,333	4.00%	-
	7 4209 Radford Avenue 91604	7	1953	4,578	7) 1+1	3/25/2025	\$1,925,000	\$420.49	\$275,000	5.20%	11.95
AVERAGE								\$367.13	\$314,375	4.68%	13.53
	S 12070 Woodbridge Street, Studio City 91604						\$3,500,000	\$323.45	\$291,667	4.03%	13.52

# SALES COMPARABLES

★ SUBJECT

- 1 11143, 11147, 11153 Acama St.
- 2 4321 Saugus Ave.
- 3 4220 Ventura Canyon Ave.
- 4 12934 Valleyheart Dr.

- 5 12850 Moorpark St.
- 6 12914 Valleyheart Dr.
- 7 4209 Radford Ave.



12070 WOODBRIDGE STREET  
**SALES COMPARABLES**



**12070 Woodbridge Street**

Studio City, CA 91604

UNITS	12
YEAR BUILT	1960
BUILDING SF	10,821
SALE PRICE	\$3,500,000
PRICE PER SF	\$323.45
PRICE PER UNIT	\$291,667
CAP RATE	4.11%
GIM	13.52
UNIT MIX	6)1+1 1)1+1.5 3)2+1.5 2)2+1.75



**11143, 11147, 11153 ACAMA STREET**

SHERMAN OAKS, CA 91423

UNITS	18
YEAR BUILT	1951
BUILDING SF	14,244
SALE DATE	7/14/2025
SALE PRICE	\$5,300,000
PRICE PER SF	\$294,444
PRICE PER UNIT	\$294,444
CAP RATE	4.80%
GRM	13.13
UNIT MIX	6)2+1 12)1+1

12070 WOODBRIDGE STREET  
**SALES COMPARABLES**

2



**4321 SAUGUS AVENUE**  
 SHERMAN OAKS, CA 91423

UNITS	12
YEAR BUILT	1953
BUILDING SF	11,010
SALE DATE	8/18/2025
SALE PRICE	\$3,900,000
PRICE PER SF	\$354.22
PRICE PER UNIT	\$325,000
CAP RATE	4.41%
GRM	14.9
UNIT MIX	4)2+2 8)1+1

3



**4220 VENTURA CANYON**  
 SHERMAN OAKS, CA 91423

UNITS	6
YEAR BUILT	1948
BUILDING SF	4,576
SALE DATE	6/30/2025
SALE PRICE	\$1,855,000
PRICE PER SF	\$405.38
PRICE PER UNIT	\$309,167
CAP RATE	-
GRM	-
UNIT MIX	2)2+1 4)1+1

12070 WOODBRIDGE STREET  
**SALES COMPARABLES**

**4**



**12934 VALLEYHEART DR. 91604**  
 SHERMAN OAKS, CA 91403

UNITS	8
YEAR BUILT	1954
BUILDING SF	4,576
SALE DATE	12/27/2024
SALE PRICE	\$2,550,000
PRICE PER SF	\$394.18
PRICE PER UNIT	\$318,750
CAP RATE	5.80%
GRM	-
UNIT MIX	4)2+1 4)1+1

**5**



**12850 MOORPARK ST 91604**  
 SHERMAN OAKS, CA 91423

UNITS	5
YEAR BUILT	1963
BUILDING SF	5,131
SALE DATE	4/18/2025
SALE PRICE	\$1,650,000
PRICE PER SF	\$321.57
PRICE PER UNIT	\$330,000
CAP RATE	5.00%
GRM	13.75
UNIT MIX	5) 2+2

12070 WOODBRIDGE STREET  
**SALES COMPARABLES**

**6**



**12914 VALLEYHEART DR.**  
 SHERMAN OAKS, CA 91401

UNITS	6
YEAR BUILT	1962
BUILDING SF	6,418
SALE DATE	12/11/2024
SALE PRICE	\$1,970,000
PRICE PER SF	\$306.95
PRICE PER UNIT	\$328,333
CAP RATE	4.00%
GRM	-
UNIT MIX	4)2+2 2)1+1

**7**



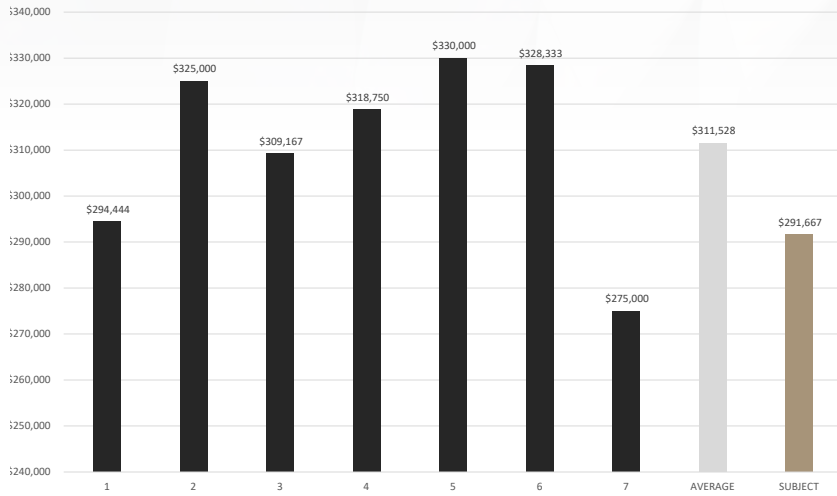
**4209 RADFORD AVENUE**  
 SHERMAN OAKS, CA 91401

UNITS	7
YEAR BUILT	1953
BUILDING SF	4,578
SALE DATE	3/25/2025
SALE PRICE	\$1,925,000
PRICE PER SF	\$420.49
PRICE PER UNIT	\$275,000
CAP RATE	5.20%
GRM	11.95
UNIT MIX	7) 1+1

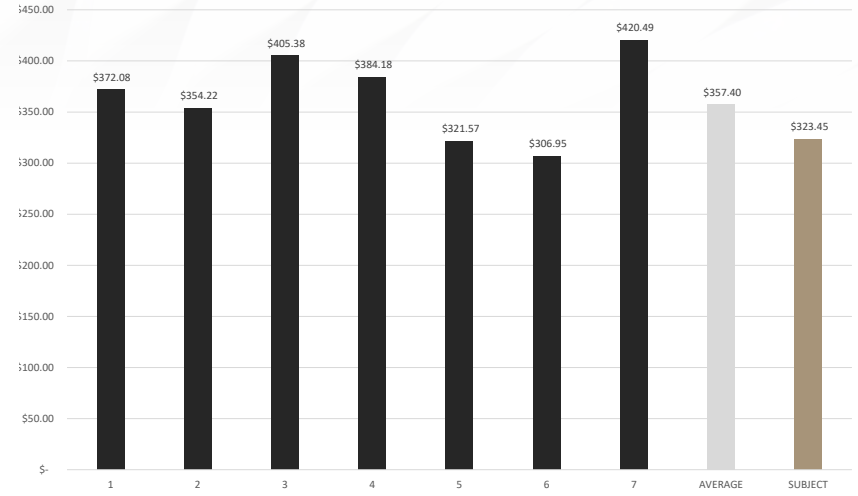
12070 WOODBRIDGE STREET

# SALES COMPARABLES

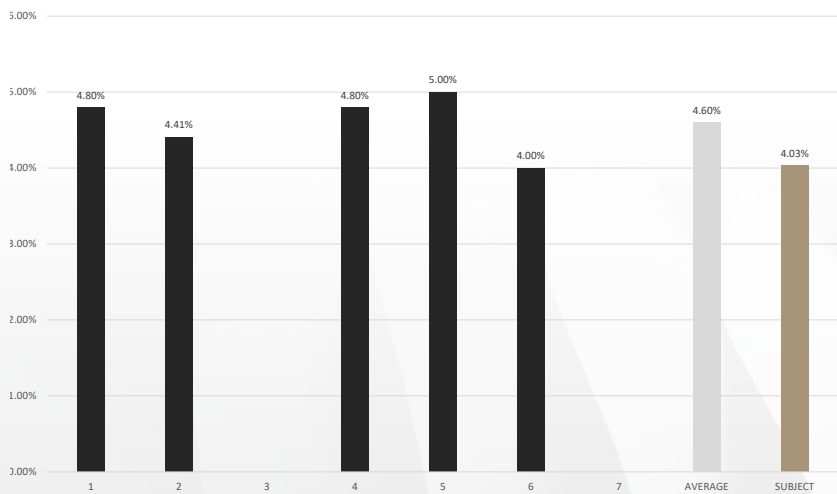
**PRICE PER UNIT**



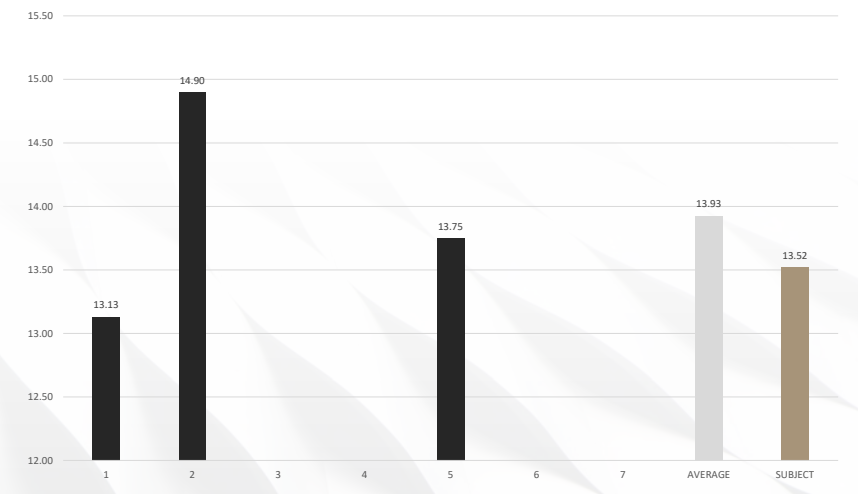
**PRICE PER SF**











**CAP RATE**



**GRM**



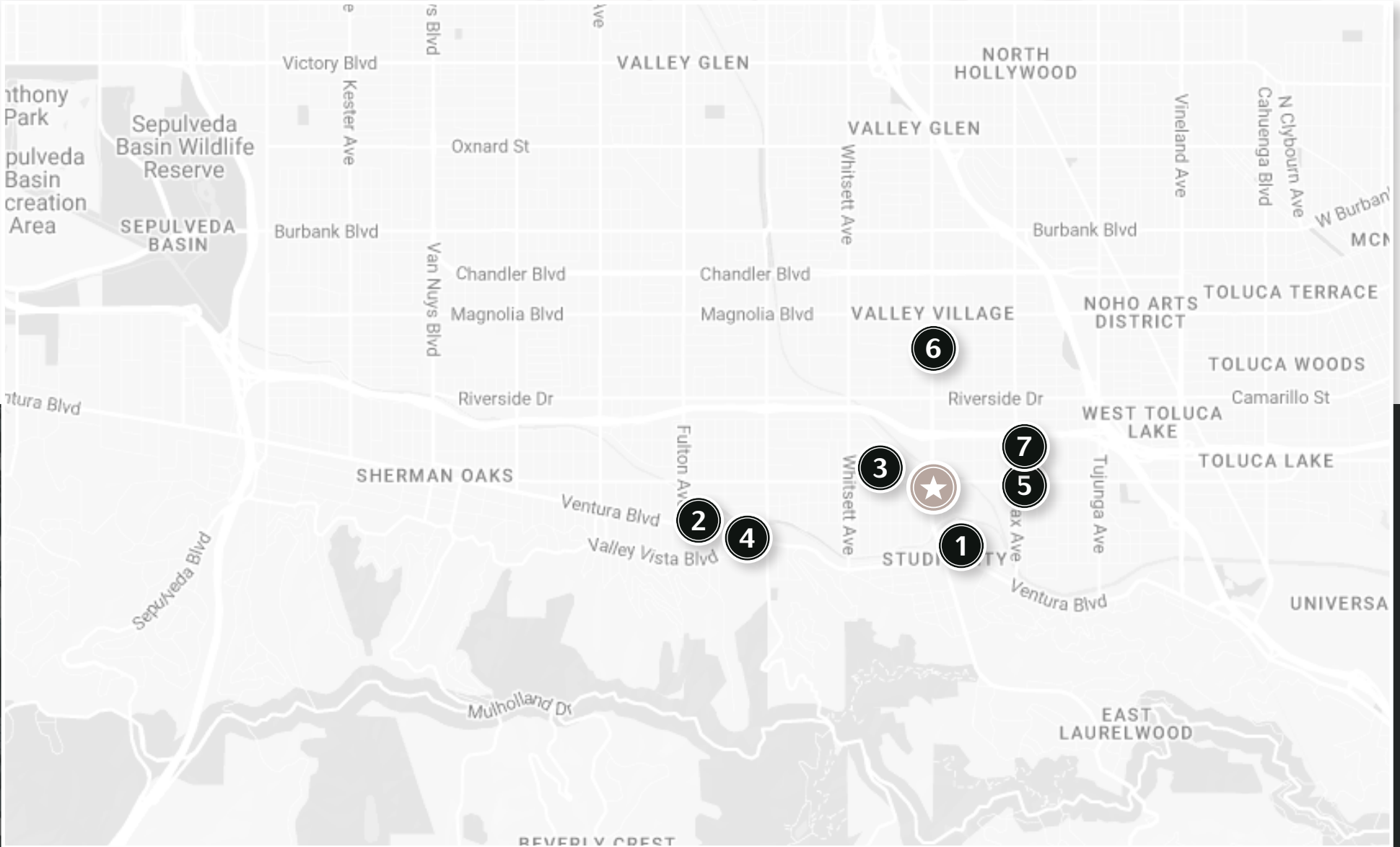
# LEASE COMPARABLES

#	ADDRESS	BUILT	UNITS	1 BEDROOMS			2 BEDROOMS		
				UNIT TYPE	UNIT SF	RENT	UNIT TYPE	UNIT SF	RENT
	1 12101 Hoffman Street 91604	1950	8	1+1	700 SF	\$2,195	-	-	-
	2 13018 Valleyheart Drive 91604	1961	11	1+1	800 SF	\$2,195	-	-	-
	3 12231 Moorpark Street 91604	1964	7	1+1	700 SF	\$2,395	-	-	-
	4 12934 Valleyheart Dr. 91604	1954	8	1+1	775 SF	\$2,395	-	-	-
	5 4329 Colfax Avenue 91604	1965	35	-	-	-	2+2	-	\$2795
	6 4920 Laurel Canyon Blvd. 91607	1957	5	-	-	-	2+2	1450 SF	\$2495
	7 4377 Colfax Ave. 91604	1970	34	-	-	-	2+2	-	\$2,500
<b>AVERAGE</b>						<b>\$2,295</b>			<b>\$2,597</b>
	S 12070 Woodbridge Street, Studio City 91604	1989	12	1+1 Market	-	\$1,860 \$2,100	2+2 Market	-	\$2,381 \$2,700

# LEASE COMPARABLES

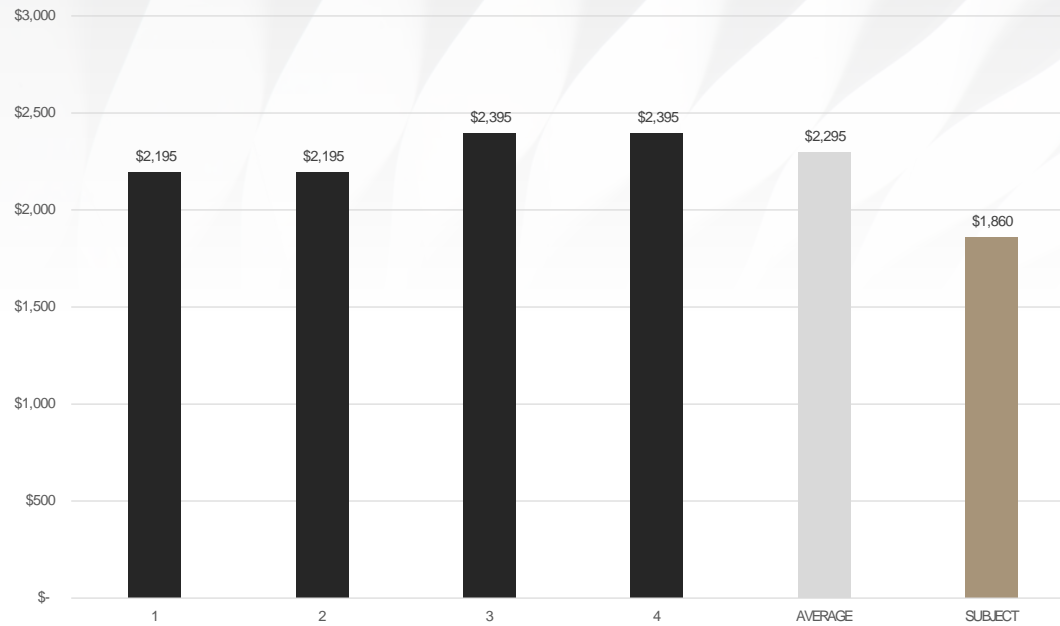
★ SUBJECT

- 1 12101 Hoffman St.
- 2 13018 Valleyheart Dr.
- 3 12231 Moorpark St.
- 4 12934 Valleyheart Dr.
- 5 4329 Colfax Ave.
- 6 4920 Laurel Canyon Blvd.
- 7 4377 Colfax Ave.

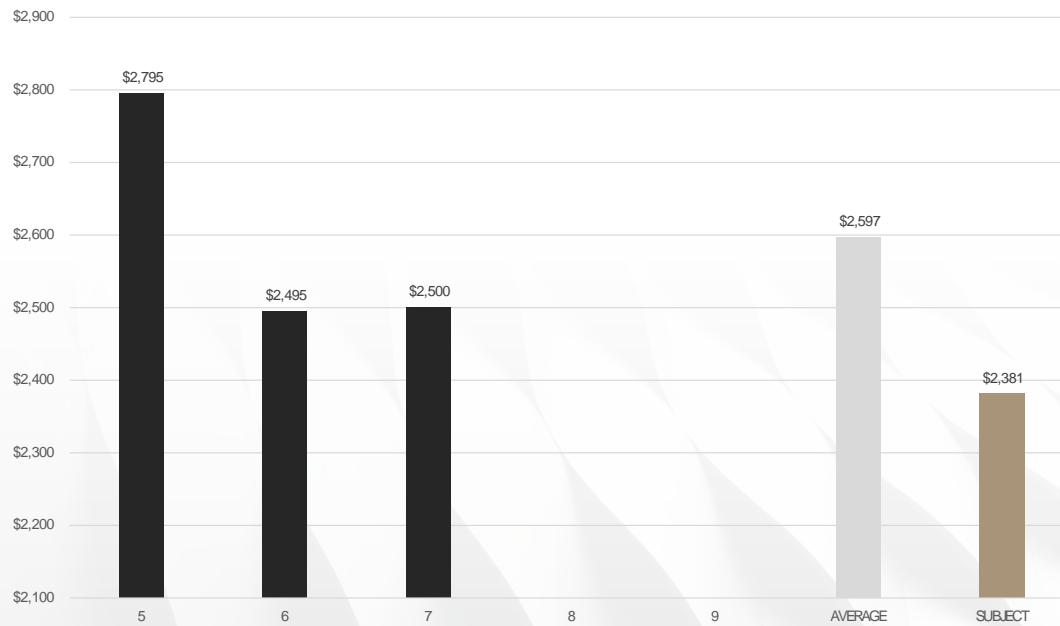


12070 WOODBRIDGE STREET  
**LEASE COMPARABLES**

**ONE BEDROOMS**



**TWO BEDROOM**







SECTION 4  
**MARKET OVERVIEW**

# Sherman Oaks

CALIFORNIA



*Sherman Oaks, nestled in the San Fernando Valley region of Los Angeles, is renowned for its upscale residential neighborhoods, vibrant community atmosphere, and convenient access to urban amenities. From its tree-lined streets to its bustling commercial corridors, Sherman Oaks offers a sought-after lifestyle for renters seeking upscale apartments in a prime location within the Los Angeles metropolitan area.*

Sherman Oaks is characterized by a mix of upscale residential neighborhoods, offering a diverse range of apartment options to suit different preferences and lifestyles. From luxury high-rise apartments with panoramic views to charming bungalow-style complexes nestled amidst lush greenery, renters in Sherman Oaks can find a variety of housing options tailored to their needs.

One of Sherman Oaks' key attractions is its prime location within the Greater Los Angeles area, offering easy access to major employment centers, entertainment venues, and cultural attractions. Situated near major highways such as the 101 and 405 freeways, as well as public transportation options including the Metro Orange Line, Sherman Oaks provides residents with seamless connectivity to neighboring communities and beyond.

Sherman Oaks boasts a thriving urban environment with an array of amenities and attractions within close proximity to residential areas. Residents can explore trendy boutiques, upscale dining establishments, and entertainment venues along Ventura Boulevard, the neighborhood's main commercial thoroughfare. Additionally, the Sherman Oaks Galleria offers shopping, dining, and entertainment options for residents to enjoy.

Apartment living in Sherman Oaks is characterized by high-quality amenities, modern conveniences, and luxurious finishes. Many apartment complexes in the area offer resort-style amenities such as swimming pools, fitness centers, communal lounges, and landscaped courtyards, providing residents with a comfortable and convenient lifestyle.

The rental market in Sherman Oaks remains robust, with steady demand for upscale apartments driven by factors such as job growth, population influx, and the appeal of the neighborhood's lifestyle amenities. While rental prices in Sherman Oaks may be higher compared to other parts of the San Fernando Valley, renters are drawn to the area's reputation for safety, quality of life, and access to urban conveniences.

Sherman Oaks presents attractive investment opportunities for apartment developers, investors, and property managers seeking to capitalize on the area's strong rental market fundamentals and upscale demographic profile. With its desirable location, affluent population, and limited supply of new multifamily developments, Sherman Oaks offers the potential for long-term rental income growth and property appreciation.

# SHERMAN OAKS

## DEMOGRAPHICS BY RADIUS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	36,808	271,673	653,991
Median Age	38.6	38.6	37.7
Households	15,564	108,586	245,375
Renter Occupied Households	64.4%	63.7%	59.3%
Average Household Income	\$114,557	\$110,158	\$110,475
Median Household Income	\$78,766	\$70,803	\$70,767



**WESTFIELD FASHION CENTER**



**VAN NUYS/SHERM OAKS REC CENTER**



**LOS ANGELES VALLEY COLLEGE**



**VAN NUYS AIRPORT**

# CLOSE PROXIMITY



**SHERMAN OAKS GALLERIA**



**SEPULVEDA BASIN RECREATION AREA**



**BALBOA GOLF COURSE**

# MAJOR EMPLOYERS

MAJOR EMPLOYERS	EMPLOYEES
1 Sofro Fabrics Inc	3,810
2 Harman International Inds Ince	2,591
3 Kaiser Foundation Hospitals-Kaiser Permanente	2,380
4 Lowe Enterprises Rlty Svcs Inc	2,184
5 Team-One Staffing Services Inc	1,753
6 Homebridge Financial Svcs Inc	1,700
7 Valley Presbyterian Hospital-V P H	1,600
8 Windsor El Camino Care Ctr LLC	1,344
9 Windsor Vallejo Care Ctr LLC	1,111
10 Concrete Holding Co Cal Inc	919
11 Juvenile Justice Division Cal-Parole Services	903
12 Sggh LLC	838
13 American Jewish University	700
14 Lakeside Systems Inc-Lakeside Medical Systems	700
15 Deanco Healthcare LLC	700
16 Vallarta Food Enterprises Inc-Supermercado Vallarta	613
17 Vallarta Food Enterprises Inc-Vallarta Supermarket 1	613
18 Mega Appraisers Inc	600
19 Xsolla (usa) Inc-Xsolla	540
20 Baxalta US Inc	518
21 Galpin Motors Inc-Galpin Ford	500
22 Prime Hlthcare Svcs - Shrman O	500
23 O P I Products Inc	500
24 Westrec Properties Inc	477
25 Southern Cal Prmnnte Med Group	468

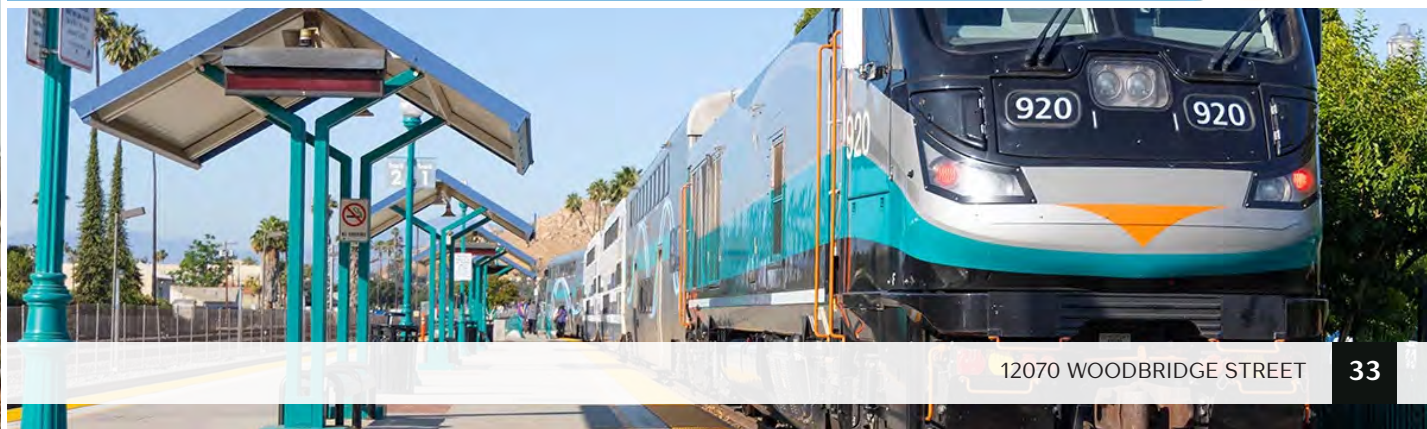


# METROLINK

VENTURA COUNTY LINE



3.5 MILES  
TO VAN NUYS  
STATION



12 Unit Apartment Building in Great Studio City Location

12070 Woodbridge Street

Studio City, CA 91604

Marcus & Millichap

**JEFF LOUKS**

Executive Managing Director Investments  
(818) 212-2780 direct  
jeff.louks@marcusmillichap.com  
DRE 00908473

**BRETT SANSON**

Managing Director Investments  
(818) 212-2785 direct  
brett.sanson@marcusmillichap.com  
DRE 01387480