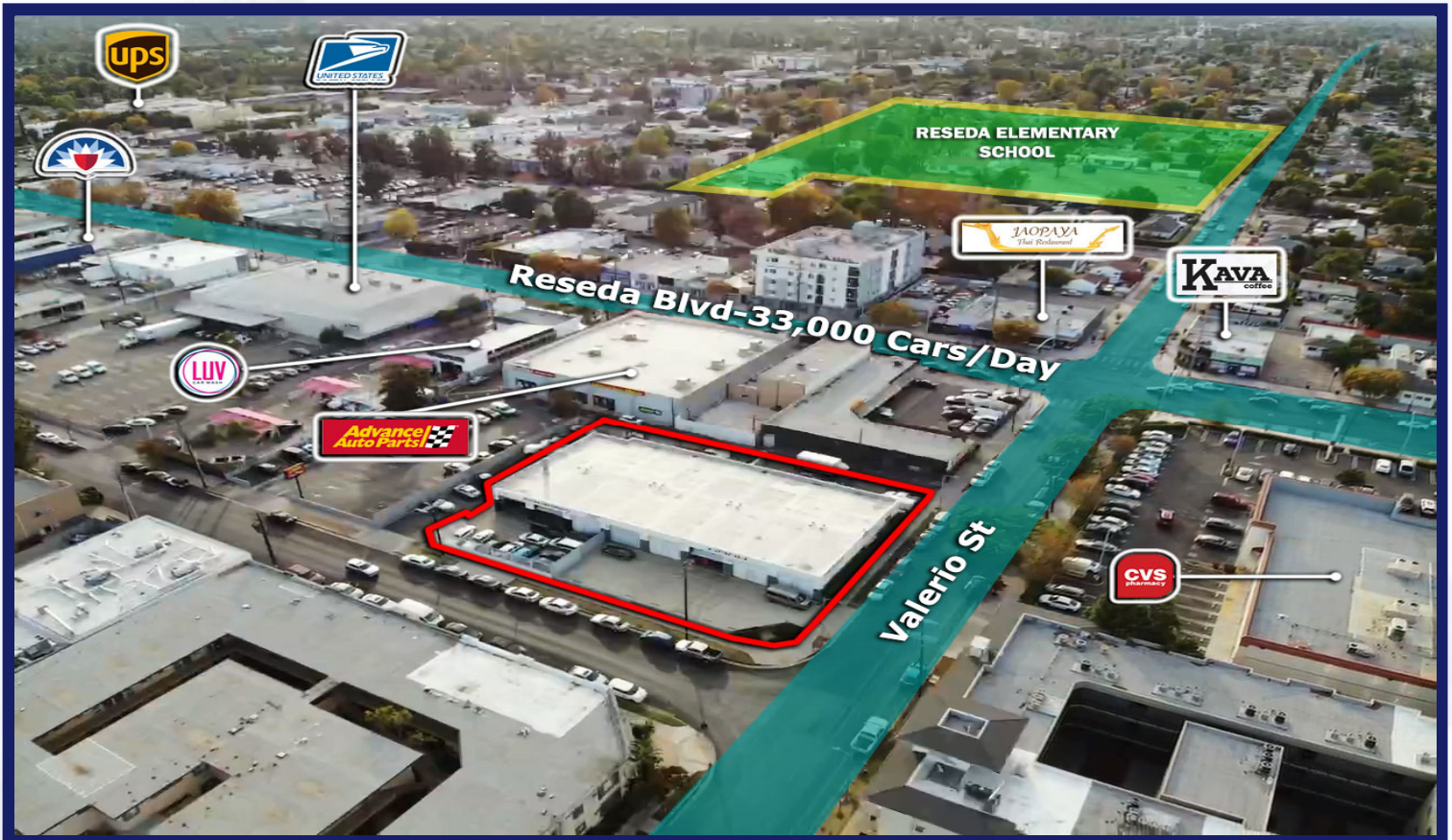


EXECUTIVE SUMMARY



HIGHLIGHTS:

KARL NIEHAUS
(310) 880-7900
KarlNiehaus@CREI.biz
www.CREI.biz
01450751 - RE License

- Existing Autobody with Permitted Spray Booth – MTM Tenant
- 6 x FAR – 24,203 SF Corner Lot With Alley
- Zoning allows for up to 10 Story Construction
- Across from CVS, Restaurants & Coffee Shops
- 1 Block Parallel from Amenity Rich Reseda Blvd with easy access to all Amenities and Restaurants

OFFERING SUMMARY: 7345 Canby Ave in the city of Reseda offers either an owner-user an existing autobody with permitted spray booth or offers a developer a 24,203 SF corner lot with an alley 1 block parallel to Reseda Blvd. The zoning allows for up to 10 story construction. With a walkscore of 83 out of 100 and located just North of Sherman Way the property offers easy access to 13 restaurants within 0.25 miles, 9 grocers within 0.5 miles and 12 schools within 1 mile and walking access to all other amenities. Public transportation is convenient with 7 bus stops within 2 blocks. Centrally located with easy access to 3 freeways (101, 405 & 118) residents can easily access all parts of Los Angeles.

DEMOGRAPHICS: Dense location in need of housing. Over 42k residents within 1 mile and over 244k residents within 3 miles. Average Household Income of \$89k within 1 mile and over \$102k within 3 miles

PRICE: \$6,500,000: 12,779 SF Buildable on 24,203 SF of Land

PROPERTY PICTURES



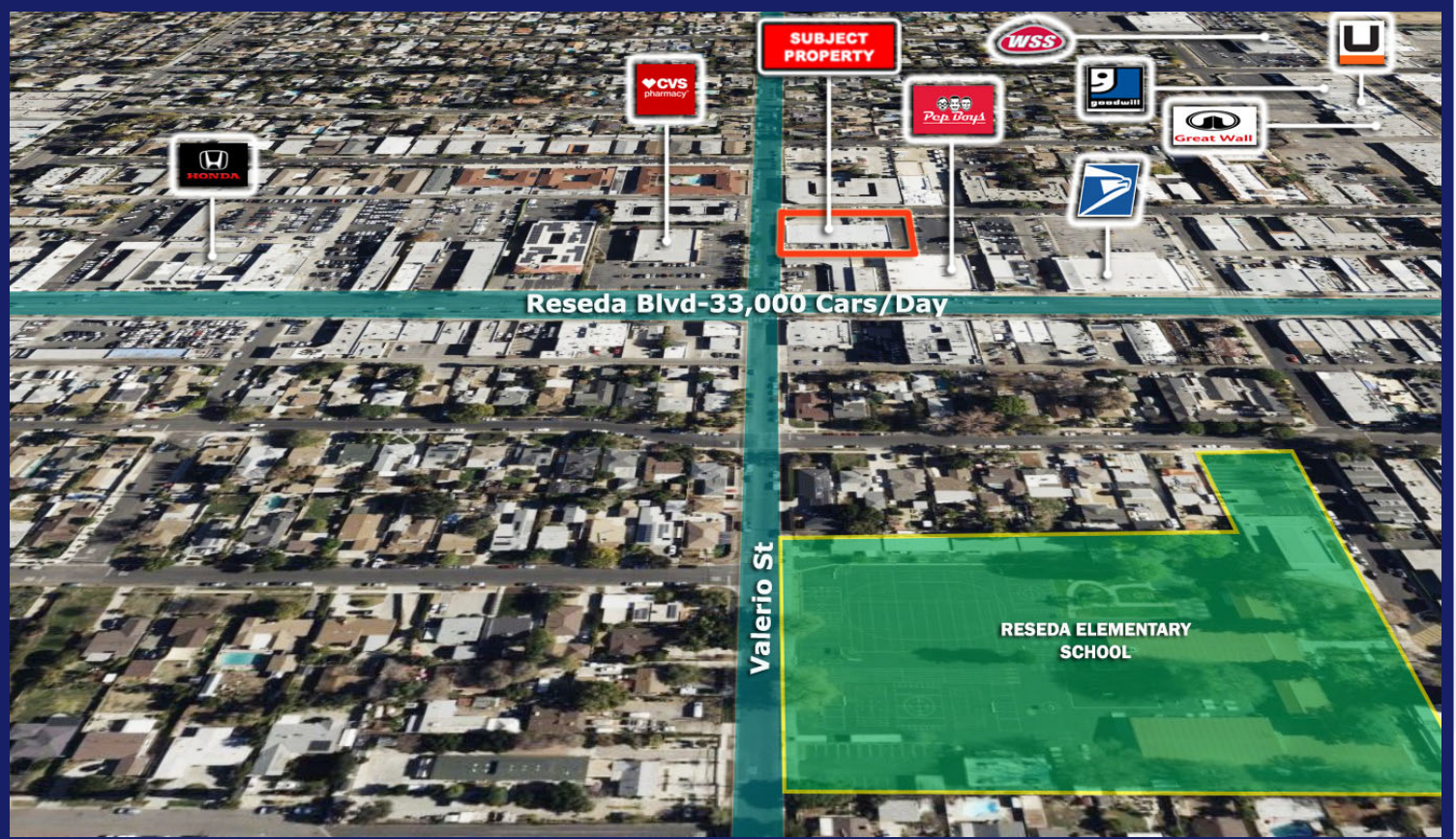
PROPERTY PICTURES

CREI

Commercial Real Estate Investments



PROPERTY PICTURES

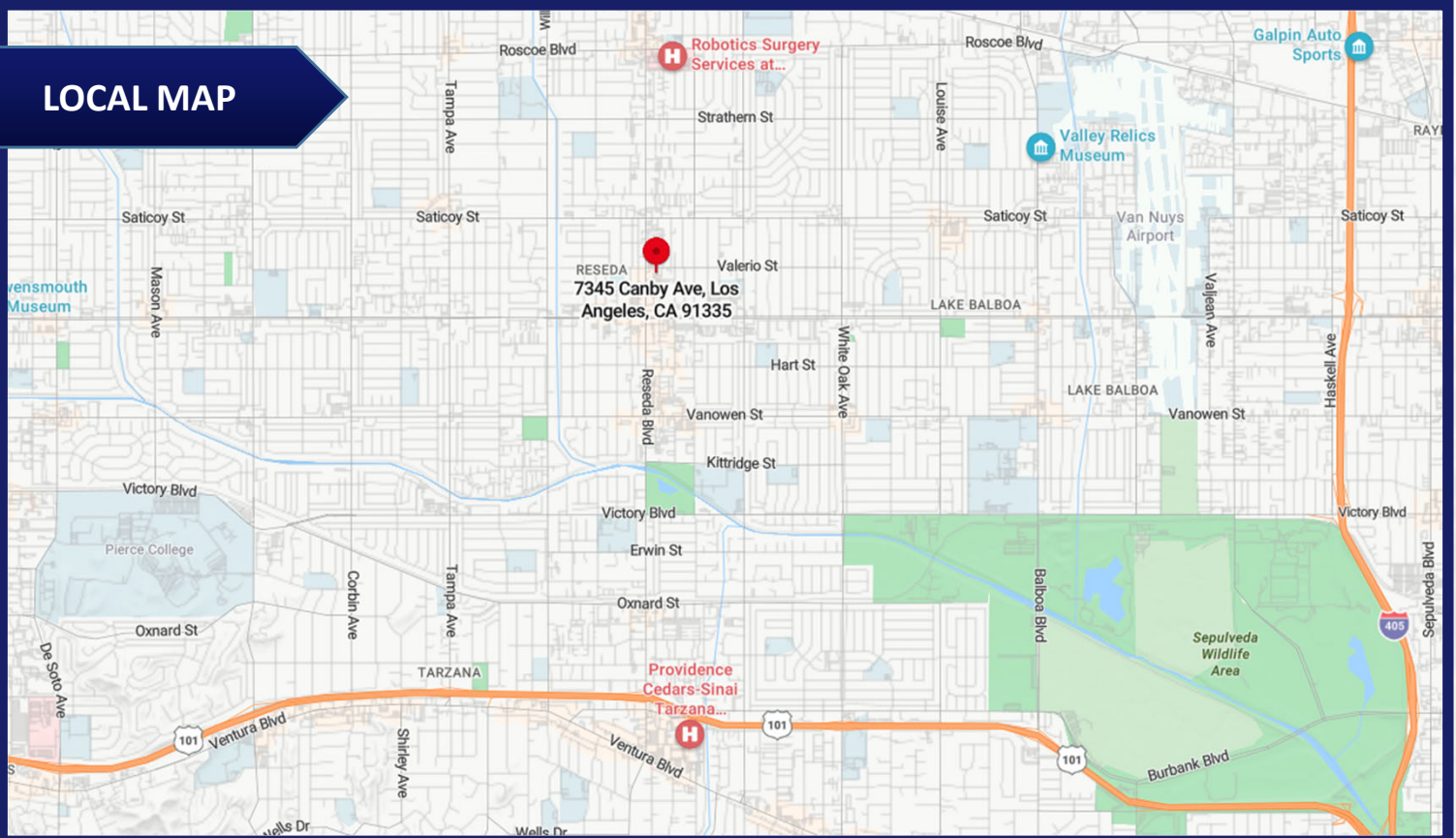


PROPERTY PICTURES

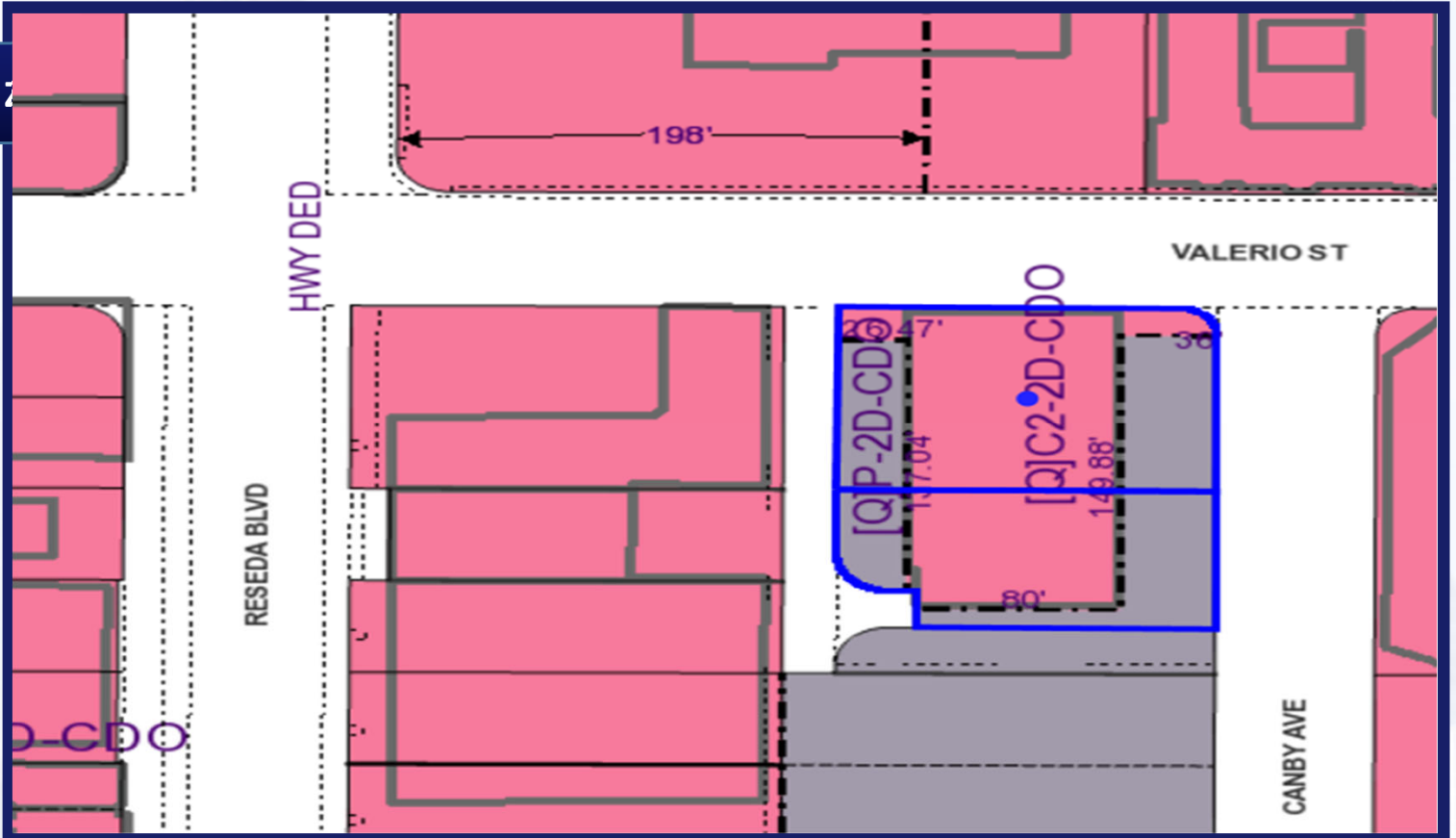
AERIAL MAP



LOCAL MAP



PROPERTY PICTURES



NEARBY TENANTS



PROPERTY PICTURES

WALKSCORE PICTURE



Walk Score
83

Transit Score
47

Bike Score
66

WALKSCORE SUMMARY

Walk Score

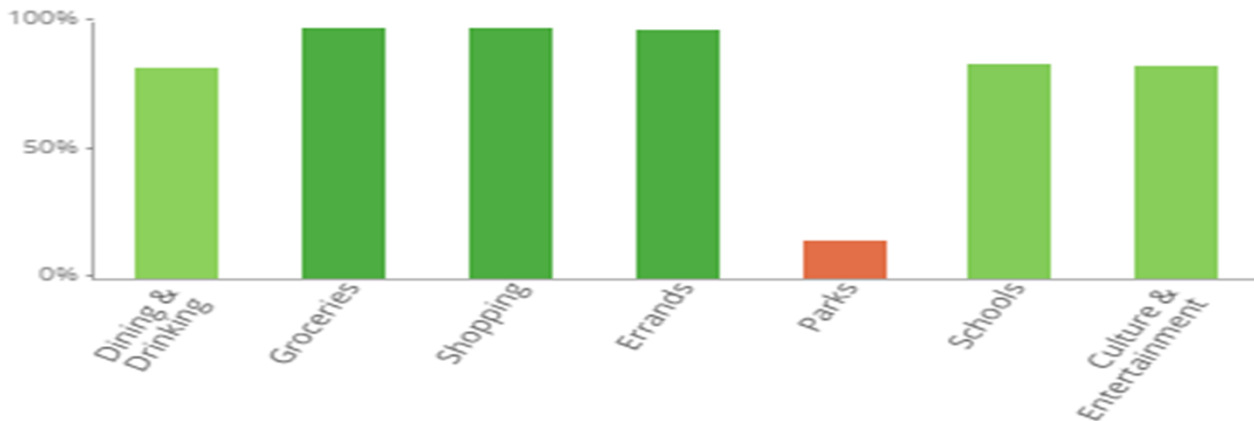
Transit Score

Bike Score

Score Details

What is Walk Score

The Walk Score for 7345 Canby Avenue is based on the following categories.



DEMOGRAPHIC SUMMARY

DEMOGRAPHICS BY 5-MILE RADIUS



AVERAGE HH INCOME

\$103,830



POPULATION

619,239



HOUSEHOLDS

211,808



OWNER-OCCUPIED HOUSING

90,055



RENTER-OCCUPIED HOUSING

116,469



BUSSINESSES

41,838

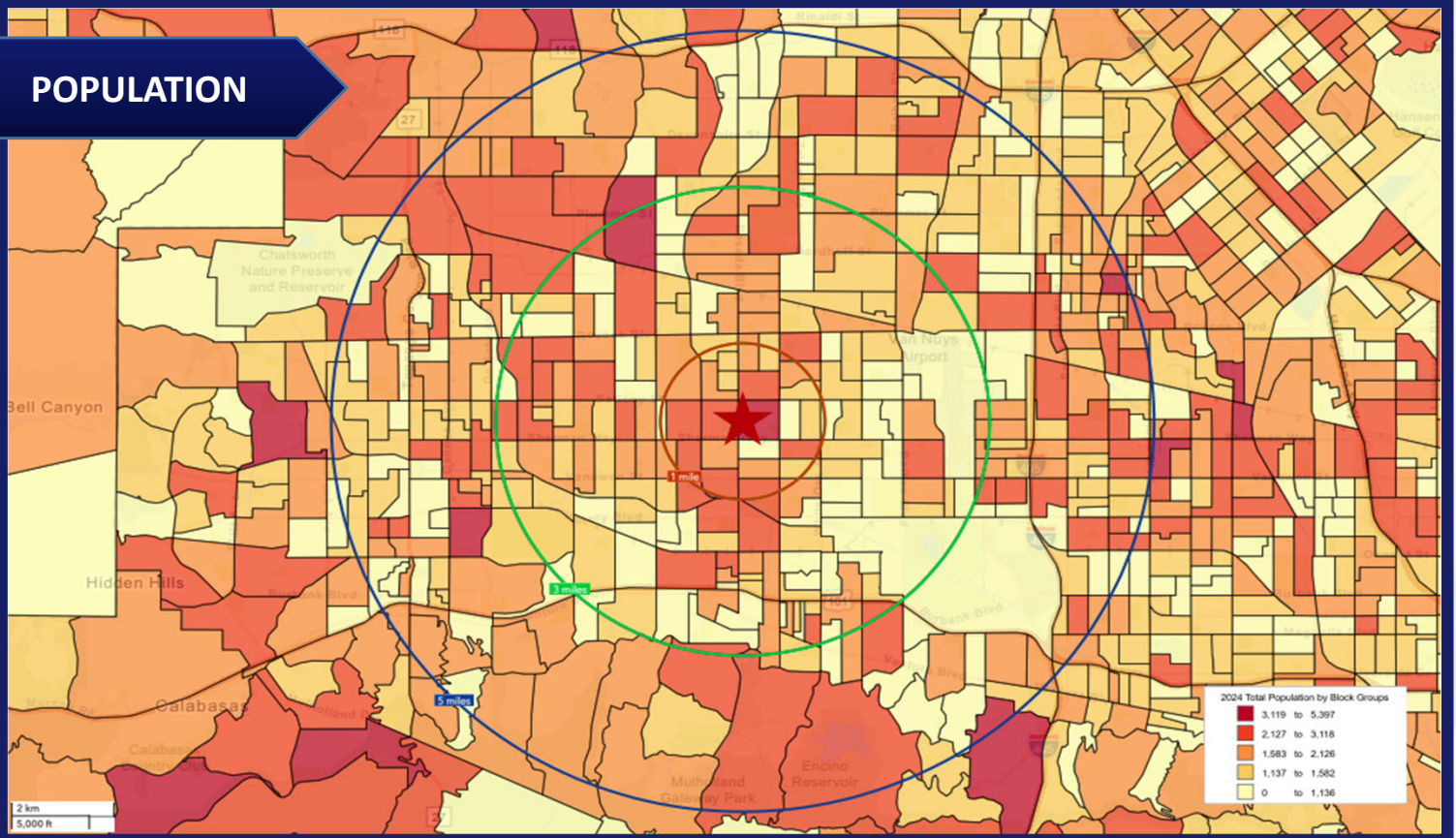
POPULATION	2-MILE	5-MILE	10-MILE
2020 POPULATION	128,290	616,641	1,465,959
2024 POPULATION	124,393	619,239	1,437,954
2029 POPULATION PROJECTION	120,612	604,749	1,397,915
ANNUAL GROWTH 2020-2024	-0.8%	0.1%	-0.5%
ANNUAL GROWTH 2024-2029	-0.6%	-0.5%	-0.6%
MEDIAN AGE	39.8	39.1	39.5

INCOME	2-MILE	5-MILE	10-MILE
AVG HH INCOME	\$99,891	\$103,830	\$111,416
MEDIAN HH INCOME	\$74,646	\$76,759	\$83,183

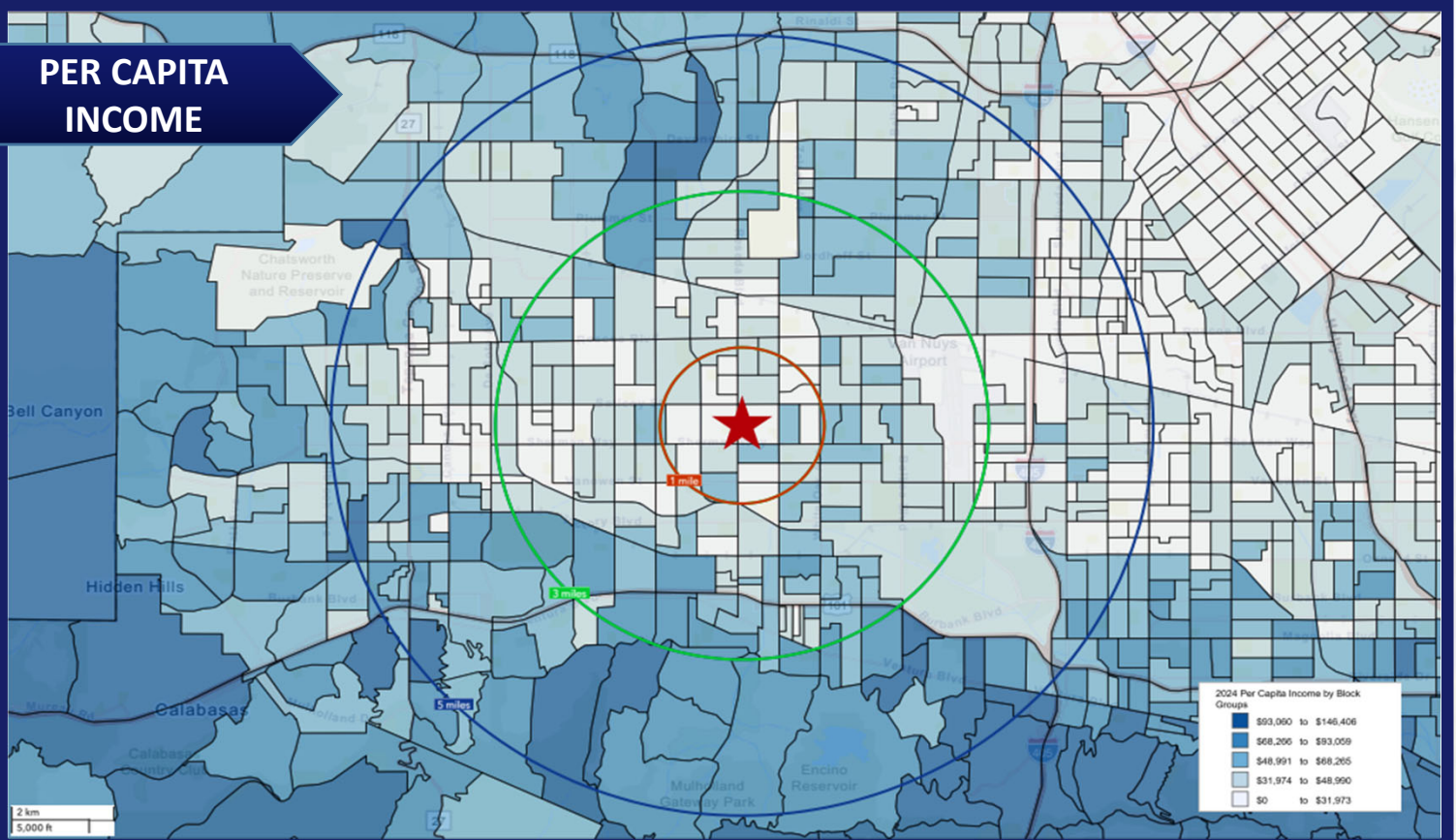
HOUSEHOLDS	2-MILE	5-MILE	10-MILE
2020 HOUSEHOLDS	40,959	212,000	495,154
2024 HOUSEHOLDS	39,268	211,808	483,861
2029 HOUSEHOLDS	37,968	206,525	469,770

DEMOGRAPHICS

POPULATION

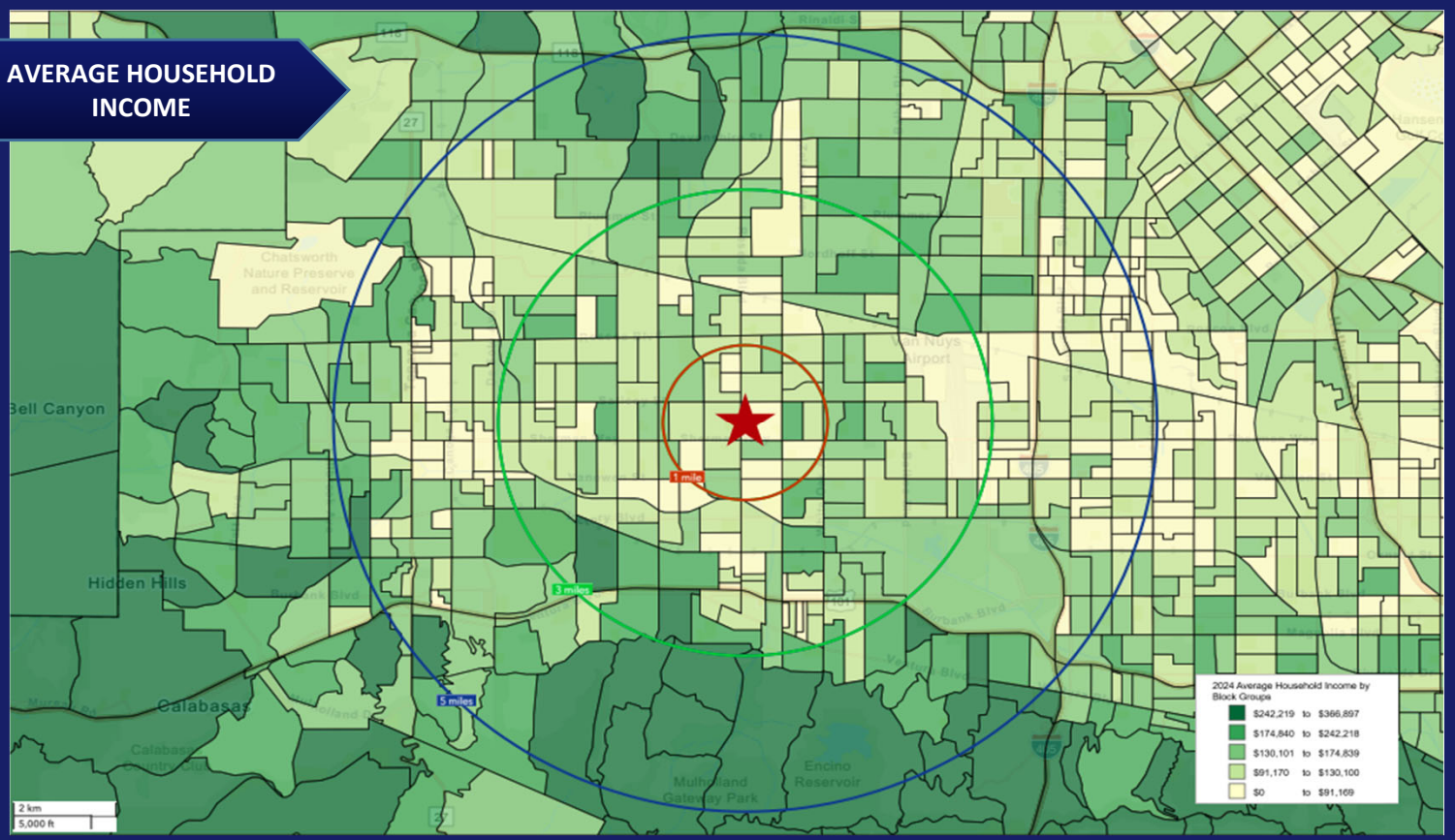


PER CAPITA INCOME

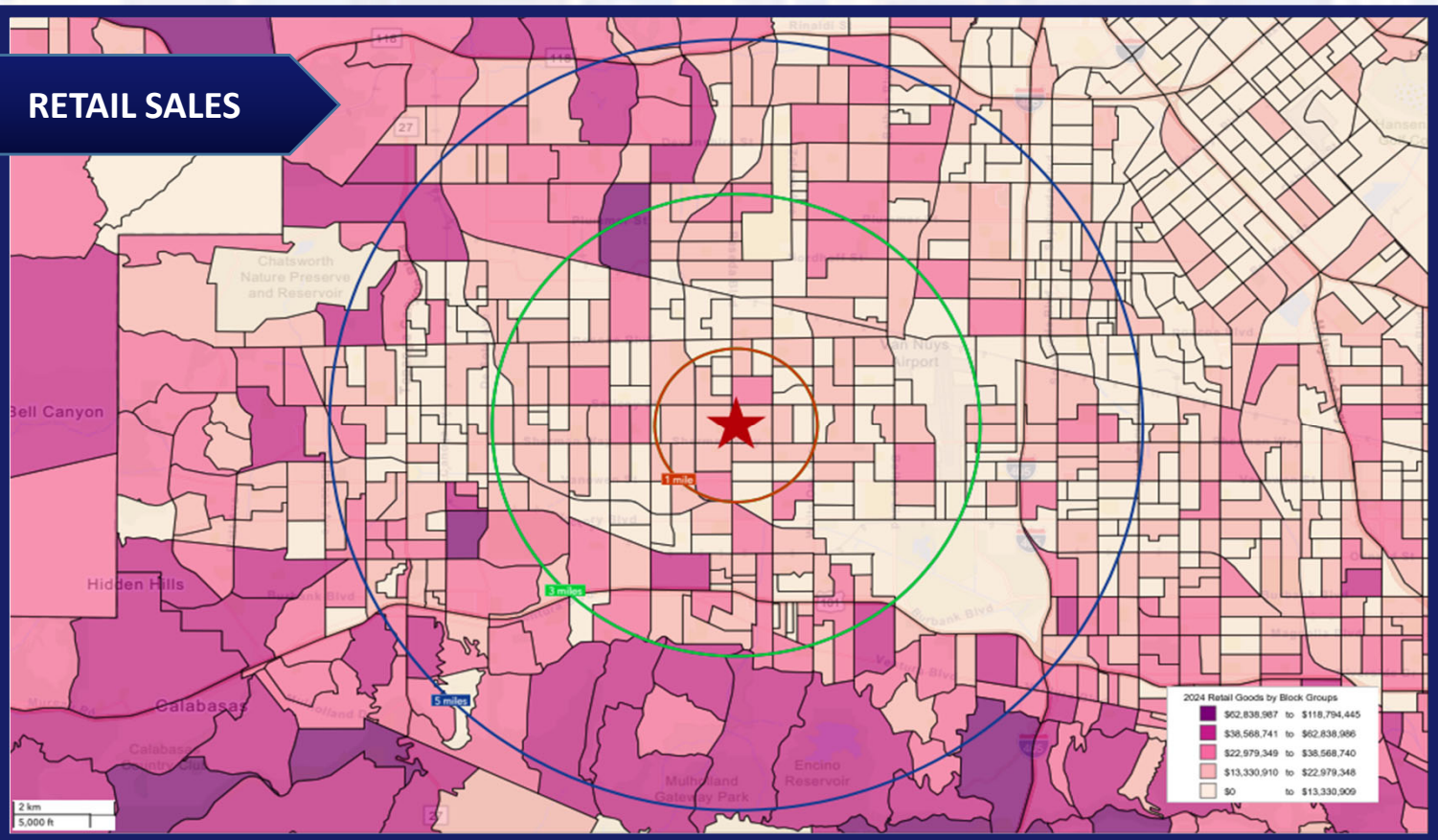


DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME

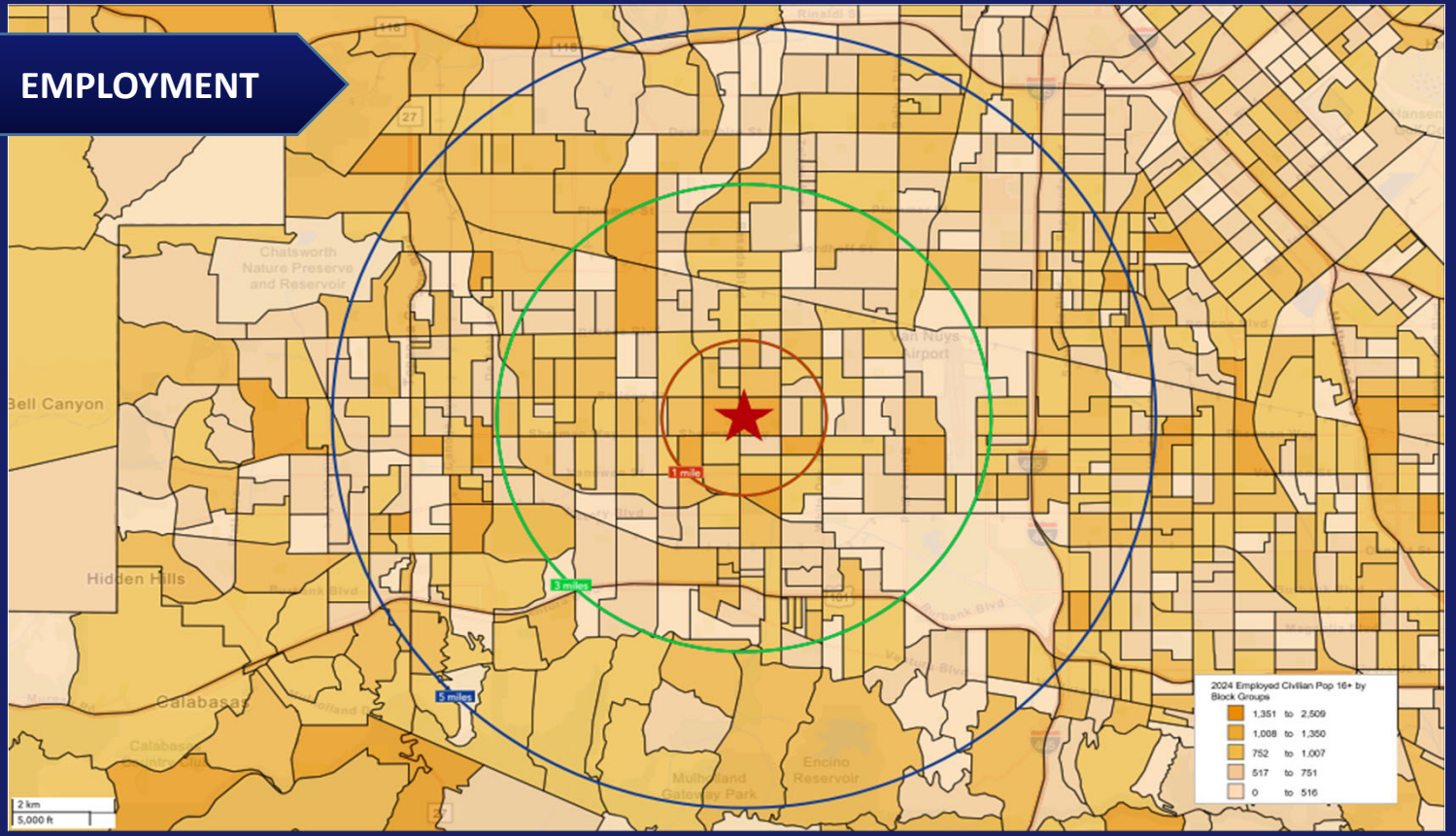


RETAIL SALES

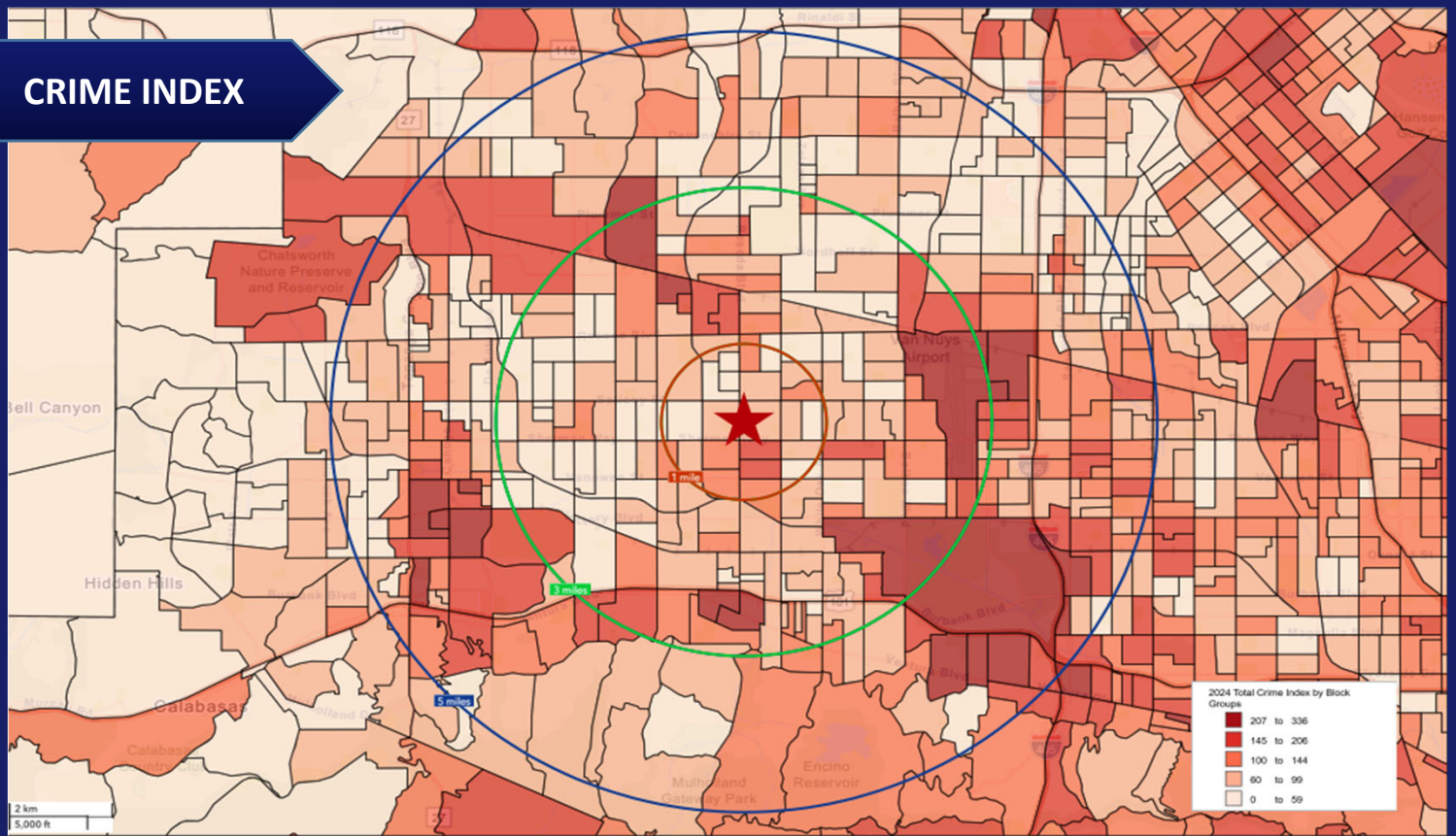


DEMOGRAPHICS

EMPLOYMENT



CRIME INDEX

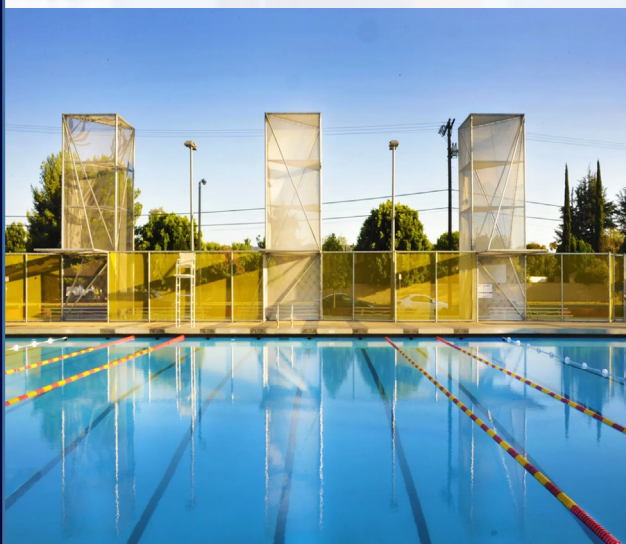


AREA OVERVIEW



RESEDA The neighborhood has 15 public and five private schools. The community includes public parks, senior center and a regional branch library. It's local economy is supported by a mix of small businesses and larger commercial entities. Family-owned restaurants, local shops, and service-based businesses contribute to the area's economic vibrancy. These businesses not only serve the community but also reflect its diverse character.

It is a melting pot of cultures, reflected in its population and cultural offerings. This diversity is evident in local businesses, cuisine, and community events. Annual festivals and cultural events celebrate this rich heritage.



RESEDA PARK AND RECREATION CENTER

has barbecue pits, a baseball diamond, basketball courts, a children's play area, a community room, picnic tables, an outdoor unheated pool, table tennis, tennis courts, and volleyball courts. The Recreation Center offers a variety of sports programs and classes. Reseda Park also hosts an ornamental lake for fishing and a large duck pond. Amenities includes: Tennis Courts, Basketball Courts, Baseball Fields, Picnic Tables, Children's Play Areas, Swimming Pools, Community Centers, Senior Centers and Restrooms

RANDAL D. SIMMONS PARK

This 8.38-acre park includes a children's play area, walking paths, drinking fountain, picnic tables, benches, landscaping and irrigation. The park's layout and features are thoughtfully planned to encourage the feeling of being part of a community as well as active lifestyle. The sound of laughter from children fills the air as they play with the latest playgrounds, which are designed for security and enjoyment.

