

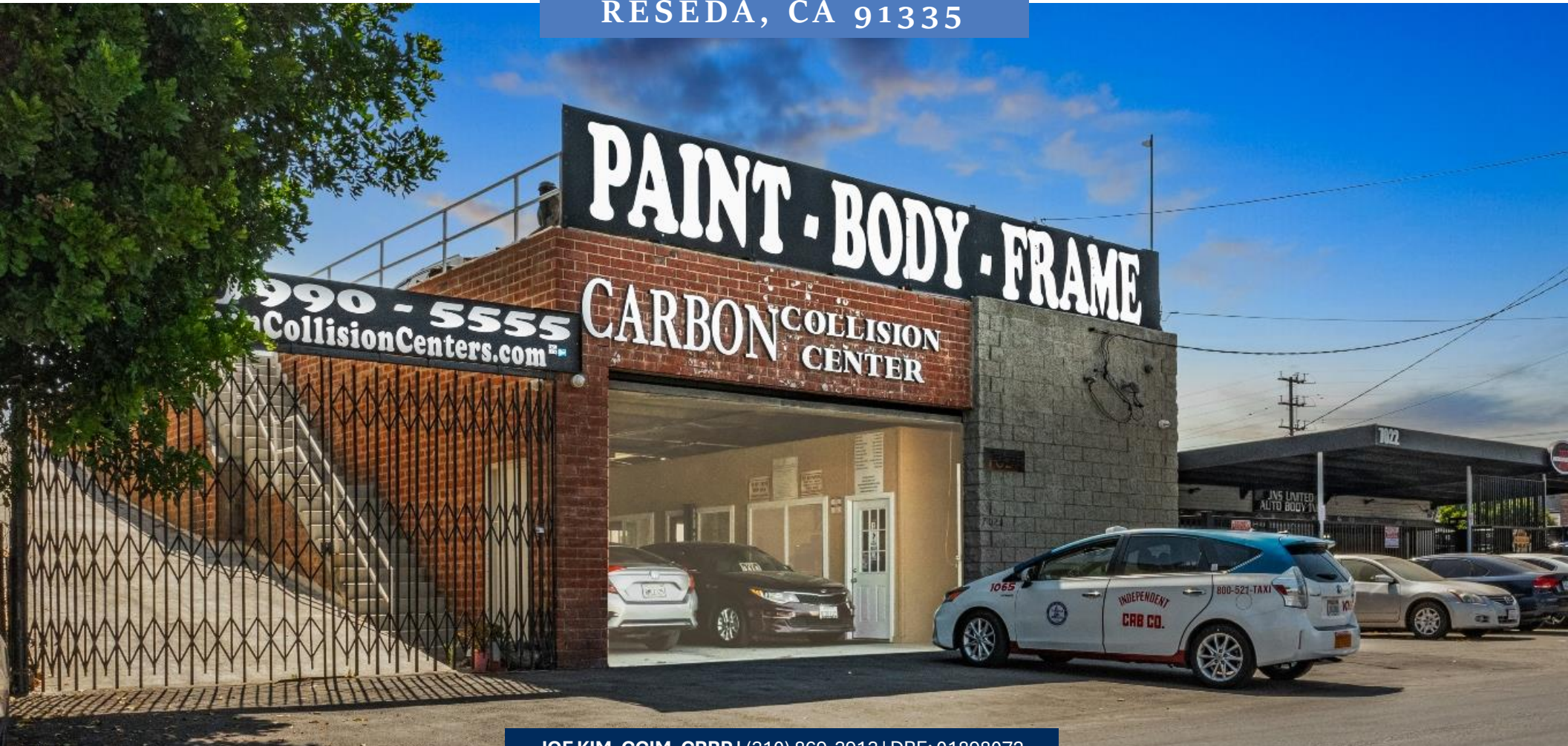
Real Estate + Business Offering

7028

CANBY AVENUE

CLOSE TO RESEDA & SHERMAN WAY

RESEDA, CA 91335



JOE KIM, CCIM, CRRP | (310) 869-3913 | DRE: 01898072



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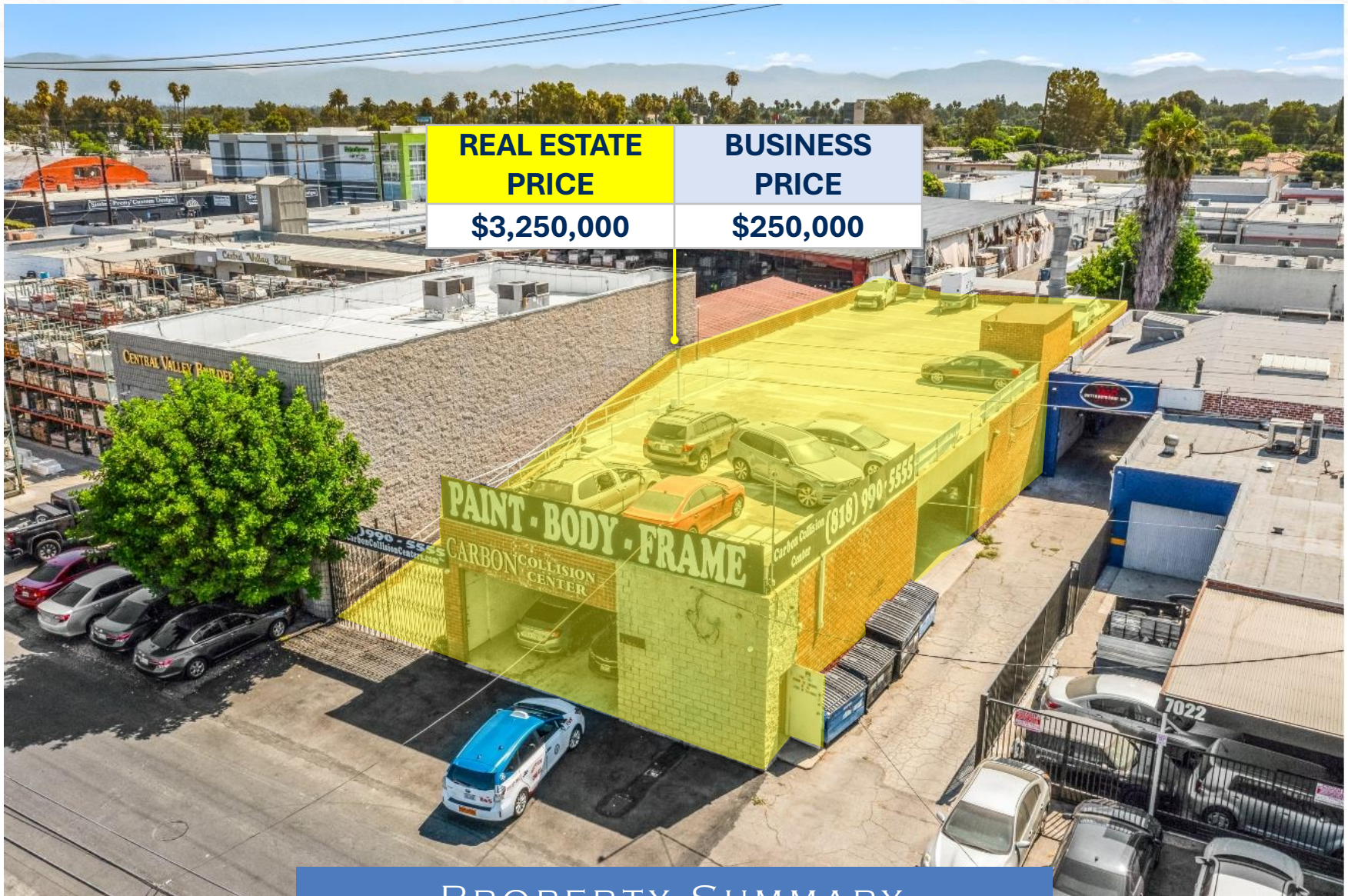
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DESIGN BY CRESO



REAL ESTATE PRICE	BUSINESS PRICE
\$3,250,000	\$250,000

PROPERTY SUMMARY

\$3,500,000

TOTAL = REAL ESTATE + BUSINESS

6,847

GROSS BUILDING SQUARE FEET

7,500

LOT AREA SQUARE FEET

LAM1

ZONING



Providence | Cedars Sinai
TARZANA MEDICAL CENTER

Reseda High School

Food 4 Less

dd's DISCOUNTS

GELSON'S THE SUPER MARKET | HomeGoods

POPEYES

Valley Marketplace
YOUR NEIGHBORHOOD INTERNATIONAL GROCER

Extra Space Storage

Arby's | STARBUCKS COFFEE | Jack In the box

6900 Reseda

AMERICAN ELECTRIC SERVICE INC.

EH ESSENTIAL HEALTH TRANSPORT

Reseda Business Park

VERT SPORTS THERAPY

vca animal hospitals

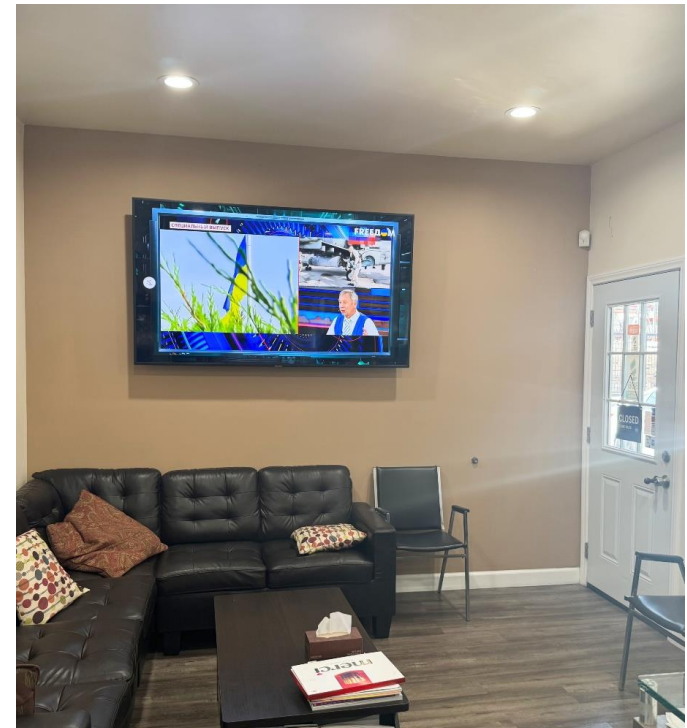
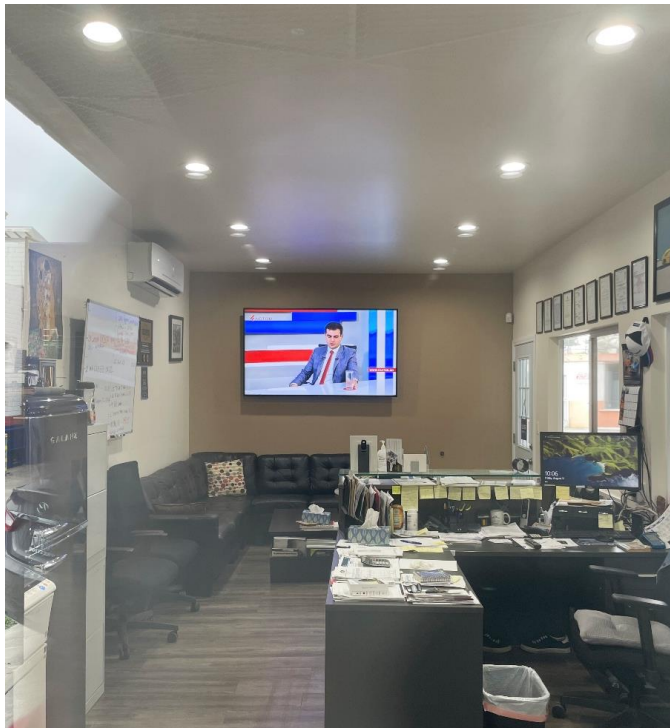
HART ST

SUBJECT
7028 Canby Ave

RESEDA BLVD

CANBY AVE

INTERIOR GALLERY



THE OPPORTUNITY



Business delivered with a spray paint room and license

THE PROPERTY

- ± 6,847 Improvement, Ideally situated in Heart of Reseda
- 34,780 Traffic Volume counts on the intersection of Sherman Way & Reseda
- \$6,876,813 Consumer Spending within a 5-mile radius
- Property features a WalkScore of 88 Very Walkable - Most errands can be accomplished on foot.
- Minutes from Orange Line Busway, Warner Center, and Providence Tarzana Medical Center

THE BUSINESS

- Business name – Carbon Collision Center
- Licensed CMC Mirage Spray Booth
- Ventilated Paint Mixing Room with PPG paint system and TouchMix computer system
- Frame Machines, 4 Bend-Pak Lifts, Miller Welder, and other standard equipment. 40 parking spaces!
- All requisite Automotive Repair Licenses and Permits, prominent Online presence, including Social Media (Yelp 4.7 rating, Tik Tok, Instagram, Facebook, and company website etc.
- A full-service auto body repair shop in Reseda. Combining years of hands-on experience with modern tech to provide expert care for all makes and models of foreign & domestic vehicles.



7028 CANBY AVENUE



RESEDA, CA

Reseda is a neighborhood in the San Fernando Valley in Los Angeles, California. It was founded in 1912, and its central business district started in 1915. The neighborhood was devoted to agriculture for many years. Reseda is flanked on the north by Northridge, on the east by Lake Balboa, on the south by Tarzana and Encino on the west by Winnetka. Its street boundaries are Roscoe Boulevard on the north, White Oak Avenue on the east, Victory Boulevard on the south and Corbin Avenue on the west.

The neighborhood has fifteen public and five private schools. The community includes public parks, a senior center and a regional branch library. Parts of Reseda have been used in several motion picture and television productions.

RESEDA BLVD TRANSFORMATION

The City of Los Angeles broke ground on a nearly \$20-million project which will transform a 2.9-mile stretch of Reseda Boulevard through the addition of new pedestrian and bicycle safety infrastructure.

- high-visibility crosswalks;
- 11 bus boarding islands at 9 intersections;
- protected bike lanes separated from automobile traffic
- new loading zones and curb ramps;
- new left turn arrows at 8 intersections;
- 13 bioswales;
- new shade trees;



DEMOGRAPHICS

POPULATION

70,868

MEDIAN HH
INCOME

\$78,299

MEDIAN HOME
VALUE

\$793,666

VICINITY MAP



BRINGING 1,100 NEW JOBS TO THE IMMEDIATE AREA



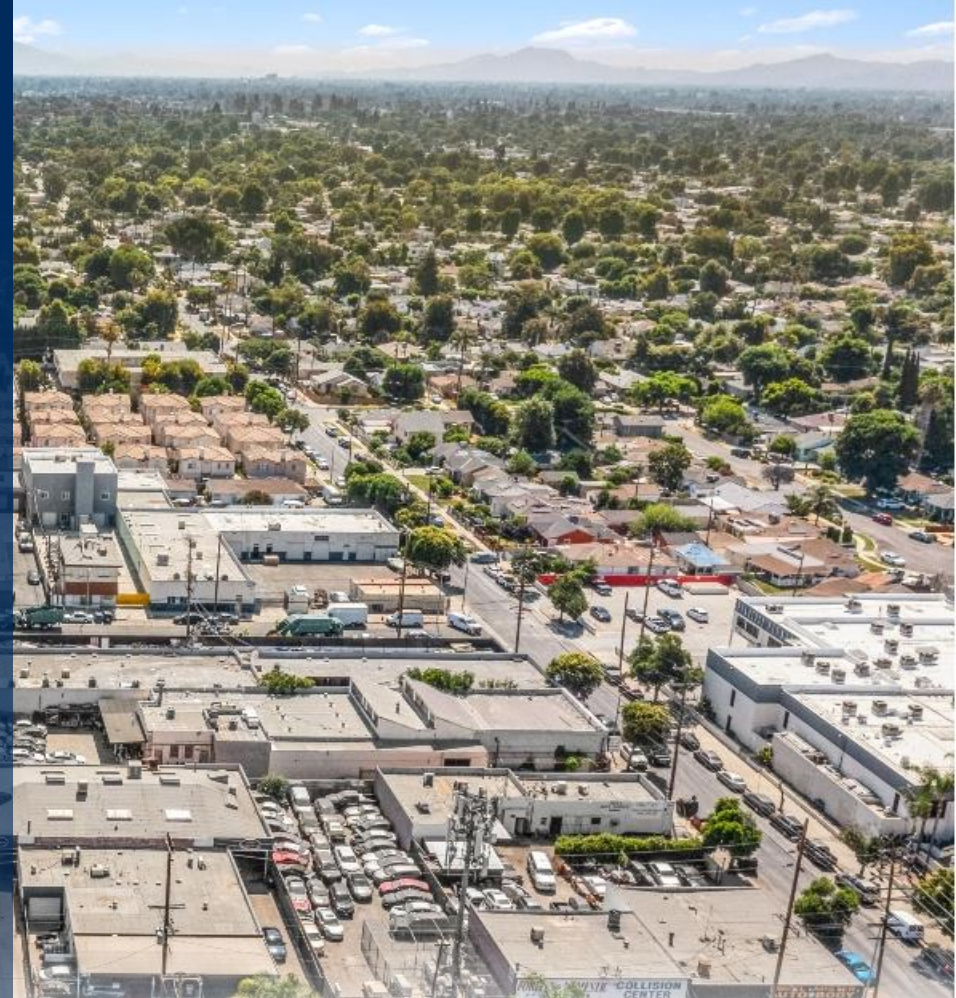
Two of Southern California's leading nonprofit healthcare organizations have created a **joint venture that owns and operate Providence Tarzana Medical Center, bringing 1,100 new jobs to the immediate area.** Providence St. Joseph Health and Cedars-Sinai came together to enhance access to highly skilled medical care, specialized services and advanced health programs for the Tarzana community. The medical center's new name is Providence Cedars-Sinai Tarzana Medical Center. Providence will retain controlling interest in the medical center.

Providence and Cedars-Sinai will jointly continue the build-out and redevelopment of the Tarzana campus, including a new patient-care tower with all private rooms, an expanded Emergency Department, new diagnostic and treatment services, and enhanced outpatient and ambulatory services already under development.



AREA HIGHLIGHTS

- ❖ 2.5 million residents in the San Fernando Valley
- ❖ Population growth projected – 45,000 new residents by 2019
- ❖ Strong ties to the entertainment industry – Home of Walt Disney Company, Universal Studios, Warner Brothers, DreamWorks and Paramount Ranch
- ❖ Local motion picture and entertainment companies employ roughly 25,000 people
- ❖ Aerospace (Boeing & Northrop Grumman) Insurance (21st Century Insurance) and Healthcare (Kaiser Permanente and Providence Health & Services) industries also generate numerous well-paying jobs
- ❖ Substantial income growth since 2000
- ❖ Home ownership rate near 50% and large rental base



MAJOR LANDMARKS

WARNER CENTER



NOHO ARTS DISTRICT



WARNER BROS STUDIOS



San Fernando Valley

The San Fernando Valley is an extremely large metropolitan region offering a high quality of life for its over 1.8 million residents. Covering over 365 square miles of Los Angeles County, the Greater San Fernando Valley is defined by Santa Clarita to the north, Ventura to the west, the Santa Monica and Hollywood mountains to the south and Pasadena and Angeles National Forest to the east.

AFFLUENT SYNERGY

Key Valley neighborhoods such as Hidden Hills, Calabasas, Agoura Hills and Woodland Hills each have average household incomes higher than other Los Angeles high-profile communities such as Brentwood, Santa Monica and West Los Angeles.

A large, light-blue map of the San Fernando Valley is overlaid on the aerial photograph. The map contains several logos for major companies and organizations based in the region:

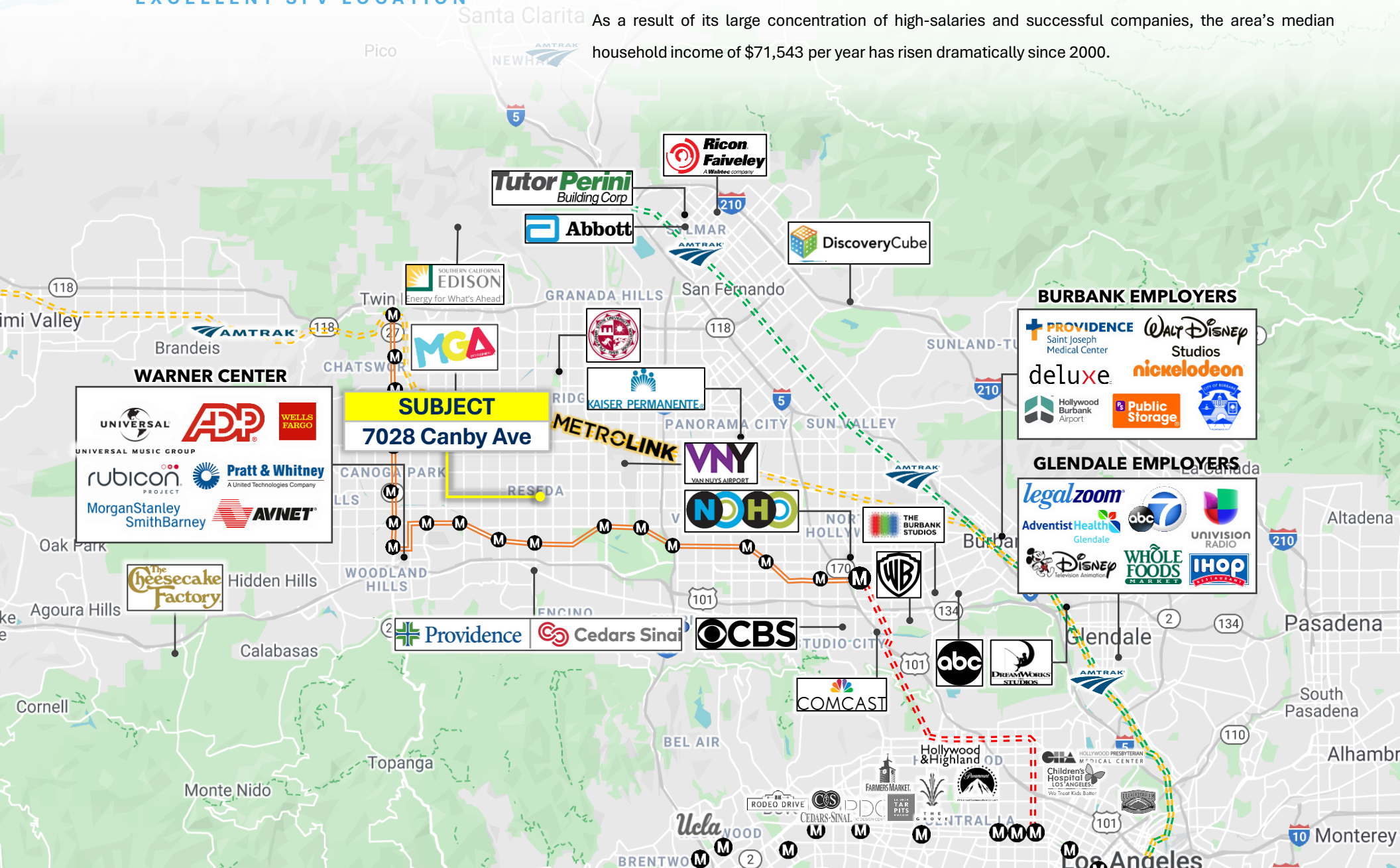
- UNIVERSAL (with globe icon) and UNIVERSAL MUSIC GROUP
- Disney Television Animation (with Mickey Mouse icon)
- DREAMWORKS STUDIOS (with dragon icon)
- legalzoom®
- CBS (with eye icon)
- WB (Warner Bros. shield logo)
- Providence (with cross icon)
- Cedars Sinai (with infinity icon)
- abc (black circle with white text)
- COMCAST (with peacock icon)

At the bottom of the map overlay, a blue rectangular box contains the text: **HOME OF INNOVATION**

Demand Drivers

EXCELLENT SFV LOCATION

There is a diverse economy whose GDP is fueled by the Financial Services, Information Technology, Entertainment, Healthcare, and Advanced Manufacturing sectors among others. Moreover, the region offers more affordable commercial space than other major U.S. regions. Healthcare is also a major source of employment with providers that include Kaiser Permanente, and Providence Health & Services. As a result of its large concentration of high-salaries and successful companies, the area's median household income of \$71,543 per year has risen dramatically since 2000.





WELLS
FARGO

Dept of Water
& Power

7106 Darby Ave

JONS
fresh marketplace

Bank of America

UEI COLLEGE

18333 Gault

Moore Foundations

Admiral Rug
Cleaning

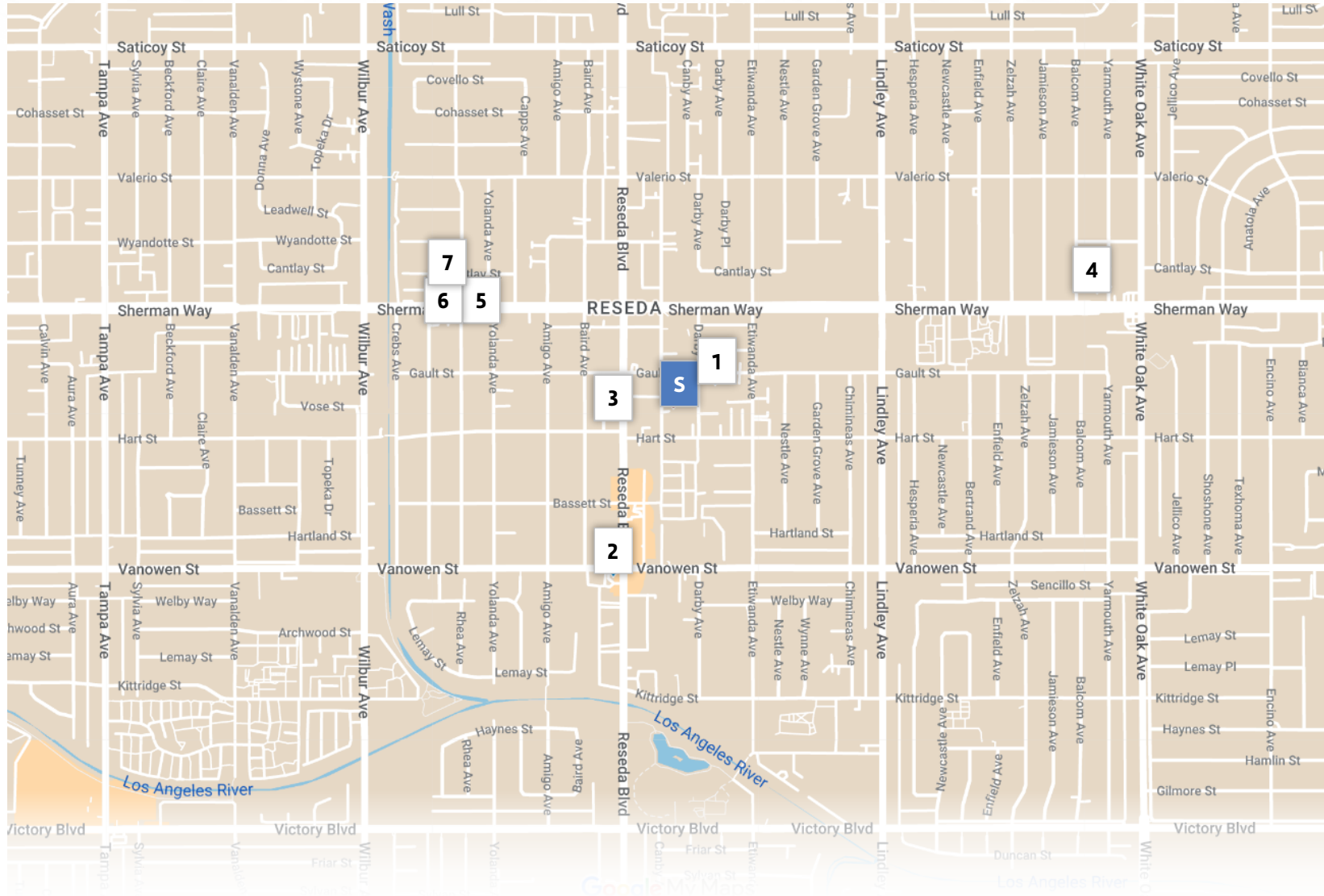
Furniture Medic

CANBY AVE

SALES COMPARABLES

	ADDRESS	BUILT	GROSS SF	LOT SIZE	TYPE	SALE DATE	PRICE	PRICE/SF	PRICE/LAND SF
	1 7046 Darby Ave Reseda, CA 91335	1960	4,700	18,374	Warehouse Class B	5/9/2024	\$3,100,000	\$660	\$168.72
	2 6761 Reseda Blvd Reseda, CA 91335	2003	1,708	14,314	Auto Repair	12/13/2023	\$1,762,500	\$1,032	\$123.13
	3 7009 Reseda Blvd Reseda, CA 91335	1986	3,168	7,492	Auto Repair	3/24/2023	\$1,300,000	\$410	\$173.52
	4 17739-17745 Sherman Way Reseda, CA 91335	1962	3,000	7,192	Freestanding Building	4/8/2024	\$1,428,610	\$476	\$198.64
	5 18722 Sherman Way Reseda, CA 91335	1960	3,230	30,022	Auto Sold for Land Value	9/8/2021	\$3,600,000	\$1,115	\$119.91
	6 18738 Sherman Way Reseda, CA 91335	1960	1,886	10,890	Storefront	12/23/2021	\$1,600,000	\$848	\$146.92
	7 18743 Sherman Way Reseda, CA 91335	1966	7,080	28,802	Auto Repair	12/9/2021	\$4,250,000	\$600	\$147.56
AVERAGES		1971	3,539	16,727				\$734	\$154.06
	S Subject Property 7028 Canby Ave Reseda, CA 91335	1963	6,847	7,500	Auto Use	-	\$3,500,000	\$511	\$466.67

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