

8619 Reseda Boulevard

TRUST SALE!!!!



Northridge, CA 91324



APPROX. 20,500 SF 3-STORY BUILDING

8619 Reseda Boulevard

Northridge, CA 91324

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Executive Summary

8619 Reseda Boulevard

Property Highlights

8619 Reseda Boulevard

- Approx. 20,500 SF Office Building on a Major Commercial Thoroughfare
- Excellent Frontage; Approx. 75 Feet along Reseda Blvd.
- Ample On-Site Parking (Subterranean & On-Grade) plus Plenty of Street Parking
- Good Car Traffic Counts with over 35,000 CPD along Reseda Blvd.
- Minutes from the 101, 118, and 405 Freeways
- Less than 1-mile from Dignity Health - Northridge Hospital Medical Center
- TRUST SALE!!!
- Situated in the Northridge Medical and Retail Corridor
- 1-mile from Cal State University of Northridge campus
- Nearby Shopping Centers Include Northridge Plaza and Northridge Fashion Center / Promenade Shopping Center
- Just south of the signalized intersection of Reseda Blvd & Parthenia St
- Strong Demographics; Over 30,000 People Reside Within a 1-Mile Radius & Over 200,000 Within 3-Miles Radius.



Property Summary

Price:	\$3,995,000
Year Built:	1982
SF (Per Title):	20,463
Price / SF:	\$195.23
Lot Size (SF):	16,080
Floors:	3
Parking:	Approx 46 - Rear & Sub
Zoning:	LAC2 & R2
APN:	2785-005-025 & 2785-005-018
Current Cap Rate:	0.3%
Proforma Cap Rate:	6.9%



TENANT ANNUAL SCHEDULED INCOME		
	Current	Proforma
Gross Rent	\$480,396	\$510,319
TOTALS	\$480,396	\$510,319

ANNUALIZED INCOME		
	Current	Proforma
Gross Potential Rent	\$480,396	\$510,319
Less: Vacancy	(\$263,256)	(\$25,516)
Effective Gross Income	\$217,140	\$484,803
Less: Expenses	(\$206,062)	(\$207,258)
Net Operating Income	\$11,078	\$277,545

ANNUALIZED EXPENSES		
	Current	Proforma
Property Taxes	\$70,701	\$70,701
Insurance	\$12,000	\$12,000
DWP	\$32,520	\$32,520
Telephone	\$150	\$150
Gardener	\$1,800	\$1,800
Trash	\$7,250	\$7,250
Security	\$15,575	\$15,575
Repairs & Maintenance	\$46,850	\$46,850
Management	\$19,216	\$20,413
Total Expenses	\$206,062	\$207,258
Expenses Per RSF	\$10.07	\$10.13

Rent Roll

Current Rent Roll							Proforma		
Suite	Tenant Name	RSF	Lease Commence	Lease Expire	Monthly Rent	Rent/SF	Increases	Proforma Rent	Proforma Rent/SF
101	Smile Boutique	2,803			\$8,500.00	\$3.03	3%	\$8,755.00	\$3.12
102	Absolute Aesthetics	430		m-m	\$967.50	\$2.25		\$967.50	\$2.25
103	Investment Co.	290		12/31/59	\$0.00	\$0.00		\$0.00	-
104	Wound Dr	862	4/1/26	3/30/28	\$1,724.00	\$2.00	3%	\$1,775.72	\$2.06
105	Dr Rudolph DDS	1,448		M-M	\$2,009.00	\$1.39		\$2,896.00	\$2.00
201	VACANT	222			\$555.00	\$2.50		\$555.00	\$2.50
202	EPM Inc & CA Mobile Drs	1,071		M-M	\$1,800.00	\$1.68		\$2,142.00	\$2.00
203	VACANT	681			\$1,362.00	\$2.00		\$1,362.00	\$2.00
204	VACANT	626			\$1,252.00	\$2.00		\$1,252.00	\$2.00
205	Steve Bubalo Construction	972	2/15/26	8/31/28	\$1,944.00	\$2.00	3%	\$2,002.32	\$2.06
206	Prop Management Office	259		M-M	\$650.00	\$2.51		\$650.00	\$2.51
207	Art Design & Remodeling	256	2/1/26	1/31/27	\$600.00	\$2.34		\$615.00	\$2.40
208	Gentle Journey Home Health	350	11/1/25	10/31/28	\$700.00	\$2.00	3%	\$721.00	\$2.06
209	Dental Lab	2,673		M-M	\$5,346.00	\$2.00		\$5,346.00	\$2.00
301	BNM Home Health	785		3/31/27	\$1,050.00	\$1.34		\$1,570.00	\$2.00
302	Curantis Home Health	608		3/31/27	\$1,050.00	\$1.73		\$1,216.00	\$2.00
303	Steve Bubalo Construction	1,256	2/15/26	8/31/28	\$2,512.00	\$2.00	3%	\$2,587.36	\$2.06
304	VACANT	934			\$1,868.00	\$2.00		\$1,868.00	\$2.00
305	Urbane Design	541		3/31/27	\$1,300.00	\$2.40		\$1,339.00	\$2.48
306	Lab Storage	312		M-M	\$780.00	\$2.50		\$780.00	\$2.50
307	Owners Personal	263		M-M	\$657.50	\$2.50		\$657.50	\$2.50
308	Oremos Home Health	1,053	4/1/26	3/31/29	\$2,106.00	\$2.00	3%	\$2,169.18	\$2.06
309	Home Health	650		3/31/27	\$1,300.00	\$2.00		\$1,300.00	\$2.00
310	Investment Co.	716		1/1/59		\$0.00		\$0.00	-
Total Square Feet		20,061			\$40,033.00			\$42,526.58	

- Unit 101, 206, 306 & 307 have been used and occupied by the Owner.
- Unit 103 & 310 are leased until 2059 with owner of cell towers on roof of building
- (1) SELLER DOES NOT GUARANTEE THE MEASUREMENTS OF THE BUILDING. BUYER IS RESPONSIBLE FOR MEASURING & VERIFYING THE SF OF THE BUILDING!!!
- **DRIVE BY ONLY**

Investment Overview

8619 Reseda Blvd presents a compelling opportunity to acquire a ±20,500 square foot, three-story office building ideally positioned along a major commercial thoroughfare in the heart of Northridge. Offered as a trust sale, the property provides a unique acquisition advantage for both investors and owner-users seeking scale, visibility, and long-term upside.

The building is well-suited for an owner-user, with the flexibility to occupy a significant portion while benefiting from existing tenancy. With 46 on-site parking spaces (subterranean and on-grade) plus abundant street parking, the property offers a rare level of convenience for tenants, patients, and visitors.

Strategically located just south of the signalized intersection of Reseda Blvd and Parthenia St, the property enjoys approximately 75 feet of frontage and exposure to over 35,000 cars per day. It sits within the highly active Northridge medical and retail corridor, less than one mile from Dignity Health Northridge Hospital Medical Center and Cal State Northridge, driving consistent daytime traffic and demand.

Surrounded by major retail destinations including Northridge Fashion Center and nearby shopping centers, and with quick access to the 101, 118, and 405 freeways, the property benefits from strong regional connectivity and dense surrounding demographics. With over 200,000 residents within a three-mile radius, this is a prime value-add opportunity to reposition or modernize a well-located asset in a proven, high-demand submarket.



Prime Northridge Location



SUBJECT PARKING LOT
2785-005-018

8619 RESEDA BLVD
2785-005-025

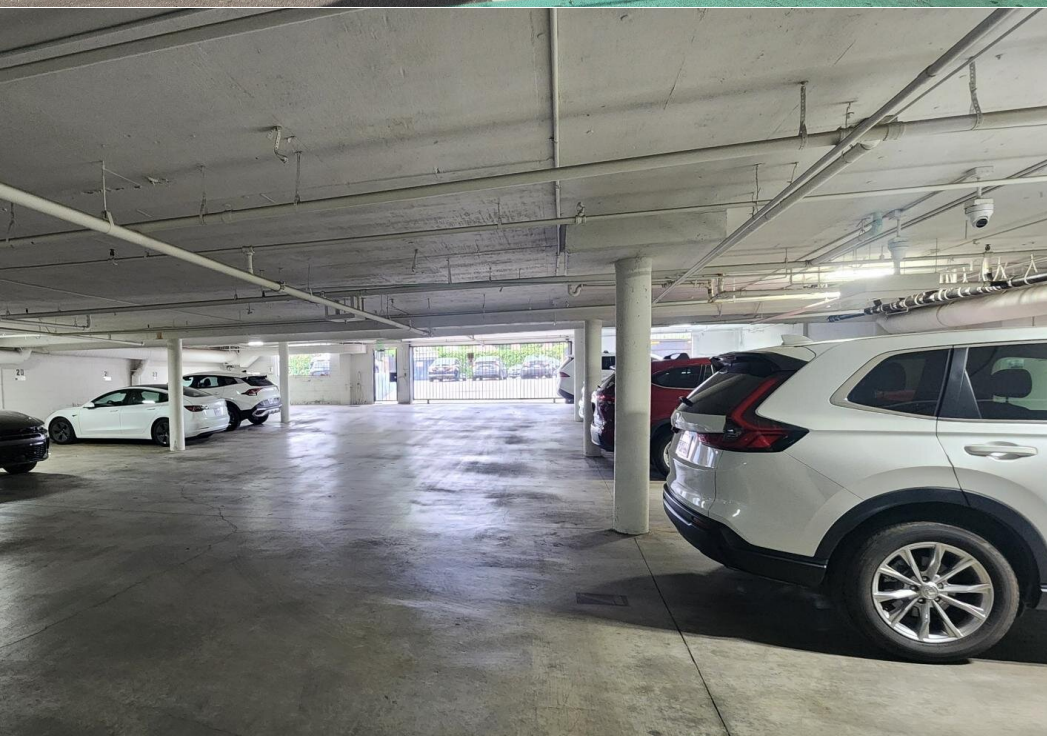
36,754 VPD

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Location Overview

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Northridge, CA

Situated in the San Fernando Valley, Northridge is a vibrant suburban neighborhood of Los Angeles. Northridge is home to California State University Northridge, which offers residents access to a host of educational and cultural opportunities in addition to numerous sporting events. Northridge is brimming with a wide variety of diverse shops, restaurants, and markets. This 9.47 square mile neighborhood is known as the haven away from the city.

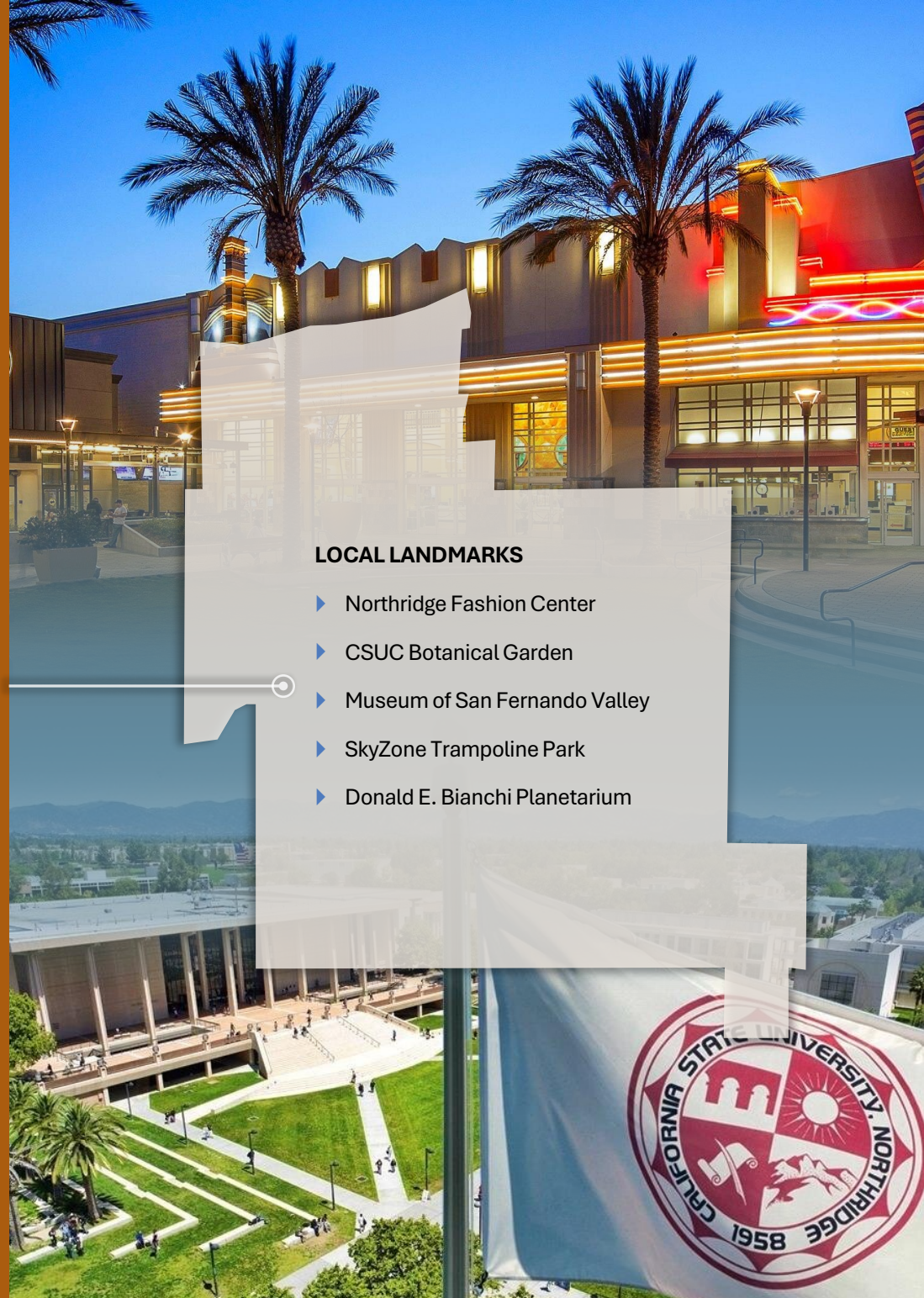
DEMOGRAPHICS

POPULATION	BACHELOR'S DEGREE+	MEDIAN HH INCOME	MEDIAN HOME VALUE
70,486	54.9%	\$102,356	\$1,073,768

Residents don't have to travel far to find any of their everyday needs. The Northridge Fashion Center is a particularly popular mall for shopping, dining, and entertainment as well. Locals enjoy convenience to plenty of parks and recreation centers, where they can engage in year-round outdoor recreation. Getting around from Northridge is a breeze with access to the 118 and 405 freeways as well as the Metrolink's Ventura County Line

LOCAL LANDMARKS

- ▶ Northridge Fashion Center
- ▶ CSUC Botanical Garden
- ▶ Museum of San Fernando Valley
- ▶ SkyZone Trampoline Park
- ▶ Donald E. Bianchi Planetarium



AMENITIES





CALIFORNIA
STATE UNIVERSITY
NORTHRIDGE



\$203M
ENDOWMENT



38,551
STUDENTS



2,187
FACULTY

California State University, Northridge is a public university in the Northridge neighborhood of Los Angeles, California. With a total enrollment of 38,551 students (as of Fall 2021), it has the second largest undergraduate population as well as the third largest total student body of the 23-campus California State University system, making it one of the largest comprehensive universities in the United States in terms of enrollment size.

The size of CSUN also has a major impact on the California economy, with an estimated \$1.9 billion in economic output generated by CSUN on a yearly basis. As of Fall 2023, the university has 2,187 faculty, of which 794 (or about 36%) were tenured or on the tenure track.



San Fernando Valley

HOME OF INNOVATION



Almost 1.9 million people reside in the San Fernando Valley, which includes the submarkets of Chatsworth / Northridge-Northwest San Fernando Valley; Van Nuys-Northeast San Fernando Valley; Woodland Hills; Burbank-Glendale-Pasadena; as well as Sherman Oaks-North Hollywood-Encino. The area's population is expected to increase by nearly 45,000 new residents through 2021. 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.

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