

OFFICE BUILDING FOR SALE—OWNER USER /INVESTMENT



OFFERING MEMORANDUM

**9300 LAUREL CANYON BLVD.,
ARLETA, CA 91331**

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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Executive Summary

THE OFFERING



\$1,850,000

Pricing



TOURS

Please contact Lee & Associates to schedule a tour.



9300 Laurel Canyon Blvd., is a two-story, 5,697-square-foot office building situated on a 13,561-square-foot parcel. This modern Spanish-style property is centrally located in the northeast San Fernando Valley. The building is currently leased to two long-term, credit tenants are the State of California and the City of Los Angeles, providing a stable investment opportunity. There is also potential for an owner-user to occupy approximately 50% or the entire building.

The property is elevator-served and features seventeen surface parking spaces within a private, gated lot. Multiple patios and decks are thoughtfully integrated throughout, enhancing the character and functionality of the building.

INVESTMENT OPPORTUNITY

9300 Laurel Canyon has been continuously occupied by government tenants since its construction approximately 20 years ago, offering a rare opportunity to acquire a stable, institutional-quality investment. The property features Class A improvements, efficient layouts, convenient access, and abundant parking—key attributes that have consistently attracted long-term tenancy from the City of Los Angeles and State Assembly offices.

OWNER-USER OPPORTUNITY

Ownership can deliver the building vacant, presenting a unique opportunity for an owner-user to acquire and occupy a high-quality asset. The property offers flexibility to either fully occupy the building or retain a portion for income by leasing approximately 50%, allowing for a hybrid owner-user/investment strategy.

Property Details

PROPERTY OVERVIEW

PROPERTY OVERVIEW

Sale Price	\$1,850,000
Price/SF (Bldg)	\$325
Building Size*	5,697 SF
Site Size*	13,561 SF

*per assessor

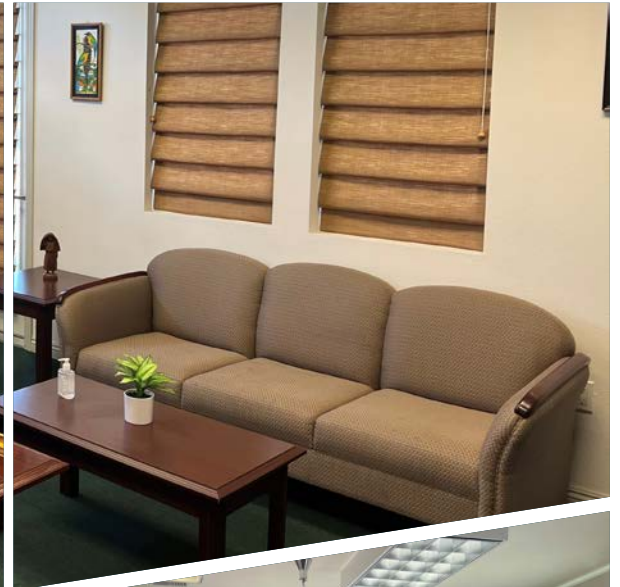
PROPERTY DETAILS

APN	2629-003-021
Year Built	2006
Stories	2
Parking	17 Surface
Elevator	1



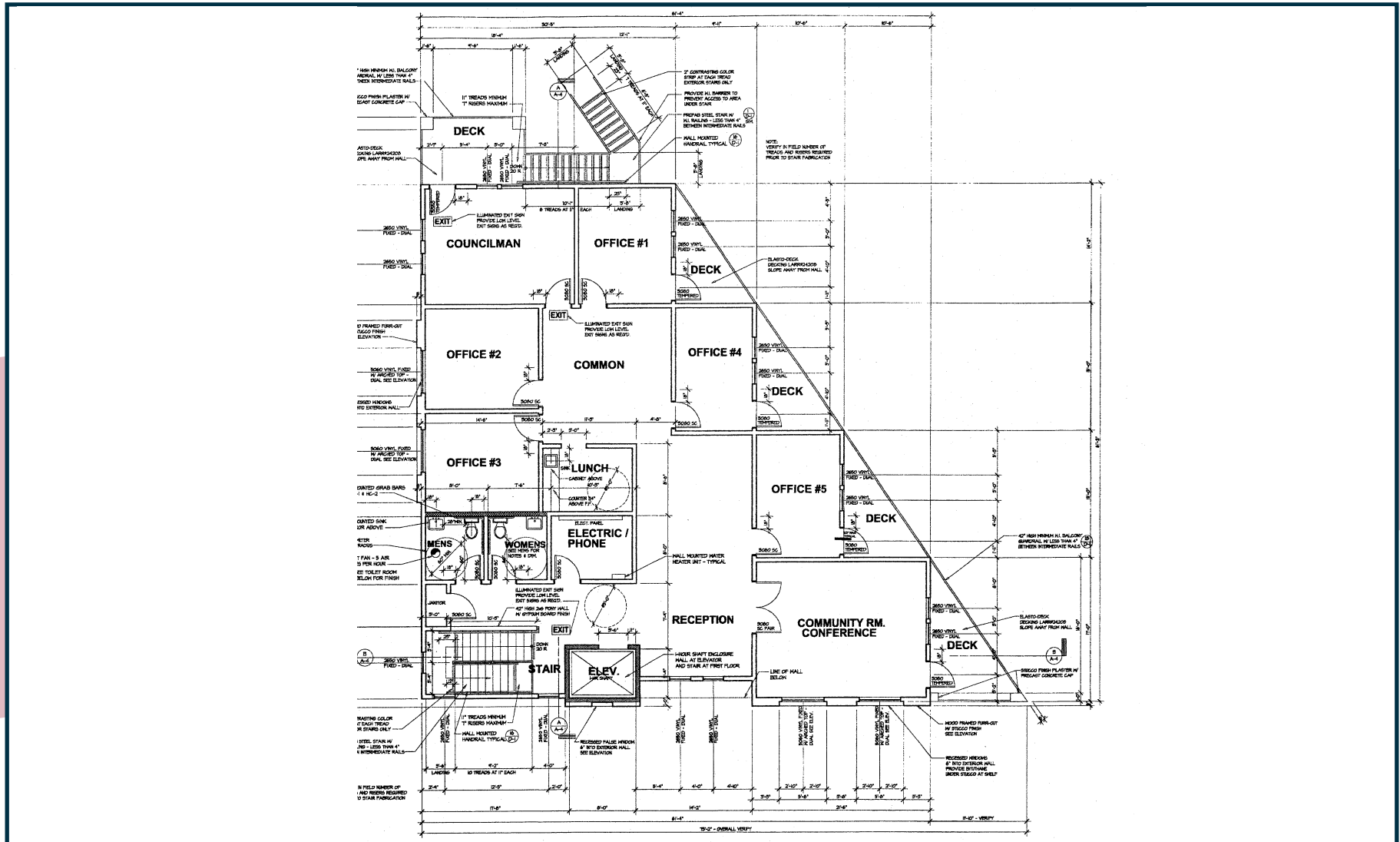
Property Details

PROPERTY PHOTOS



Property Details

SECOND FLOOR PLAN



Property Details

PROPERTY AERIAL



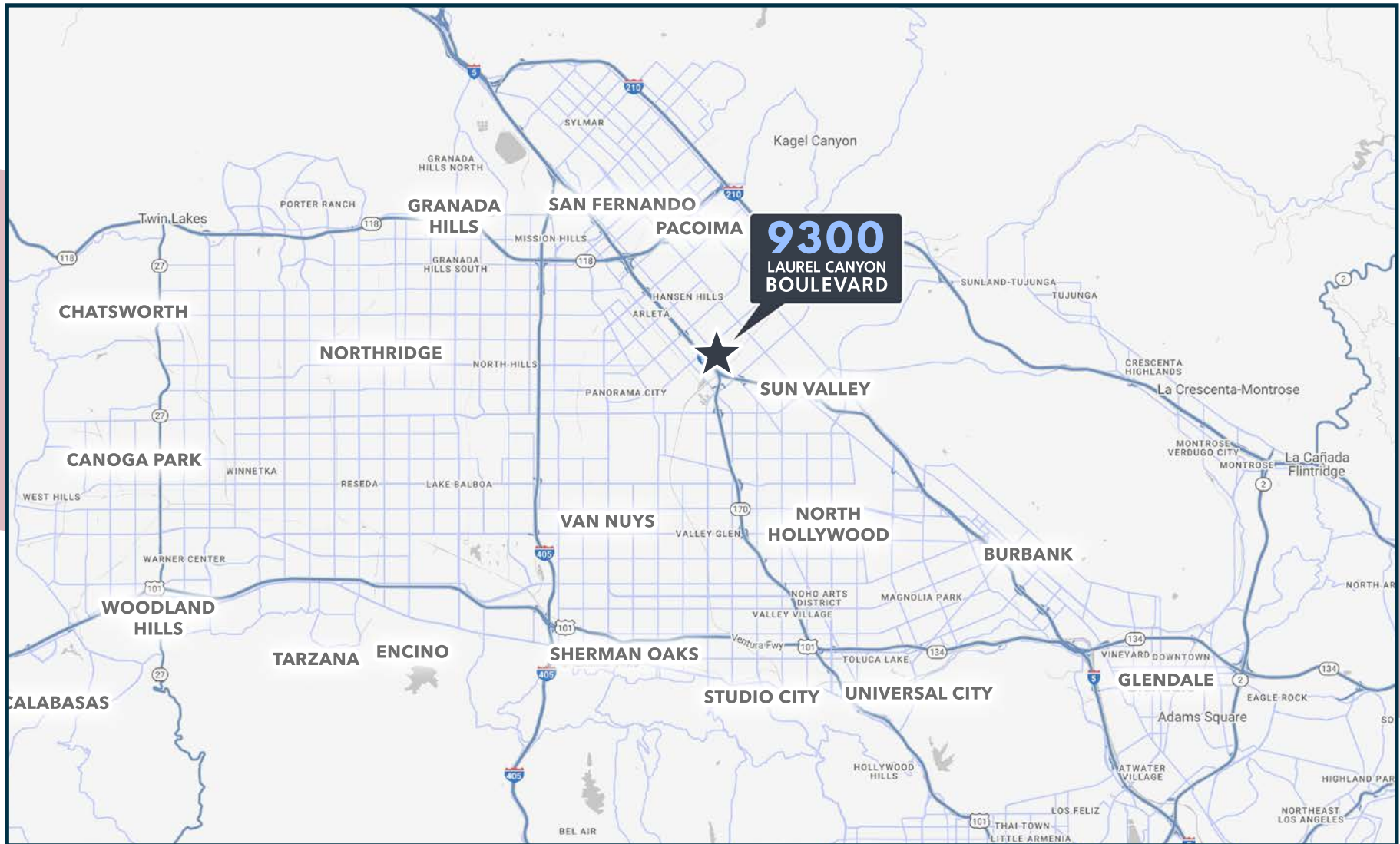
Property Details

AMENITIES MAP



Property Details

LOCATOR MAP



Financial Analysis

RENT ROLL








TENANT	SF	LEASE COMMENCEMENT	LEASE EXPIRATION	MONTHLY RENT	RENT PER RSF	ANNUAL INCREASES	BUILDING %
Assembly Rules Committee, California State Assembly <i>*Space may be available for Owner/User</i>	2,800	January 2, 2007	January 2, 2027	\$8,500.00	\$3.04	–	49.63
City of Los Angeles	2,842	December 1, 2006	July 31, 2027	\$8,319.00	\$2.93	\$8,530.50 on 8/1/2026	50.37
Total	5,642		Monthly Annual	\$16,819.00 \$201,828.00			100%

INCOME & EXPENSES—2025 CALENDAR YEAR

INCOME	CURRENT	OPERATING EXPENSES	CURRENT
Rental Income	\$192,630.00	Cleaning	\$16,500.00
Late Charges	–	Landscaping	\$1,925.00
Total Income	\$192,630.00	Insurance	\$3,904.00
		Repair & Maintenance	\$17,064.39
		Taxes	\$19,791.08
		Licenses	\$956.60
		Utilities	\$20,901.71
		Security	\$666.00
		Total Operating Expenses	\$81,714.78
		Net Operating Income	\$110,918.86

Financial Analysis

COMPARABLES

PROPERTY PHOTO	ADDRESS	SALE DATE	SALE PRICE	PRICE/SF	BUILDING SIZE	LAND SIZE	% LEASED	YEAR BUILT
	13500 Van Nuys Blvd., Pacoima, CA 91331	7/22/2025	\$1,245,000	\$652.86	1,907 SF	8,966 SF	100%	1997
	4940 Vineland Ave., North Hollywood, CA 91601	7/8/2025	\$1,525,000	\$568.61	2,682 SF	6,970 SF	100%	1951
	4111 Lankershim Blvd., North Hollywood, CA 91602	6/3/2025	\$4,210,000	\$446.31	9,433 SF	4,857 SF	–	1991
	10746 Magnolia Blvd., North Hollywood, CA 91601	4/15/2025	\$1,630,000	\$550.30	2,962 SF	9,952 SF	–	1949
	10700 Burbank Blvd., North Hollywood, CA 91601	3/11/2025	\$1,570,000	\$414.58	3,787 SF	5,816 SF	100%	1965
	8809 Sunland Blvd., Sun Valley, CA 91352	12/24/2024	\$1,280,000	\$1,024.82	1,249 SF	5,663 SF	0%	1957/2024
	14530 Hamlin St., Van Nuys, CA 91411	11/29/2024	\$1,850,000	\$425.19	4,351 SF	7,200 SF	100%	1979



INVESTMENT CONTACT



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