



EQUITY
UNION
COMMERCIAL

OFFERING MEMORANDUM

10443-10445 1/2 Magnolia Blvd.
TOLUCA TERRACE, CA 91601



CLAY STEVENS
DIRECTOR, COMMERCIAL INVESTMENTS
CLAYSTEVENS@EQUITYUNION.COM
818 400 3520
DRE #: 01938352



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10443-
10445_{1/2}
MAG-
NOLIA
BLVD.



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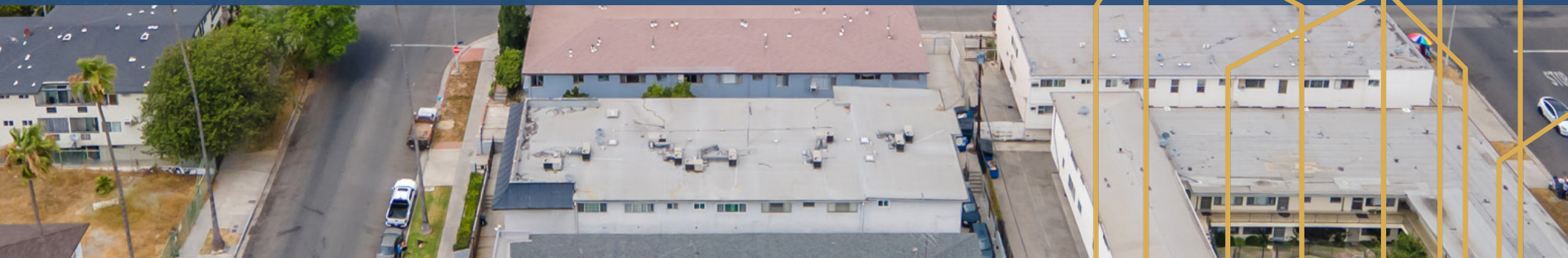
Rent Roll & Proforma Rent

LISTED BY

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THE PROPERTY



EXECUTIVE SUMMARY

Equity Union Commercial is pleased to exclusively represent the seller of this rare mixed-use /live-work property located in Toluca Terrace, California. This recently renovated property is situated between the vibrant scenes of the North Hollywood Arts District and the quaint charm of Burbank and Toluca Lake. This rare mixed-use property is comprised of two retail/office spaces in addition to a one-bedroom apartment on the ground floor, and a recently renovated three-bedroom apartment on the second floor. All units are on month-to-month leases or owner occupied allowing an investor or owner/user flexibility and rental upside. Additionally, the property consists of a two-car garage in addition to several outdoor entertaining areas.

OFFERED AT:

\$1,845,000

PROPERTY OVERVIEW

ADDRESS: 10443-10445 ½ MAGNOLIA BLVD., TOLUCA TERRACE,
CA 91601

APN: 2417-017-006

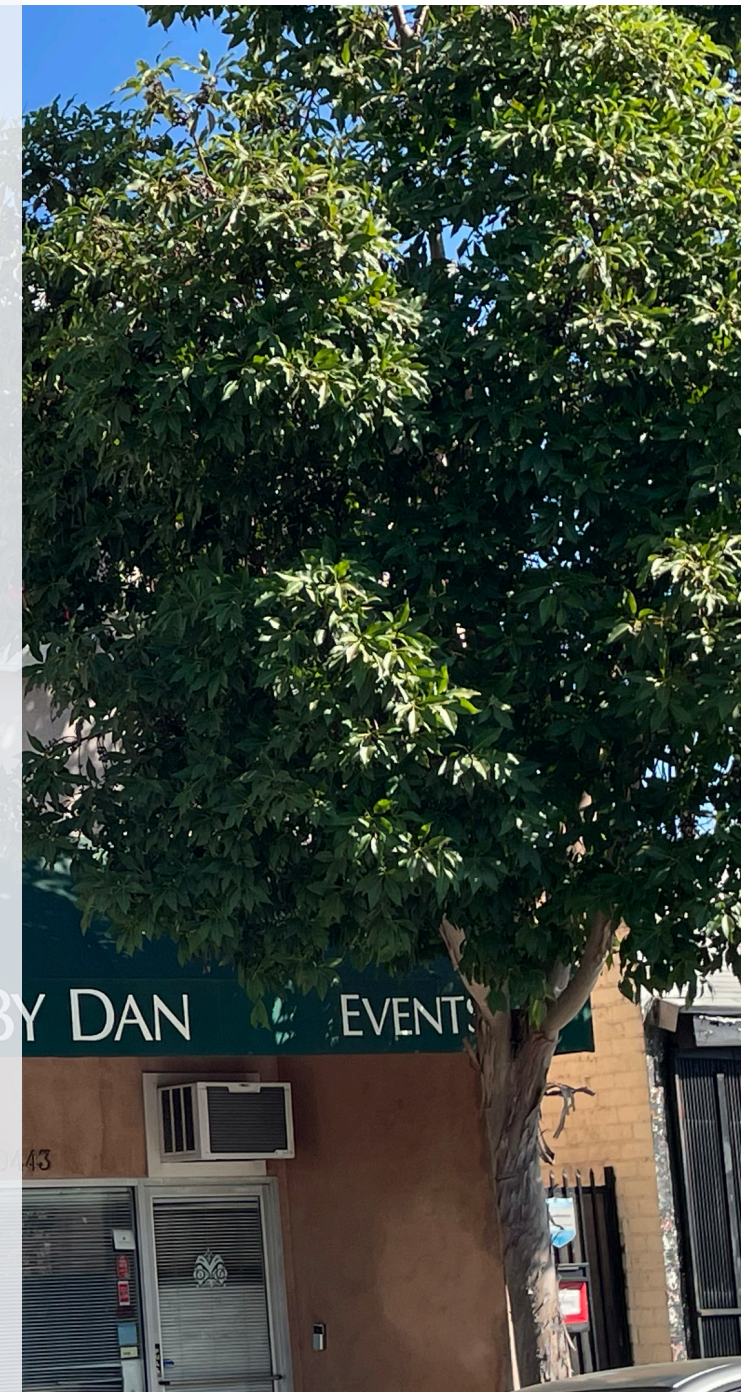
RENTABLE AREA: 3,020 SF

LAND AREA: 3,098 SF

REMODELED: 2021 (3-BEDROOM APARTMENT)

ZONING: LAC2

YEAR BUILT: 1948

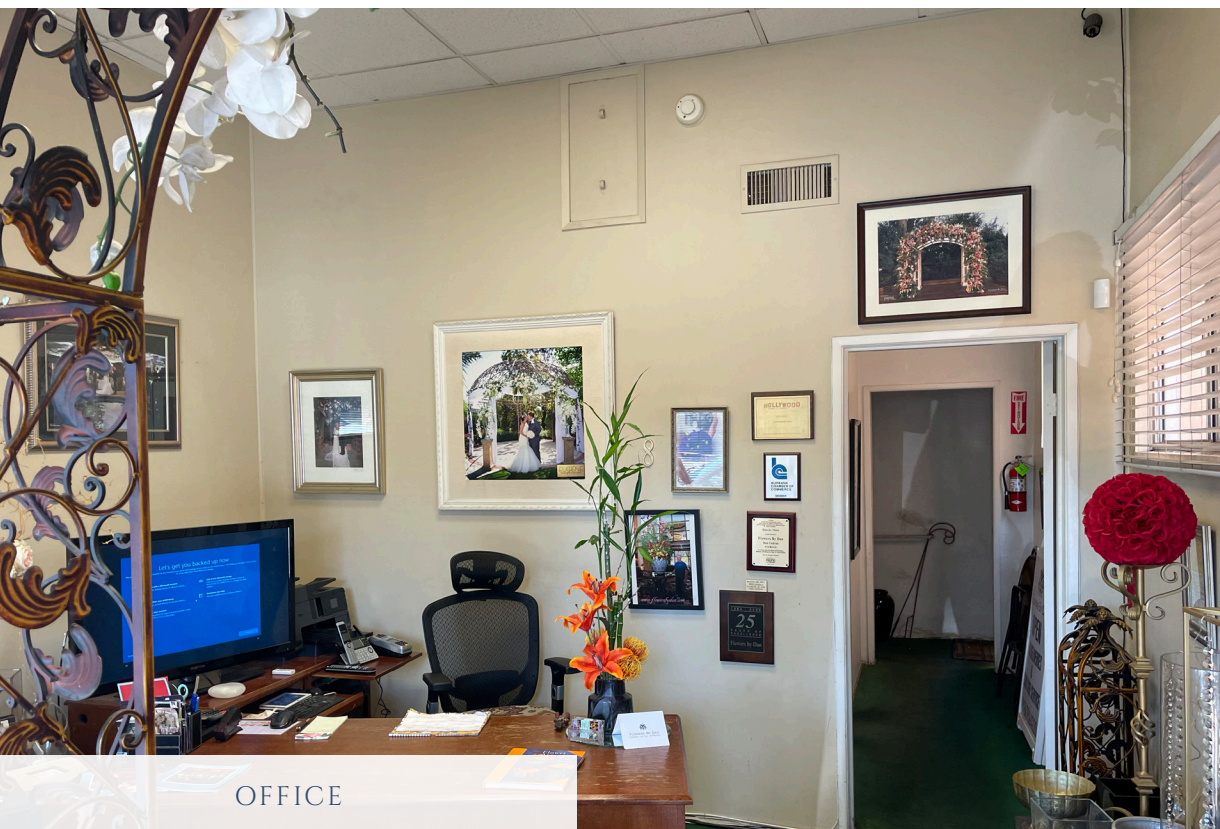


TOLUCA TERRACE

Toluca Terrace is located directly adjacent to Toluca Lake, Burbank and Toluca Woods and is part of the Greater Toluca Lake Neighborhood Council (GTLNC). The GTLNC serves as a conduit between the local community and stakeholder, and City, State and Federal Government. Issues and initiatives are brought to the attention of the various City departments, agencies and/or politicians who control the decision-making process. The GTLNC provides recommendations to the decision-makers to achieve the best result possible for the Toluca Terrace community. There are many benefits to being a part of the GTLNC, one of which is the ability for the community to power together to enact change and support local engagement. This hands-on approach is what makes Toluca Woods and the surrounding areas such a desirable area to live and work.



FRONT ENTRANCE



OFFICE



BACK OFFICE

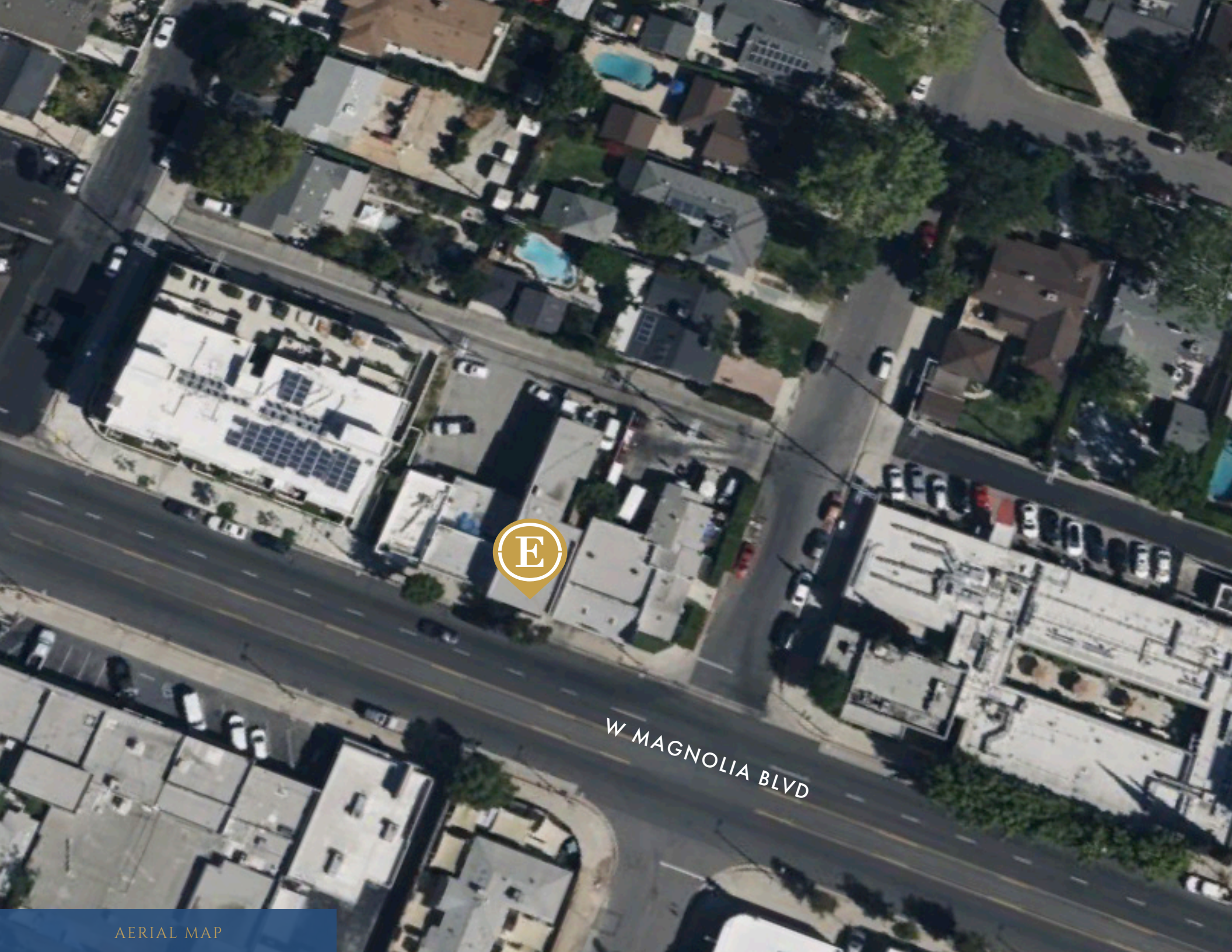
DINING AREA



KITCHEN



LIVING ROOM

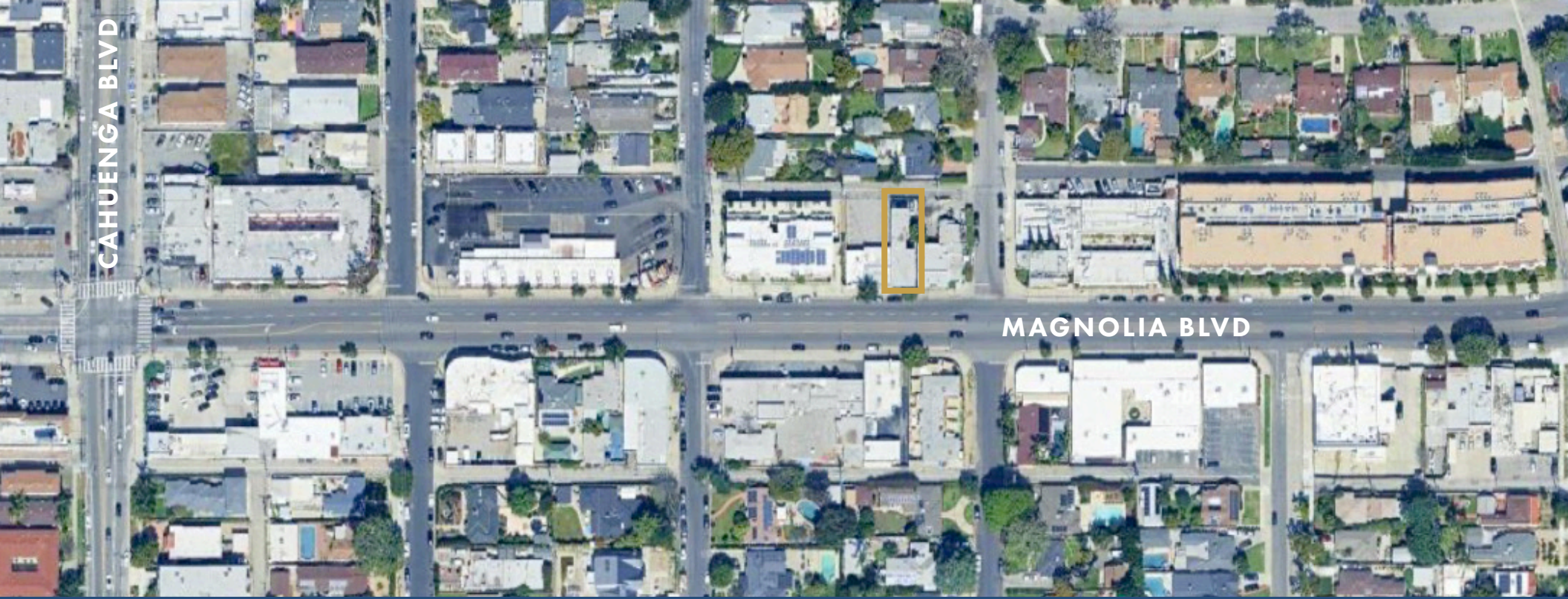


W MAGNOLIA BLVD



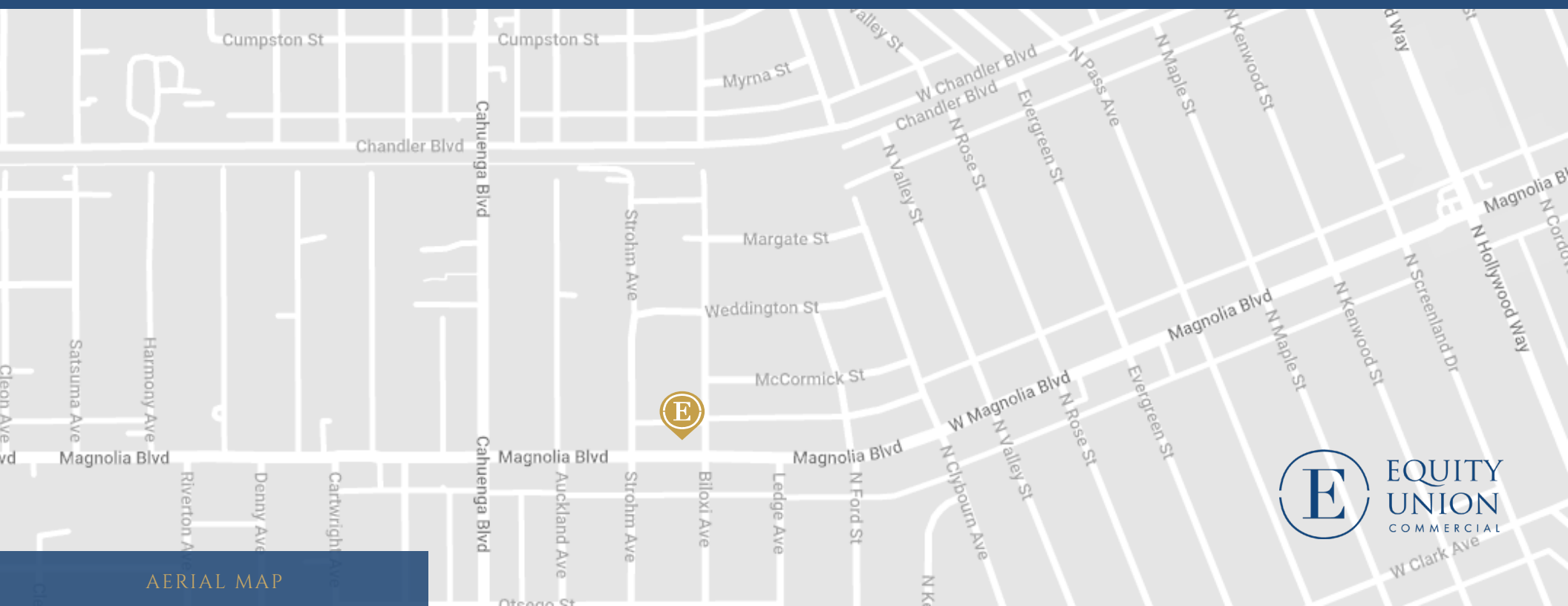
W MAGNOLIA BLVD





CAHUENGA BLVD

MAGNOLIA BLVD



AERIAL MAP

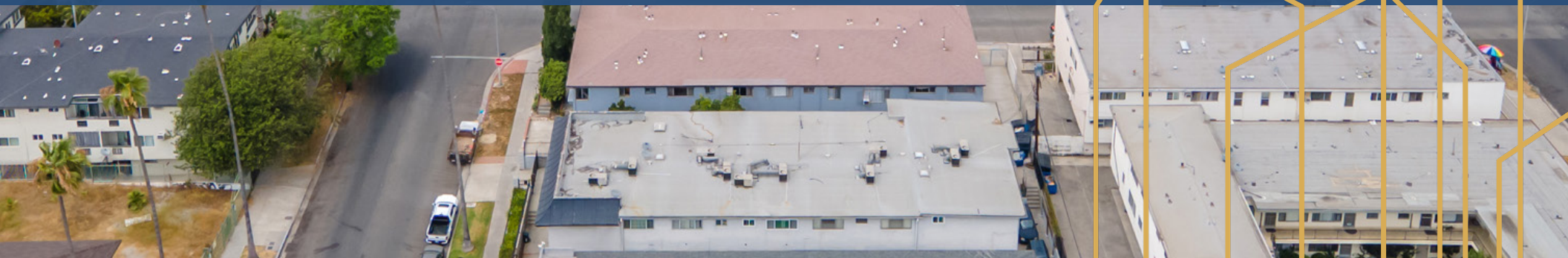


DEMOGRAPHICS

POPULATION	2-MILE	5-MILE	10-MILE	POPULATION BY RACE	2-MILE	5-MILE	10-MILE
2010 HOUSEHOLDS	52,852	209,416	875,536	WHITE	104,352	439,113	1,800,017
2022 HOUSEHOLDS	55,272	214,328	898,610	BLACK	7,756	24,198	128,588
2027 HOUSEHOLD PROJECTION	54,870	211,925	889,031	AMERICAN INDIAN / ALASKAN NATIVE	1,634	5,837	33,514
HOUSEHOLD INCOME	2-MILE	5-MILE	10-MILE	ASIAN	12,611	53,043	373,511
AVG. HOUSEHOLD INCOME	\$96,734	\$104,544	\$99,910	HAWAIIAN & PACIFIC ISLANDER	264	1,023	4,801
MEDIAN HOUSEHOLD INCOME	\$72,164	\$73,956	\$70,180	TWO OR MORE RACES	5,222	20,467	85,715
				HISPANIC ORIGIN	51,957	199,284	1,038,596



THE FINANCIALS





RENT ROLL & PROFORMA

Unit Type	RENTABLE SF	Current Rent	Current Rent/SF	Market Rent	Market Rent/SF
Retail / Office	350	Owner Occupied	N/A	\$1,225	\$3.50/SF
Retail / Office	350	\$1,200	\$3.42/SF	\$1,225	\$3.50/SF
One Bedroom Apartment	450	\$1,150	\$2.55/SF	\$1,600	\$3.11/SF
3-Bedroom / 1 Bath Apartment	1,510	Owner Occupied	N/A	\$4,000	\$2.65/SF
Two Car Garage	360	N/A	N/A	N/A	N/A
Total	3,020			\$8,050	



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CONTACT INFO
MOBILE: 818 400 3520

EMAIL: CLAYSTEVENS@EQUITYUNION.COM
WEB: WWW.EQUITYUNION.COM

