



COMMERCIAL
REAL ESTATE
the sign of a profitable property

MULTI-TENANT | OWNER-USER **OFFICE / MEDICAL FOR SALE**

4721 Laurel Canyon Blvd., Valley Village, CA 91607

OWNER MAY
CARRY FINANCING

SOLD

LAUREL
CHANDLER
DENTAL CARE
4717

Dr. Lascoe
MEDICAL OFFICES

YOUR
SIGN HERE



Owner-User, Inc.

4721



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PROPERTY OVERVIEW

illi Commercial is pleased to present 4721 Laurel Canyon Boulevard, a 4,767 square foot multi-tenant professional office property, located one-block north of the 101 Freeway in Valley Village, neighboring Studio City.

All tenancy is month to month, creating a flexible opportunity for both owner-users and investors alike. Owner has received preliminary approvals for change of use to medical.

The building was upgraded with structural steel framing in 2006 to accommodate additional covered parking. The bright offices include large windows and are accessible by way of an open-air walkway with common restrooms. The current owner's unit includes a private restroom with a shower.

The property is adjacent to 4717 Laurel Canyon, with which it shares a central driveway and gated entry. With over 30 feet of building frontage on Laurel Canyon Blvd., a tremendous signage opportunity exists for an owner-user, or tenants of the project.

PROPERTY DETAILS

Address	4721 Laurel Canyon Blvd., Valley Village, CA 91607
APN	2356-037-037
Rentable building area (per BOMA)	± 4,767 SF
Site area	± 7,100 SF
Price	\$2,750,000 (\$577/SF)
Year Built/ Renovated	1961 / 1980 / 2006
Zoning	LAC2
Use	General Office / Medical Office (Medical use approvals in process)
Parking	9 exclusive spaces + 8 spaces pursuant to a non-exclusive parking easement agreement
Total Units	7



PROPERTY PHOTOS



4721 INTERIOR PHOTOS



RENT ROLL

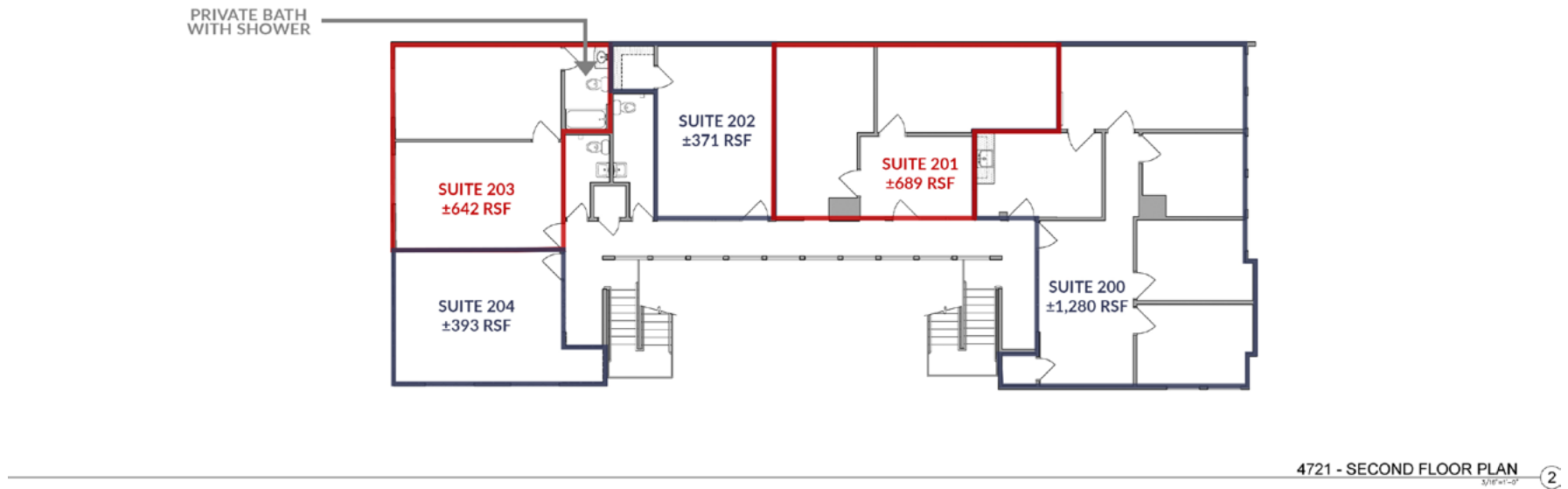
UNIT	UNIT TYPE	RENTABLE SF	AFTER COE MONTHLY RENT	AFTER COE ANNUAL RENT	MARKET RENT/ MO	MARKET RENT/ YR
4721 - 100	OFFICE	952	\$2,300	\$27,600	\$3,332	\$39,984
4721 - 110	OFFICE	440	\$ -	\$ -	\$1,540	\$18,480
4721 - 200	OFFICE	1,280	\$ -	\$ -	\$4,480	\$53,760
4721 - 201	OFFICE	689	\$1,220	\$14,640	\$2,756	\$33,072
4721 - 202	OFFICE	371	\$600	\$7,200	\$1,484	\$17,808
4721 - 203	OFFICE	642	\$1,000	\$12,000	\$2,568	\$30,816
4721 - 204	OFFICE	393	\$800	\$9,600	\$1,572	\$18,864
4721	TOTAL SQUARE FOOTAGE	4,767	\$ 5,920	\$ 71,040	\$ 17,732	\$ 212,784

INCOME AND EXPENSE

DESCRIPTION	AMOUNT	COMMENTS
PRICE	\$ 2,750,000	
RENTABLE SQUARE FEET	4,767	
UNITS	7	
PRICE/SQUARE FEET	\$577	

INCOME AND EXPENSE	AFTER CLOSE OF ESCROW		STABILIZED	
INCOME				
BASE RENT	\$ 71,040		\$ 212,784	
EFFECTIVE GROSS REVENUE	\$ 71,040		\$ 212,784	
EXPENSE	PSF		PSF	
RE TAXES+ASSESSMENTS (1.20%)	\$ 34,200	7.17	\$ 34,200	7.17
INSURANCE	\$ 3,545	0.74	\$ 3,545	0.74
REPAIRS AND MAINTENANCE	\$ 5,130	1.08	\$ 5,130	1.08
UTILITIES	\$ 7,200	1.51	\$ 7,200	1.51
TRASH	\$ 1,980	0.42	\$ 1,980	0.42
JANITORIAL	\$ 4,200	0.88	\$ 4,200	0.88
TOTAL EXPENSES	\$ 56,255	\$ 11.80	\$ 56,255	\$ 11.80
TOTALS				
NET OPERATING INCOME	\$ 14,785		\$ 156,529	
CAP RATE	0.52%		5.49%	

FLOOR PLAN



"MEASUREMENT ARE APPROXIMATE ONLY, AND BROKER DOES NOT GUARANTEE THEIR ACCURACY. TENANTS ARE SUBJECT TO CHANGE, AND BROKER MAKES NO REPRESENTATION WRITTEN OR IMPLIED THAT THE FEATURE TENANTS WILL BE OCCUPYING THE SPACE THROUGHOUT THE DURATION OF THE LESSEE'S TENANCY. LESSEE IS TO CONDUCT THEIR OWN DUE DILIGENCE BEFORE SIGNING ANY FORMAL AGREEMENTS."

SITE PLAN



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LOCATION OVERVIEW

Eastern San Fernando Valley

VALLEY VILLAGE

Valley Village offers access to a diverse and dynamic local community. With its proximity to major entertainment hubs like Studio City and Burbank, it benefits from a thriving creative industry presence. Its location near major transportation routes ensures convenient access to residents, customers, and employees of local businesses.

STUDIO CITY

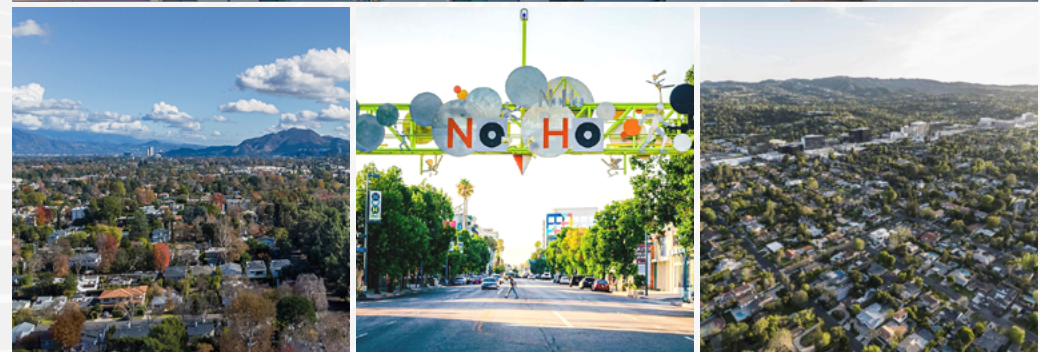
Studio City stands out as an exceptional location. Nestled in the South Eastern San Fernando Valley of the bustling Los Angeles metropolitan area, it offers businesses access to a broad and affluent customer base, renowned for its entertainment industry presence. The neighborhood's vibrant cultural scene, including restaurants, shops, and recreational facilities, fosters a dynamic atmosphere conducive to business growth.

NORTH HOLLYWOOD

Situated in the heart of the San Fernando Valley, North Hollywood offers businesses access to a dense and growing population base. The neighborhood has over \$1 billion in mixed-use development projects in the pipeline, surrounding Metro's subway and rapid transit hubs.

SHERMAN OAKS

Located in the South San Fernando Valley, Sherman Oaks stands as a beacon of upscale living and lucrative investment opportunities. This affluent neighborhood, renowned for its tree-lined streets, upscale residences, and vibrant commercial scene, offers an ideal setting for those seeking a strategic investment in the dynamic Southern California real estate market.



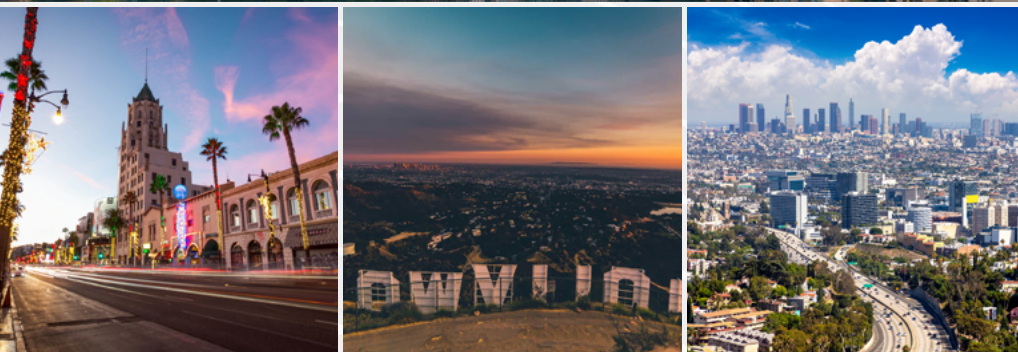
LOCATION OVERVIEW

Los Angeles County

Los Angeles County is well located on the Southern Coast of California and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. Home to approximately 9.9 million residents, it is the most heavily populated county in the U.S. and is only exceeded by eight states.

The county includes approximately 88 vibrant cities hosting more than 244,000 business establishments, the greatest concentration in the state, with more minority and women-owned businesses than any other in the U.S., and is the nation's top international trade and manufacturing center. Los Angeles County has one of the most educated labor pools in the country. Its well-trained workforce of more than 4.7 million people includes over 1.5 million college graduates. With a Gross Domestic Product (GDP) of approximately \$750 billion, if Los Angeles County were its own nation, its economy would be the 19th largest in the world.

Los Angeles is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace, and international trade. The Los Angeles area is so large and diverse, it has something for everyone. While Hollywood and the beach culture are most often associated with the collective image of Los Angeles, it also boasts an abundance of museums, some of the world's best restaurants and hotels, and access to nearly any type of recreational activity one can imagine.





Ralphs

petco

STAPLES

BEST
BUY



WELLS
FARGO

EREWON

EQUINOX

CASA
VEGA

Gelson's

Lemonade



VONS



Peet's Coffee

PAVILIONS

GUESS



Westfield

AERIAL MAP

DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	3 MILE	5 MILE
2025 Population	35,799	246,992	584,899
Avg HH Income	\$ 126,569	\$ 110,144	\$ 110,545
Daytime Population	30,132	207,452	490,895

2025 TRAFFIC COUNTS	RIVERSIDE DR	LAUREL CANYON BLVD	101 FREEWAY
Cars per Day	± 27,991	± 36,796	± 240,702



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