2 BUILDING INVESTMENT SALE IN TOLUCA LAKE

4242-4250 LANKERSHIM BLVD | TOLUCA LAKE

STACY VIERHEILIG-FRASER
PRINCIPAL
818.933.0313
svierheilig@lee-re.com
DRE #00986794

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY DETAILS

PRICE	PRICE/SF	SQ. FT.	LOT SIZE	ZONING	YEAR BUILT	PARKING
$1,575,000	**$394**	**4,000 SF**	**±4,694 SF**	**C2-1**	**1954/1956**	**±7 Spaces**

INVESTMENT ANALYSIS

Current Tenants:

- 4242 Lease Expires 9/1/27 With 2 Year Option Current Rent $6,375 MG; 3% Or CPI Annual Rent Increases Sept 1st
- 4250 Lease Expires 4/30/27 With 3 Year Option. $3,300 With 5.8% Annual Increases May 1st

Annual Income	$120,360
Insurance	$8,267
Taxes	$18,900
Miscellaneous	$5,000
NOI	$88,193
CAP Rate	5.6%

PROPERTY HIGHLIGHTS

- High Ceilings
- Good, Stable Tenants
- Current Tenants: Acting Studio & Car Wrapping
- Universal City Adjacent

4242

- Major Renovation 2016
- Polished Concrete Floors
- COO Automotive Use
- Tailpipe Exhaust System
- 2nd Floor Offices With Roof Top Access

4250

- High Ceilings
- Mostly Open Floor Plan
- 200 Amp Power

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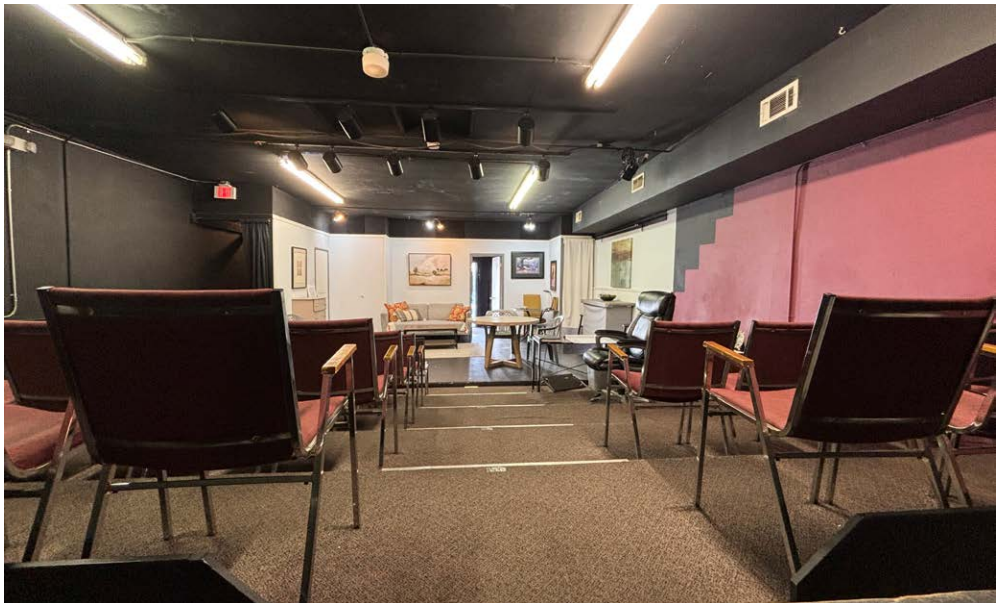

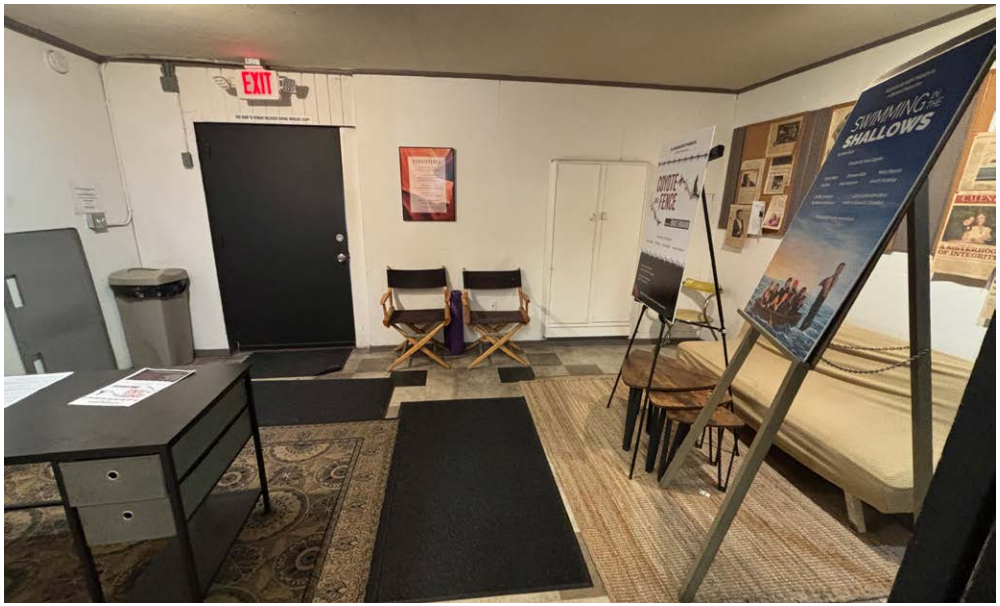

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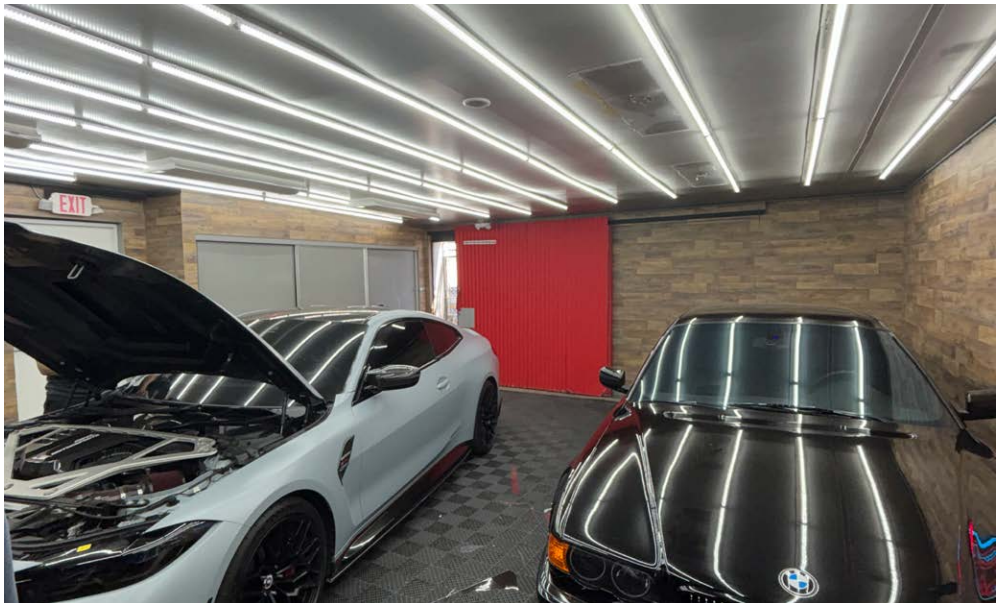

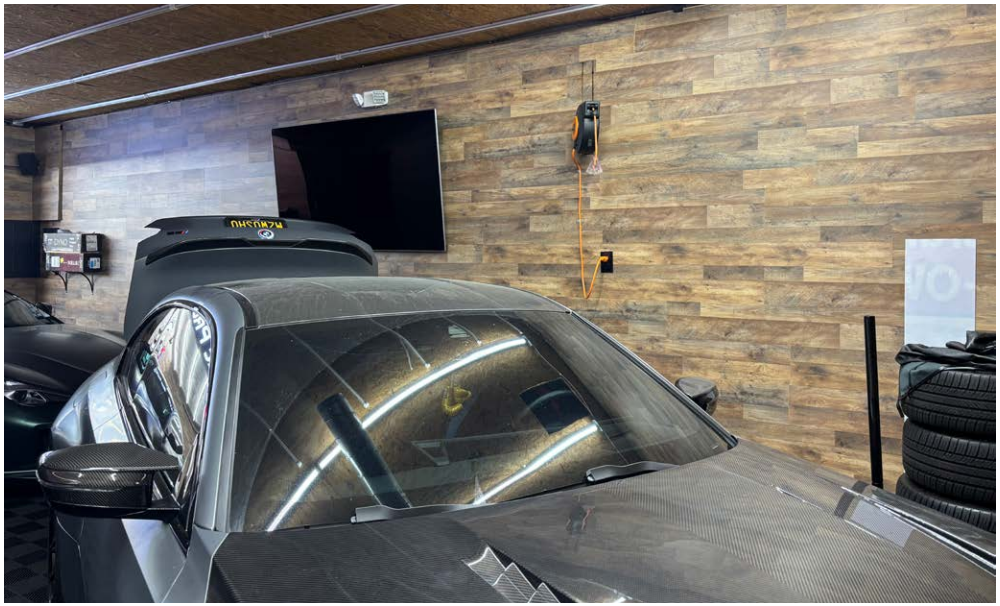

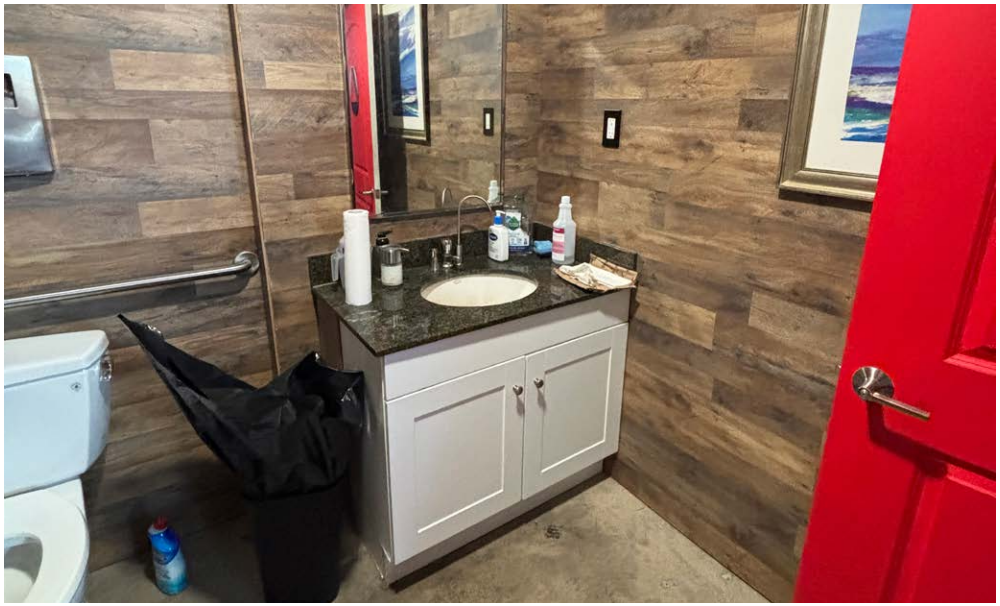

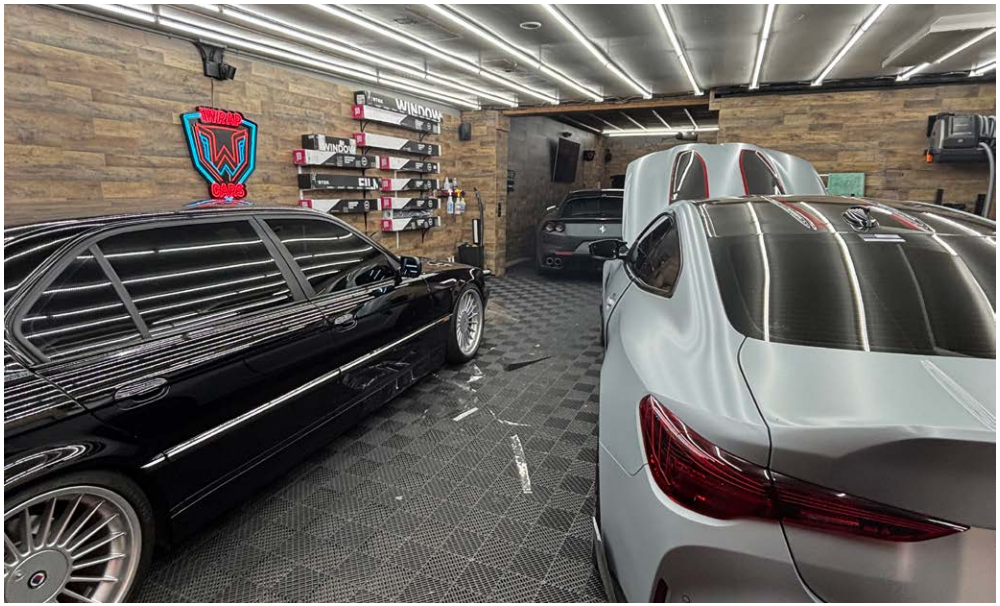

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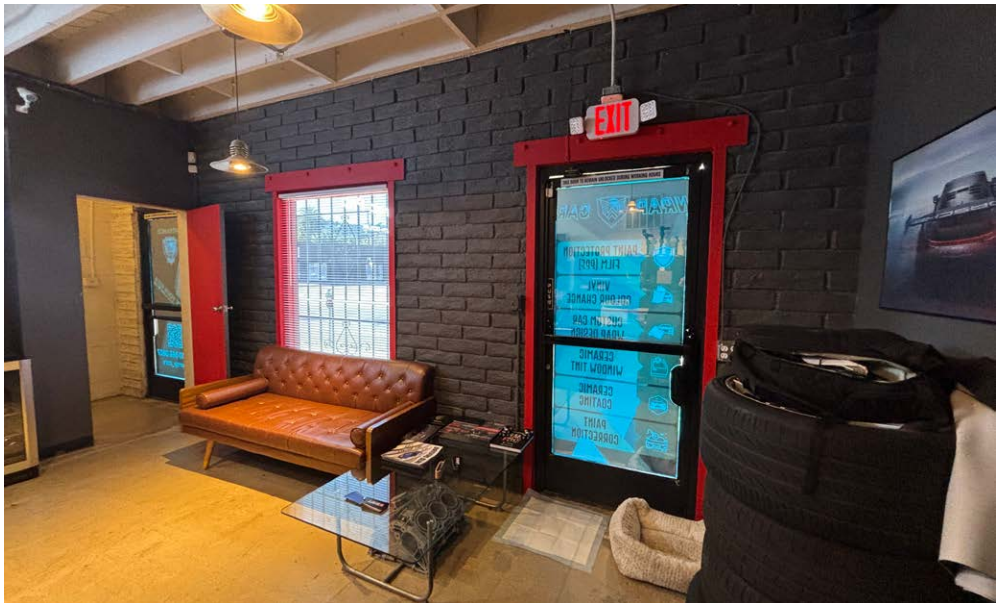

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LOCATION OVERVIEW

TOLUCA LAKE

Toluca Lake is an affluent, centrally located neighborhood in the San Fernando Valley, known for its small-town charm, mature trees, and high-profile residents. Developed in 1923, it covers 1.22 square miles and is recognized for its proximity to major studios like Warner Bros. and Disney, offering a mix of upscale homes, cafes, and boutiques, particularly along Riverside Drive.

Key Features and Highlights:

- **Location & Vibe:** Situated near Burbank and Studio City, it is a quiet, walkable, and safe residential community that feels separated from the bustle of Los Angeles.
- **The Lake:** The neighborhood is named after a 6-acre private natural lake, which is maintained by adjacent homeowners.
- **Entertainment History:** Historically a favorite of Hollywood celebrities, it was home to legends like Bob Hope, Bing Crosby, and Amelia Earhart.
- **Housing:** Features a variety of styles, including 1930s-1940s homes, Spanish-style, and newer, luxurious construction.
- **Community:** Known for a low-density, quiet atmosphere with easy access to freeways for commuting.

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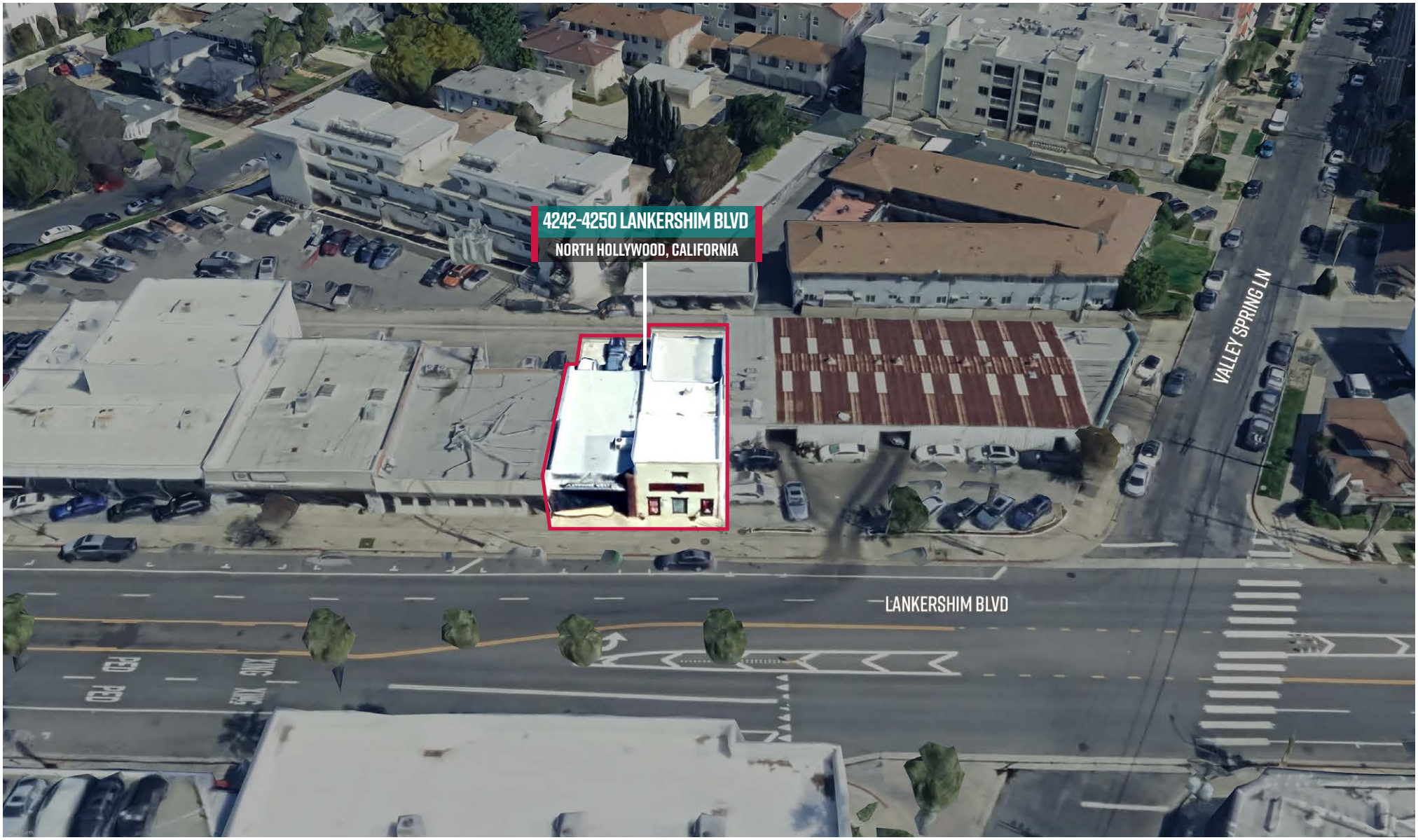

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For more information, please contact:

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates® - LA North/Ventura, Inc.
Corporate ID #01191898
A Member of the Lee & Associates® Group of Companies
15060 Ventura Blvd., Suite 100,
Sherman Oaks, CA 91403
P:818.986.9800 F:818.783.9260
www.leelanorth.com

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