



COMMERCIAL
REAL ESTATE

the sign of a profitable property

MULTI-TENANT | OWNER-USER

PROFESSIONAL OFFICE FOR SALE

4721 Laurel Canyon Blvd., Valley Village, CA 91607

SOLD

LAUREL
CHANDLER
DENTAL CARE
4717

Owner-User, Inc.

YOUR
SIGN HERE 

4721



SCAN TO SEE
THIS LISTING

DEAN CUTLER

(818) 514-0633 | dcutler@illicre.com
DRE#00907933

GREG OFFSAY

(818) 697-9387 | greg@illicre.com
DRE#01837719

CoStar
POWERBROKERSM

CICSC  MEMBER
RETAIL BROKERS
NETWORK



TABLE OF CONTENTS

Property Overview	01
Property Photos	02
Rent Roll	04
Income and Expense	05
Floor Plan	06
Site Plan	07
Location Overview	08
Aerial Map	10
Demographic Summary	11

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.

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
Parking	14 total (6 covenanted to 4717 Laurel Canyon) (4717-4721 Operate under recorded parking agreement)
Total Units	9



PROPERTY PHOTOS



4721 INTERIOR PHOTOS



SUITE 201 RECEPTION



SUITE 200 (FORMER THERAPY OFFICE) ENTRY



SUITE 202



SUITE 200



SUITE 110

RENT ROLL

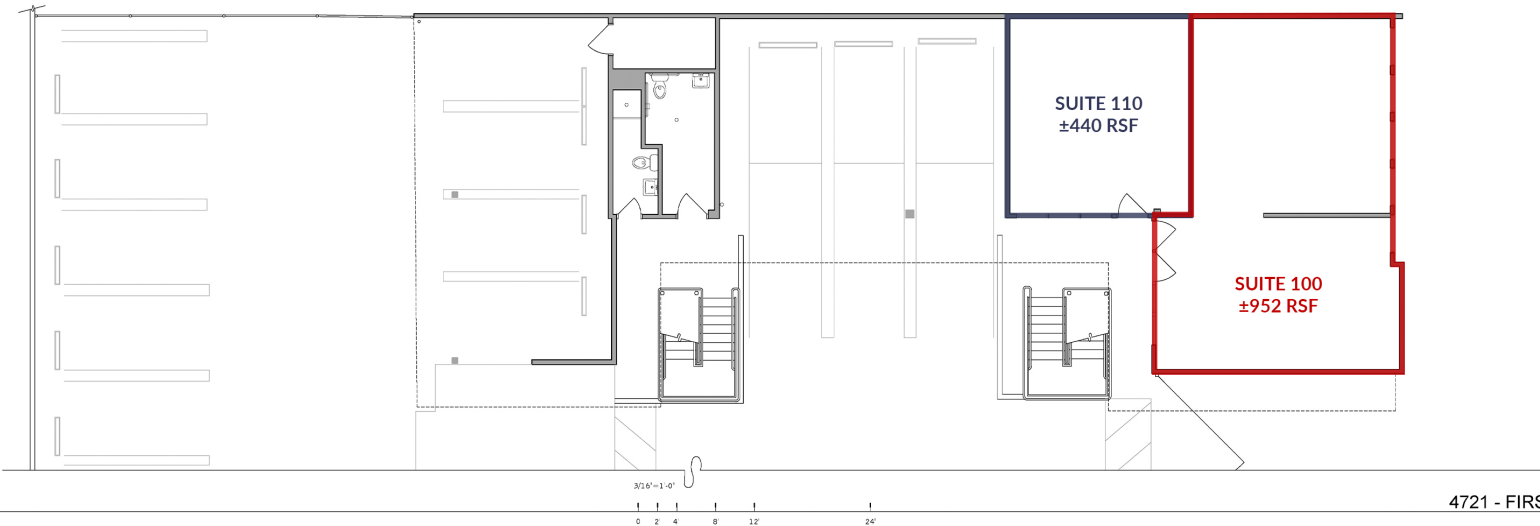
UNIT	UNIT TYPE	RENTABLE SF	AFTER COE MONTHLY RENT	AFTER COE ANNUAL RENT	MARKET RENT/ MO	MARKET RENT/ YR
4721 - 100	OFFICE	952	\$ 2,300	\$ 27,600	\$ 3,332	\$ 39,984
4721 - 110	OFFICE	440	\$ -	\$ -	\$ 1,540	\$ 18,480
4721 - 200	OFFICE	1,280	\$ -	\$ -	\$ 4,480	\$ 53,760
4721 - 201	OFFICE	689	\$ 1,220	\$ 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

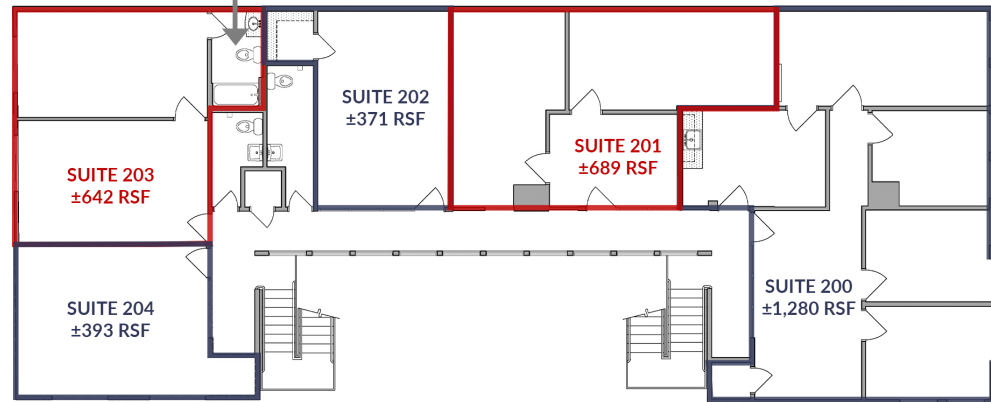
DESCRIPTION	AMOUNT	COMMENTS
PRICE	\$ 2,750,000	
RENTABLE SQUARE FEET	4,767	
UNITS	7	
PRICE/SQUARE FEET	\$577	

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



PRIVATE BATH WITH SHOWER



"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



"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."

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

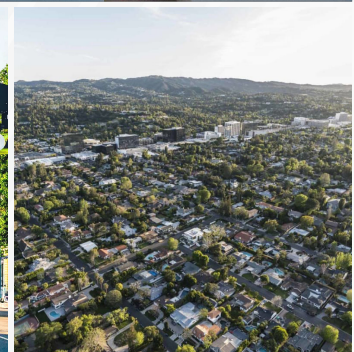
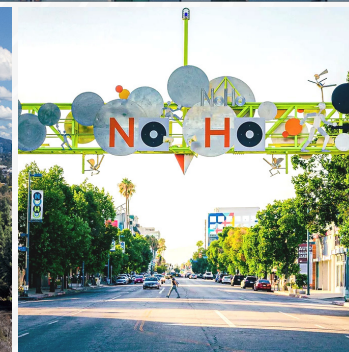
Studio City stands out as an exceptional location. Nestled in the South Eastern San Fernando Valley of the bustling Los Angeles metropolitan area, it offers businesses access to a broad and affluent customer base, renowned for its entertainment industry presence. The neighborhood's vibrant cultural scene,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



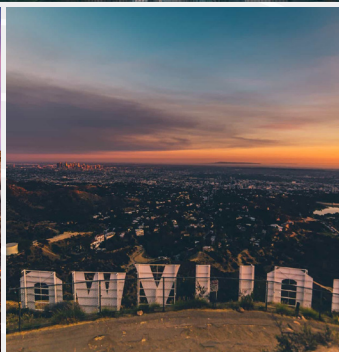
LOCATION OVERVIEW

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.





AVAILABLE

-
-
-
-
-
-
-
-
-
-
-
-
-
-
-
-
-
-

AERIAL MAP

DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	2 MILE	3 MILE
2023 Population	33,268	123,905	240,602
Avg HH Income	\$ 120,830	\$ 110,367	\$ 108,791
Daytime Population	27,728	102,219	198,202

2024 TRAFFIC COUNTS	RIVERSIDE DR	LAUREL CANYON BLVD	101 FREEWAY
Cars per Day	± 29,505	± 36,073	± 281,751



**COMMERCIAL
REAL ESTATE**



DEAN CUTLER
Executive Vice President

(818) 514-0633 | dcutler@illicre.com
DRE#00907933



GREG OFFSAY
Executive Vice President

(818) 697-9387 | greg@illicre.com
DRE#01837719



THE INFORMATION CONTAINED IN THIS MARKETING BROCHURE IS PROPRIETARY AND STRICTLY CONFIDENTIAL. IT IS INTENDED TO BE REVIEWED ONLY BY THE PARTY RECEIVING IT FROM ILLI COMMERCIAL REAL ESTATE AND SHOULD NOT BE MADE AVAILABLE TO ANY OTHER PERSON OR ENTITY WITHOUT THE WRITTEN CONSENT OF ILLI COMMERCIAL REAL ESTATE OR THE OWNER OF THE PROPERTY ("OWNER"). THIS MARKETING BROCHURE HAS BEEN PREPARED TO PROVIDE SUMMARY, UNVERIFIED INFORMATION TO PROSPECTIVE TENANTS AND PURCHASERS, AND TO ESTABLISH ONLY A PRELIMINARY LEVEL OF INTEREST IN THE SUBJECT PROPERTY. THE INFORMATION CONTAINED HEREIN IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND FROM THE OWNER, ILLI COMMERCIAL REAL ESTATE OR OTHERWISE. SUCH INFORMATION IS NOT A SUBSTITUTE FOR A THOROUGH DUE DILIGENCE INVESTIGATION. NEITHER ILLI COMMERCIAL REAL ESTATE NOR OWNER HAS MADE ANY INVESTIGATION, AND NEITHER MAKES ANY WARRANTY OR REPRESENTATION, WITH RESPECT TO THE INCOME OR EXPENSES FOR THE SUBJECT PROPERTY, THE FUTURE PROJECTED FINANCIAL PERFORMANCE OF THE PROPERTY, THE SIZE AND SQUARE FOOTAGE OF THE PROPERTY AND IMPROVEMENTS, THE PRESENCE OR ABSENCE OF CONTAMINATING SUBSTANCES, PCB'S OR ASBESTOS, THE COMPLIANCE WITH STATE AND FEDERAL REGULATIONS, THE PHYSICAL CONDITION OF THE IMPROVEMENTS THEREON, OR THE FINANCIAL CONDITION OR BUSINESS PROSPECTS OF ANY TENANT, OR ANY TENANT'S PLANS OR INTENTIONS TO CONTINUE ITS OCCUPANCY OF THE SUBJECT PROPERTY. NEITHER ILLI COMMERCIAL REAL ESTATE NOR OWNER HAS VERIFIED, AND WILL NOT VERIFY, ANY OF THE INFORMATION CONTAINED HEREIN, NOR HAS ILLI COMMERCIAL REAL ESTATE OR OWNER CONDUCTED ANY INVESTIGATION REGARDING THESE MATTERS. NO REPRESENTATION OR WARRANTY WHATSOEVER IS MADE BY OWNER OR ILLI COMMERCIAL REAL ESTATE REGARDING THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED. ALL POTENTIAL BUYERS AND TENANTS MAKE AND RELY ON THEIR OWN INDEPENDENT INVESTIGATION AND TAKE APPROPRIATE MEASURES TO VERIFY ALL INFORMATION SET FORTH HEREIN. THE SUBJECT PROPERTY CONTAINS OPERATING BUSINESSES. DO NOT DISTURB TENANTS OR SPEAK WITH STAFF OF BUSINESSES ABOUT THIS OFFERING

5990 SEPULVEDA BLVD., STE. 600 | SHERMAN OAKS, CA 91411 | 818.501.2212/PHONE | www.illicre.com | DRE #01834124