



**8750 OWENSMOUTH AVE**  
CANOGA PARK, CA 91304

20+1 NON CONFORMING UNITS - CANOGA PARK LOCATION - VALUE ADD OPPORTUNITY

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## EXCLUSIVELY LISTED BY



### MICHAEL STERMAN

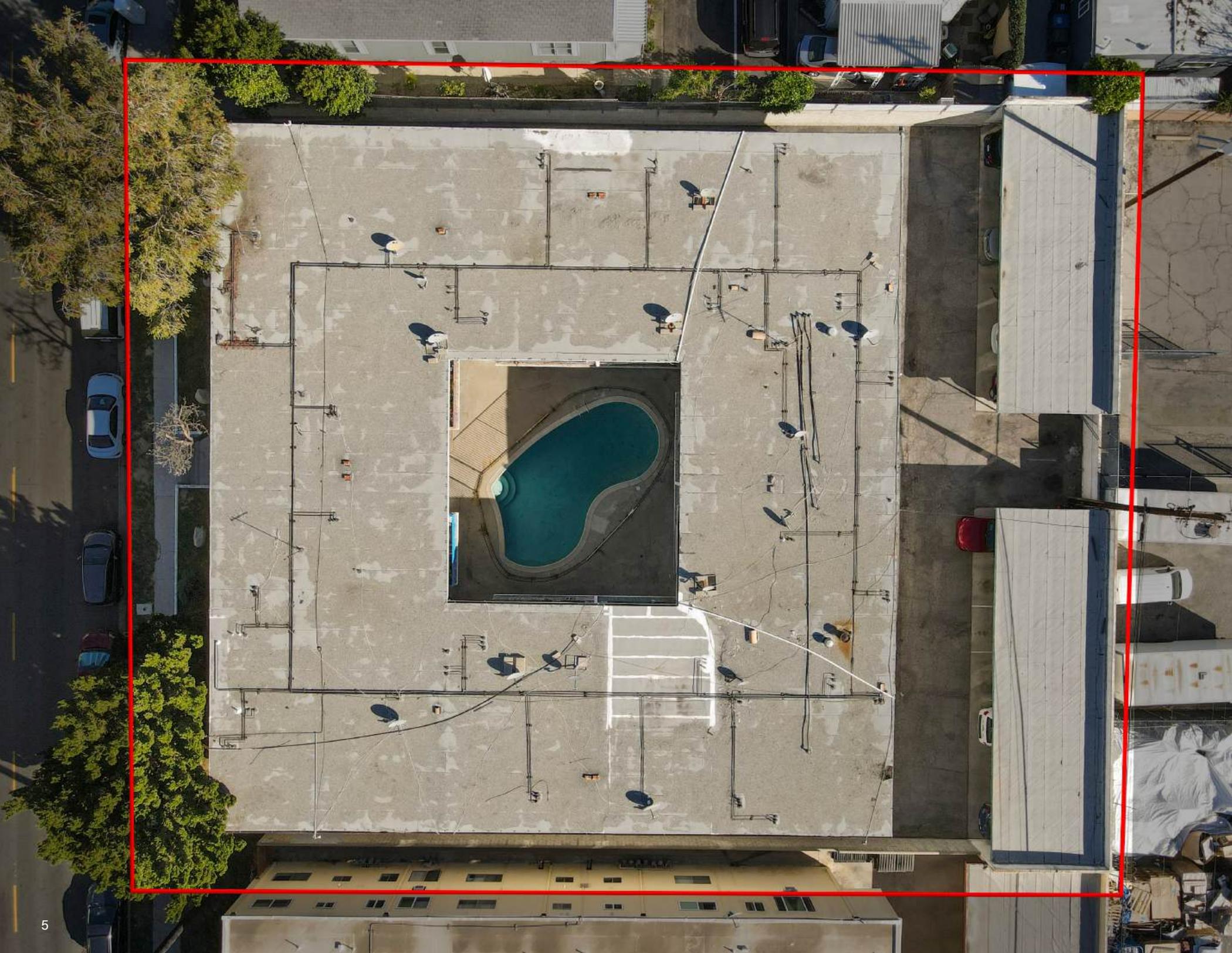
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**8750**  
OWENSMOUTH AVE  
CANOGA PARK, CA 91304







An aerial photograph of a city, likely Los Angeles, showing a dense urban landscape with a mix of residential and commercial buildings. The sky is a clear, vibrant blue with a few wispy white clouds. The text '01' is overlaid in the upper right quadrant in a large, dark blue, serif font.

01

PROPERTY  
DETAILS

# THE OPPORTUNITY

The Sterman Multi-Family Group of Marcus & Millichap is pleased to present 8750 Owensmouth Avenue, a 20-unit apartment community with one (1) additional non-conforming unit, located in the Canoga Park neighborhood of the western San Fernando Valley. Built in 1961, the property offers 15,888 square feet of rentable area on a 19,117-square-foot lot.

The building features an efficient unit mix of eighteen (18) one-bedroom/one-bath units, two (2) two-bedroom/one-bath units, and one (1) non-conforming studio unit, supported by spacious layouts and durable mid-century construction. These characteristics drive strong tenant appeal and consistent occupancy, while still offering clear opportunities for modernization and value-add improvements.

8750 Owensmouth Avenue is minutes from Warner Center, Westfield Topanga, The Village, and numerous dining, retail, and entertainment amenities. Its proximity to major employment hubs, along with convenient access to the 101 and 118 Freeways, Metro bus lines, and the Orange Line, enhances its long-term renter demand.

Positioned in a supply-constrained and steadily growing submarket, 8750 Owensmouth Avenue presents a compelling opportunity to acquire a well-located multifamily property with stable income and strong potential for future appreciation.

# PROPERTY SUMMARY

## PRICING

Offering Price	\$3,100,000	
Price/Unit	\$155,000	
Price/SQFT	\$195.12	
CAP Rate	5.11% Current	8.91% Market
GRM	9.49 Current	6.71 Market

## THE ASSET

Number of Units	20+1 Non Conforming
Year Built	1961
Unit Mix	(18) 1 Bed + 1 Bath (2) 2 Bed + 1 Bath
Gross SqFt	15,888
Lot Size	19,117
Zoning	LAR3
Parcel Number	2779-041-012



# INVESTMENT HIGHLIGHTS

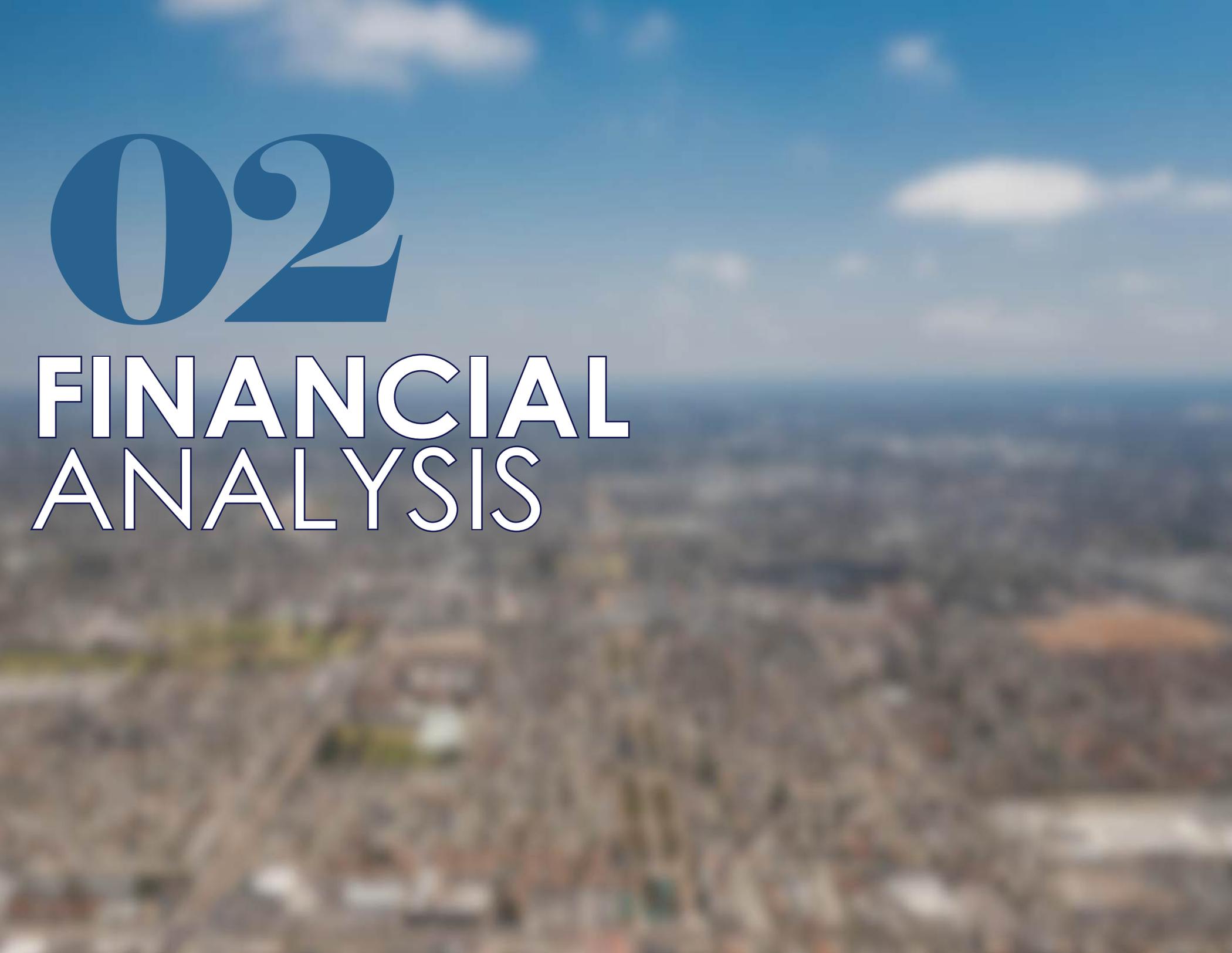
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- Canoga Park location
- Built in 1961 with approximately 15,888 square feet of rentable area on a 19,117 square foot lot
- Desirable unit mix of eighteen (18) 1+1 units, two (2) 2+1 units, plus one (1) non-conforming studio unit, enhancing overall income potential
  - Significant Upside in Rents- Approximately 44% Upside
- Convenient access to major transportation corridors including Topanga Canyon Blvd, Sherman Way, the 101 Freeway, and nearby Metro G Line stations
- Proximity to key employment hubs such as Warner Center, Westfield Topanga, The Village, and the broader West Valley business districts
  - **Seismic Retrofit HAS NOT Been Completed and Roof is at the End of its Useful Life**

WARNER  
CENTER



**8750**  
OWENSOUTH AVE  
CANOGA PARK, CA 91304

An aerial photograph of a city, likely Los Angeles, showing a dense urban landscape with a mix of residential and commercial buildings. The sky is a clear, vibrant blue with scattered white clouds. The overall scene is bright and clear, suggesting a sunny day.

02

# FINANCIAL ANALYSIS

# RENT ROLL

UNIT #	TYPE	CURRENT RENT	MARKET RENT	NOTES
1	1 Bed + 1 Bath	\$1,340	\$1,800	Occupied
2	2 Bed + 1 Bath	\$1,312	\$2,300	Occupied
3	1 Bed + 1 Bath	\$1,324	\$1,800	Occupied
4	1 Bed + 1 Bath	\$1,213	\$1,800	Occupied
5	1 Bed + 1 Bath	\$1,164	\$1,800	Occupied
6	1 Bed + 1 Bath	\$998	\$1,800	Occupied
7	1 Bed + 1 Bath	\$1,800	\$1,800	Vacant
8	1 Bed + 1 Bath	\$1,213	\$1,800	Occupied
9	1 Bed + 1 Bath	\$1,467	\$1,800	Occupied
10	2 Bed + 1 Bath	\$1,315	\$2,300	Occupied
11	1 Bed + 1 Bath	\$1,155	\$1,800	Occupied
12	1 Bed + 1 Bath	\$1,197	\$1,800	Occupied
13	1 Bed + 1 Bath	\$1,353	\$1,800	Occupied
14	1 Bed + 1 Bath	\$1,070	\$1,800	Occupied
15	1 Bed + 1 Bath	\$1,405	\$1,800	Occupied
16	1 Bed + 1 Bath	\$1,213	\$1,800	Occupied
17	1 Bed + 1 Bath	\$1,401	\$1,800	Occupied
18	1 Bed + 1 Bath	\$1,273	\$1,800	Occupied
19	1 Bed + 1 Bath	\$1,350	\$1,800	Occupied
20	1 Bed + 1 Bath	\$1,156	\$1,800	Occupied
		<b>\$25,727</b>	<b>\$37,000</b>	

\*\*\*Rents are effective 7/1/2026 with all Allowable Rent Increases Given

#	UNIT TYPE	AVG CURRENT	CURRENT	AVG MARKET	MARKET
18	1 Bed + 1 Bath	\$1,283	\$23,099	\$1,800	\$32,400
2	2 Bed + 1 Bath	\$1,314	\$2,628	\$2,300	\$4,600
<b>TOTAL SCHEDULED RENT:</b>			<b>\$25,727</b>		<b>\$37,000</b>

RENT ROLL SUMMARY

# PRICING DETAILS

PRICING	
<b>OFFERING PRICE</b>	<b>\$3,100,000</b>
<b>Number of Units</b>	20+1 Non-Conforming
<b>Price per Unit</b>	\$155,000
<b>Price per SqFt</b>	\$195.12
<b>Gross SqFt</b>	15,888
<b>Lot Size</b>	19,117

RETURNS	CURRENT	MARKET
<b>Cap Rate</b>	5.11%	8.91%
<b>GRM</b>	9.49	6.71

ANNUALIZED INCOME	CURRENT	MARKET
Gross Potential Rent	\$308,724	\$444,000
Non Conforming Studio	\$18,000	\$18,000
Gross Scheduled Income	\$326,727	\$462,000
Vacancy Reserve	(\$9,802) 3%	(\$13,860) 3%
Effective Gross Income	\$316,925	\$448,140
Less: Expenses	(\$158,646) 49%	(\$172,063) 37%
<b>Net Operating Income</b>	<b>\$158,279</b>	<b>\$276,077</b>

ANNUALIZED EXPENSES	CURRENT	MARKET
Real Estate Taxes	\$36,809	\$36,809
Insurance	\$23,832	\$23,832
Utilities	\$37,680	\$37,680
Main. & Repairs	\$16,336	\$24,504
Off-Site Management (4%)	\$12,677	\$17,925
On-Site Management (est.)	\$14,400	\$14,400
Landscaping	\$2,400	\$2,400
Rubbish	\$7,712	\$7,712
Misc. + Reserves	\$5,000	\$5,000
Pool	\$1,800	\$1,800
<b>Total Expenses</b>	<b>\$158,646</b>	<b>\$172,063</b>
<b>Expenses/Unit</b>	<b>\$7,932.30</b>	<b>\$8,603.15</b>
<b>Expenses/SF</b>	<b>\$9.99</b>	<b>\$10.83</b>

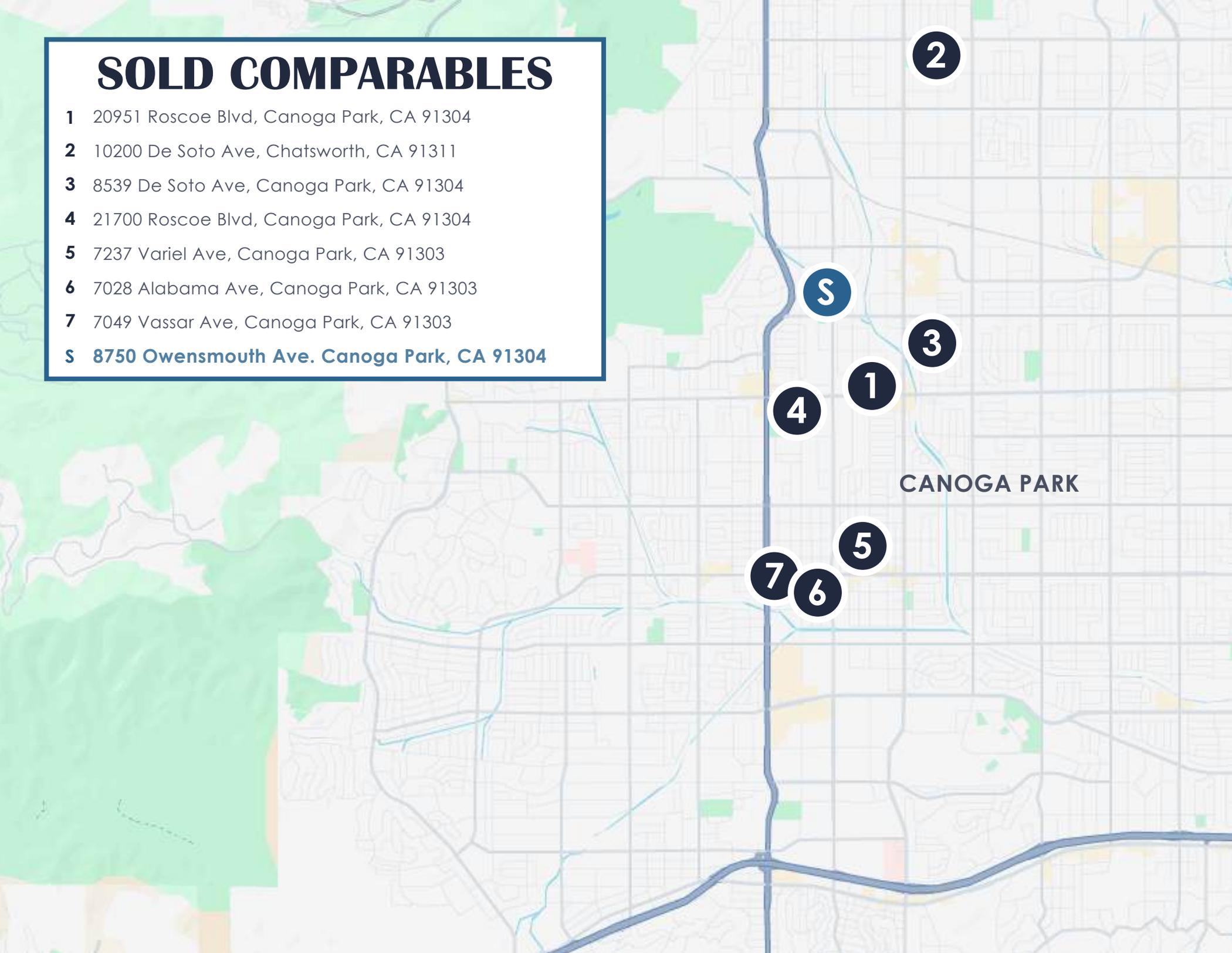


03

MARKET  
COMPARABLES

# SOLD COMPARABLES

- 1 20951 Roscoe Blvd, Canoga Park, CA 91304
- 2 10200 De Soto Ave, Chatsworth, CA 91311
- 3 8539 De Soto Ave, Canoga Park, CA 91304
- 4 21700 Roscoe Blvd, Canoga Park, CA 91304
- 5 7237 Variel Ave, Canoga Park, CA 91303
- 6 7028 Alabama Ave, Canoga Park, CA 91303
- 7 7049 Vassar Ave, Canoga Park, CA 91303
- S 8750 Owensmouth Ave. Canoga Park, CA 91304**



2

S

3

1

4

CANOGA PARK

5

7

6

# SOLD COMPARABLES



8750 OWENSMOUTH AVE CANOGA PARK, CA 91304	
Price	\$3,100,000
Units	20+1 Non Conforming
Bldg SF	15,888
Year Built	1961
Cap Rate	5.11%
GRM	9.49
Price/SF	\$195.12
Price/Unit	\$155,000
Close of Escrow	N/A
Unit Mix	(18) 1+1 (2) 2+1

20951 ROSCOE BLVD CANOGA PARK, CA 91304	
Price	\$7,000,000
Units	34
Bldg SF	34,370
Year Built	1963
Cap Rate	5.99%
GRM	8.71
Price/SF	\$203.67
Price/Unit	\$205,882
Close of Escrow	12/30/2025
Unit Mix	(1) Studio (1) 1+1 (30) 2+1 (2) 3+2

10200 DE SOTO AVE CHATSWORTH, CA 91311	
Price	\$16,500,000
Units	86
Bldg SF	85,705
Year Built	1963
Cap Rate	6.29%
GRM	8.51
Price/SF	\$192.52
Price/Unit	\$191,860
Close of Escrow	10/31/2025
Unit Mix	(31) 1+1 (55) 2+1

# SOLD COMPARABLES



8539 DE SOTO AVE CANOGA PARK, CA 91304	
Price	\$4,800,000
Units	28
Bldg SF	18,094
Year Built	1978
Cap Rate	5.75%
GRM	9.18
Price/SF	\$265.28
Price/Unit	\$171,429
Close of Escrow	10/31/2025
Unit Mix	(10) Studio (10) 1+1 (8) 2+1

21700 ROSCOE BLVD CANOGA PARK, CA 91304	
Price	\$4,975,000
Units	28
Bldg SF	28,821
Year Built	1962
Cap Rate	5.34%
GRM	9.03
Price/SF	\$172.62
Price/Unit	\$177,679
Close of Escrow	10/28/2025
Unit Mix	(16) 1+1 (12) 2+1

7237 VARIEL AVE CANOGA PARK, CA 91303	
Price	\$5,025,000
Units	25
Bldg SF	23,413
Year Built	1962
Cap Rate	5.61%
GRM	9.51
Price/SF	\$214.62
Price/Unit	\$201,000
Close of Escrow	5/8/2025
Unit Mix	(4) 1+1 (16) 2+1 (5) 3+2

# SOLD COMPARABLES

6



7



## 7028 ALABAMA AVE CANOGA PARK, CA 91303

Price	\$1,685,000
Units	10
Bldg SF	7,167
Year Built	1977
Cap Rate	5.89%
GRM	8.82
Price/SF	\$235.11
Price/Unit	\$168,500
Close of Escrow	3/2/2026
Unit Mix	(10) 1+1

## 7049 VASSAR AVE CANOGA PARK, CA 91303

Price	\$2,850,000
Units	17
Bldg SF	9,883
Year Built	1964
Cap Rate	4.84%
GRM	10.79
Price/SF	\$288.37
Price/Unit	\$167,647
Close of Escrow	9/4/2025
Unit Mix	(8) Studio (5) 1+1 (4) 2+1

# SOLD COMPARABLES

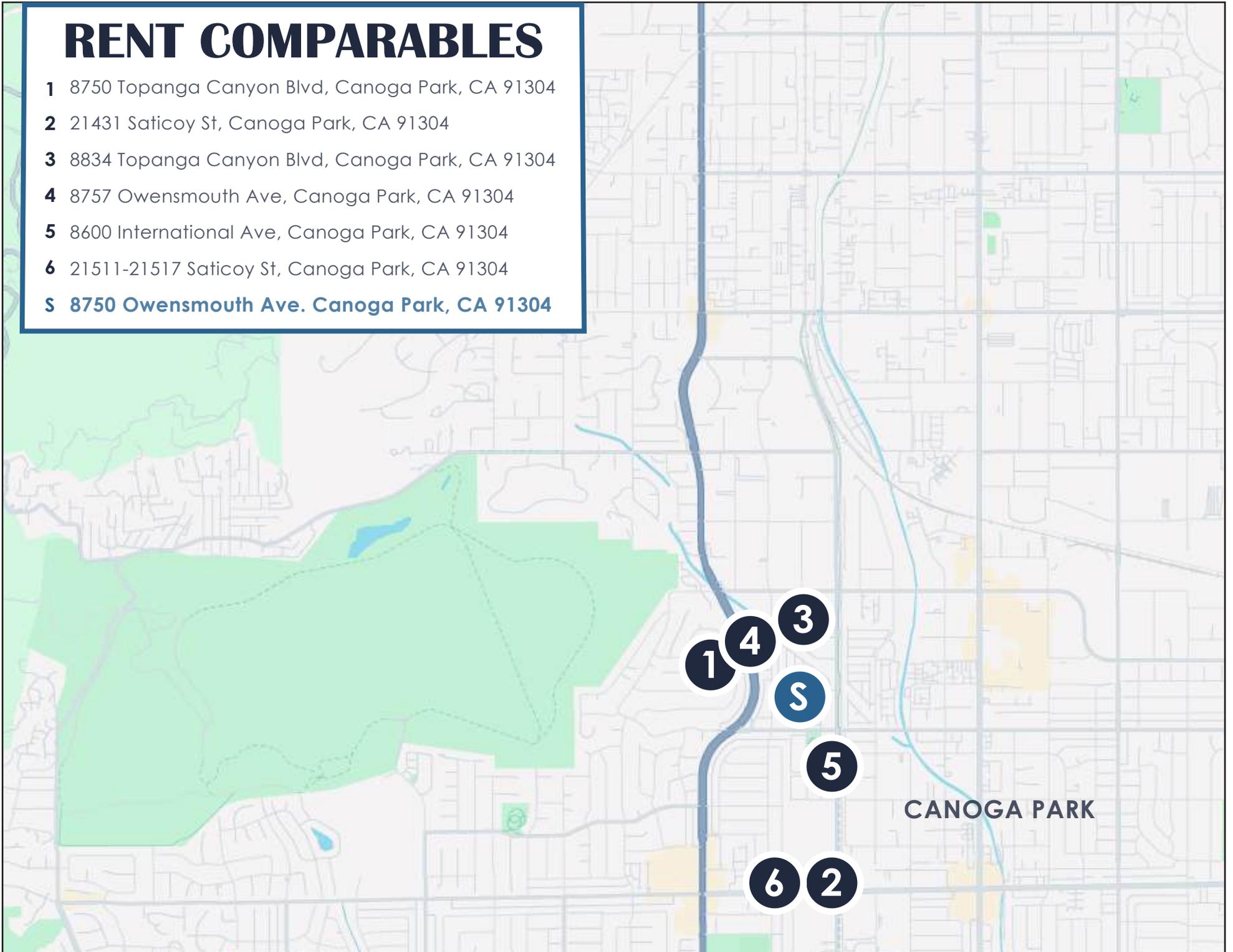
	ADDRESS	UNITS	COE	BUILT	UNIT MIX	PRICE	\$/UNIT	\$/SQFT	CAP	GRM
	20951 Roscoe Blvd Canoga Park, CA 91304	34	12/30/2025	1963	(1) Studio (1) 1+1 (30) 2+1 (2) 3+2	<b>\$7,000,000</b>	\$205,882	\$203.67	5.99%	8.71
	10200 De Soto Ave Chatsworth, CA 91311	86	10/31/2025	1963	(31) 1+1 (55) 2+1	<b>\$16,500,000</b>	\$191,860	\$192.52	6.29%	8.51
	8539 De Soto Ave Canoga Park, CA 91304	28	10/31/2025	1978	(10) Studio (10) 1+1 (8) 2+1	<b>\$4,800,000</b>	\$171,429	\$265.28	5.75%	9.18
	21700 Roscoe Blvd Canoga Park, CA 91304	28	10/28/2025	1962	(16) 1+1 (12) 2+1	<b>\$4,975,000</b>	\$177,679	\$172.62	5.34%	9.03
	7237 Variel Ave Canoga Park, CA 91303	25	5/8/2025	1962	(4) 1+1 (16) 2+1 (5) 3+2	<b>\$5,025,000</b>	\$201,000	\$214.62	5.61%	9.51
	7028 Alabama Ave Canoga Park, CA 91303	10	3/2/2026	1977	(10) 1+1	<b>\$1,685,000</b>	\$168,500	\$235.11	5.89%	8.82
	7049 Vassar Ave Canoga Park, CA 91303	17	9/4/2025	1964	(8) Studio (5) 1+1 (4) 2+1	<b>\$2,850,000</b>	\$167,647	\$288.37	4.84%	10.79
						<b>\$6,119,286</b>	<b>\$183,428</b>	<b>\$224.60</b>	<b>5.67%</b>	<b>9.22</b>

## SUBJECT PROPERTY

	ADDRESS	UNITS	COE	BUILT	UNIT MIX	PRICE	\$/UNIT	\$/SQFT	CAP	GRM
	8750 Owensmouth Ave Canoga Park, CA 91304	20+1	N/A	1961	(18) 1+1 (2) 2+1	<b>\$3,100,000</b>	\$155,000	\$195.12	5.11%	9.49

# RENT COMPARABLES

- 1 8750 Topanga Canyon Blvd, Canoga Park, CA 91304
- 2 21431 Saticoy St, Canoga Park, CA 91304
- 3 8834 Topanga Canyon Blvd, Canoga Park, CA 91304
- 4 8757 Owensmouth Ave, Canoga Park, CA 91304
- 5 8600 International Ave, Canoga Park, CA 91304
- 6 21511-21517 Saticoy St, Canoga Park, CA 91304
- S 8750 Owensmouth Ave. Canoga Park, CA 91304**



# RENT COMPARABLES

	ADDRESS	UNIT MIX	PRICE	SQFT	PRICE/SQFT
<b>ONE BEDROOM</b>					
	8750 Topanga Canyon Blvd Canoga Park, CA 91304	1 Bed + 1 Bath	\$1,704	650	\$2.62
	21431 Saticoy St Canoga Park, CA 91304	1 Bed + 1 Bath	\$1,800	800	\$2.25
	8834 Topanga Canyon Blvd Canoga Park, CA 91304	1 Bed + 1 Bath	\$1,795	650	\$2.76
<b>TWO BEDROOM</b>					
	8757 Owensmouth Ave Canoga Park, CA 91304	2 Bed + 2 Bath	\$2,300	720	\$3.19
	8600 International Ave Canoga Park, CA 91304	2 Bed + 2 Bath	\$2,300	710	\$3.24
	21511-21517 Saticoy St Canoga Park, CA 91304	2 Bed + 2 Bath	\$2,295	650	\$3.53`



An aerial photograph of a city, likely Los Angeles, showing a dense urban landscape with a mix of greenery and buildings. The sky is a clear, vibrant blue with a few wispy white clouds. The text '04' is overlaid in the upper left corner in a large, dark blue, serif font.

04

AREA  
OVERVIEW

# WELCOME TO **CANOGA PARK**

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Canoga Park is a diverse, well-established neighborhood in the western San Fernando Valley, offering a suburban feel and steady rental demand. The area includes a broad mix of mid-century homes and multi-family properties, especially along Sherman Way and Topanga Canyon Boulevard.

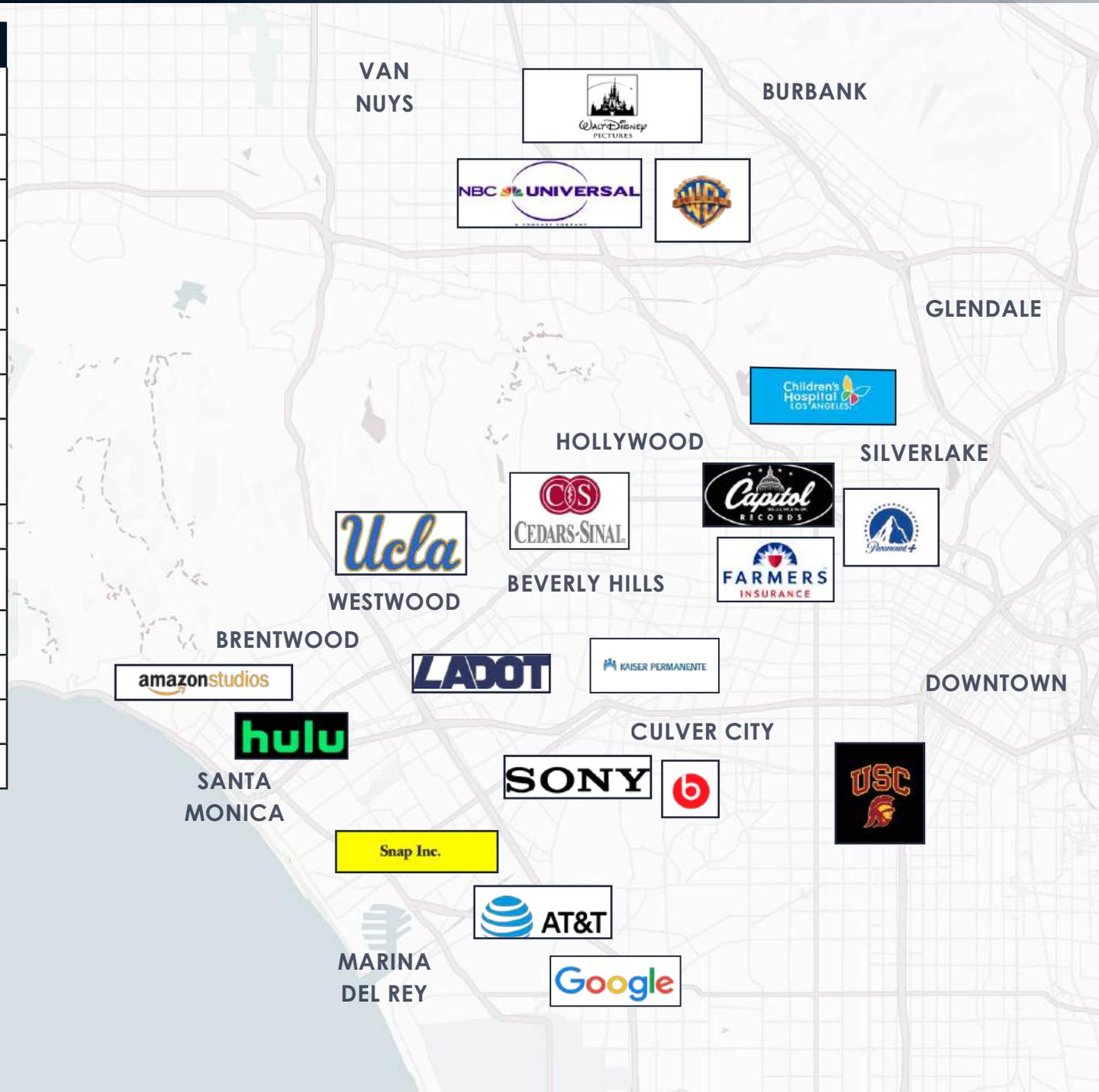
Residents enjoy convenient access to major retail and employment hubs, including Westfield Topanga, The Village, and Warner Center, as well as local parks and a variety of dining options. These amenities contribute to the neighborhood's strong appeal among families and renters.

The neighborhood benefits from strong connectivity via Topanga Canyon Blvd, Sherman Way, and the Metro G Line, offering efficient access to Warner Center, Downtown Los Angeles, and other Valley job centers. This combination of accessibility and amenities supports Canoga Park's continued growth as a desirable rental market.



# TOP EMPLOYERS

EMPLOYERS	EMPLOYEES
University of California Los Angeles	50,200
Kaiser Permanente	40,800
University of Southern California	27,000
Target Corp	20,000
NBC Universal	15,000
Cedars-Sinai Medical Center	14,000
Walt Disney Co.	12,200
Los Angeles County Metro Transportation Authority	11,700
AT&T Inc.	10,500
Warner Bros. Entertainment Inc.	10,000
Farmer's Insurance Group	8,000
Children's Hospital Los Angeles	6,400
Paramount Pictures	4,500
Capitol Records	600



# CANOGA PARK DEMOGRAPHICS

**41,261**  
TOTAL POPULATION

**41**  
MEDIAN AGE

**14,485**  
TOTAL HOUSEHOLDS

**\$79,170**  
AVERAGE HOUSEHOLD INCOME

# 8750 OWENSMOUTH AVE

CANOGA PARK, CA 91304

## EXCLUSIVELY LISTED BY



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