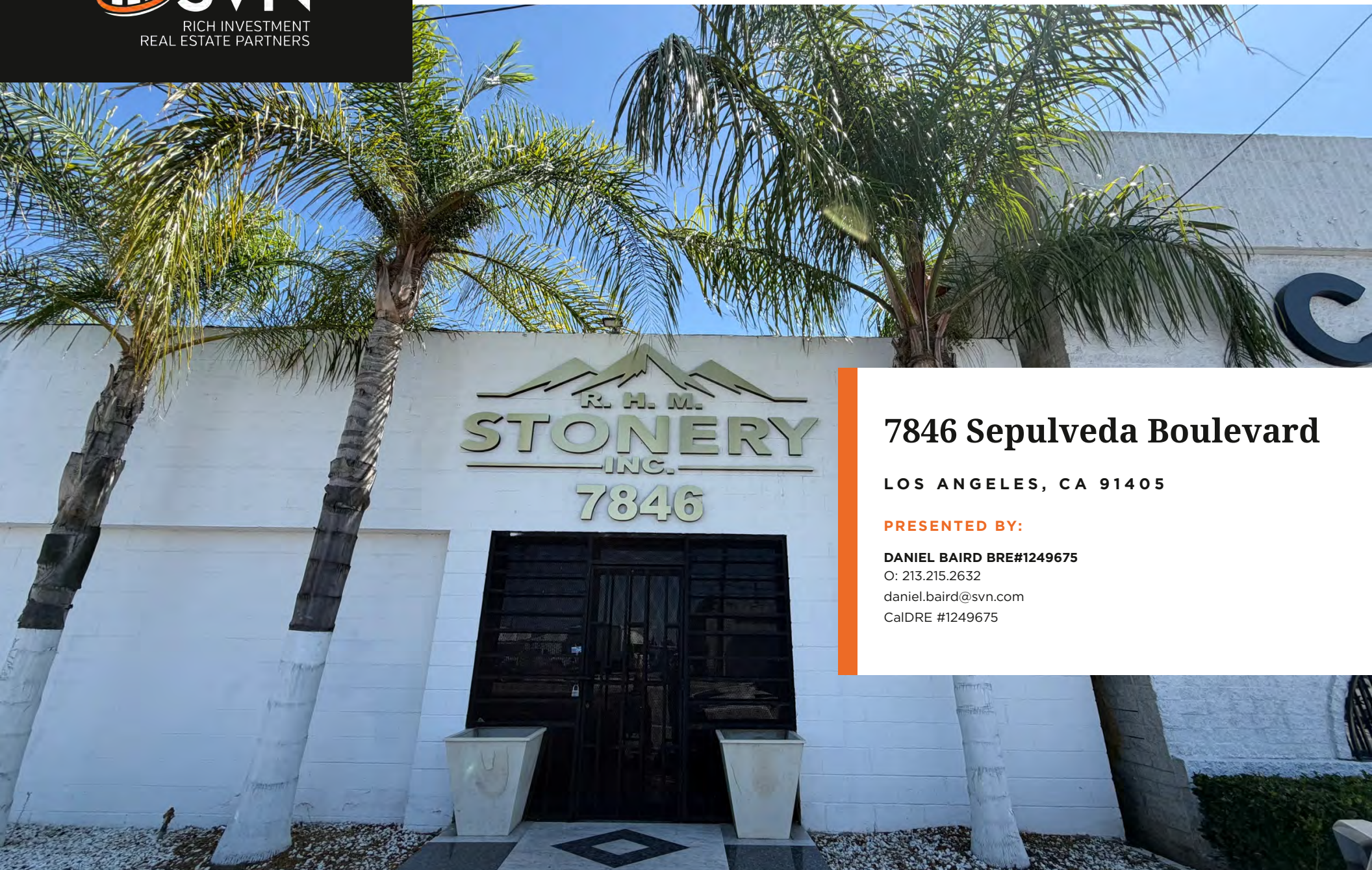




Offering Memorandum



7846 Sepulveda Boulevard

LOS ANGELES, CA 91405

PRESENTED BY:

DANIEL BAIRD BRE#1249675

O: 213.215.2632

daniel.baird@svn.com

CalDRE #1249675

TABLE OF CONTENTS

PROPERTY INFORMATION	3
Property Summary	4
Property Highlights	5
Property Photos	6
Additional Photos	7
LOCATION INFORMATION	8
Location Description	9
Aerial Map	10
DEMOGRAPHICS	11
Demographics Map & Report	12
PROPERTY ANALYSIS	13
Rent Roll	14
Income & Expenses	15





Property Information

PROPERTY SUMMARY

7846 SEPULVEDA BOULEVARD

LOS ANGELES, CA 91405

OFFERING SUMMARY

SALE PRICE:	\$3,950,000
BUILDING SIZE:	15,173 SF
AVAILABLE SF:	0
LOT SIZE:	29,622 SF
PRICE / SF:	\$260.33
CAP RATE:	6.31%



PROPERTY SUMMARY

7846 Sepulveda Boulevard presents an industrial investment opportunity with flexible functionality and broad user appeal. This property offers a practical footprint designed to support a range of light industrial, storage, distribution, or owner-user requirements. Its adaptable configuration allows an investor to reposition, lease, or occupy the asset with confidence. The building's industrial character, street-front presence, and straightforward operational layout create a compelling platform for value creation. Ideal for investors seeking a functional asset with long-term utility, this property combines versatility, accessibility, and strong utility for industrial tenancy.

PROPERTY HIGHLIGHTS

- Updated in 2023, including roofing, plumbing, and electrical panels
- Industrial property with versatile investment potential
- Suitable for owner-user or investor strategies
- Flexible layout for multiple industrial uses
- Functional footprint supporting operational efficiency
- Street-front presence along Sepulveda Boulevard
- Adaptable for light industrial or storage use
- Strong utility for lease-up or repositioning



PROPERTY PHOTOS



ADDITIONAL PHOTOS





Location Information

LOCATION DESCRIPTION

Market Area Description:

Located along a high-visibility commercial corridor in the heart of the central San Fernando Valley, 7846 Sepulveda Blvd. is a flexible commercial/light industrial asset in Van Nuys, CA. The property offers strong functionality for light manufacturing, warehousing, small-scale assembly, or flex-office utilization. Positioning on Sepulveda Boulevard provides prominent street exposure, convenient loading access, and direct connectivity to the regional arterial network. Van Nuys functions as a key logistics and service node for Greater Los Angeles, driven by proximity to major transportation arteries including the I-405 (San Diego Freeway), US-101 (Ventura Freeway), and CA-118. The immediate trade area is characterized by a dense mix of industrial, auto-related, commercial, and residential uses supported by a robust local workforce.

Primary Transit Access Direct access to I-405, US-101, and Van Nuys Metrolink Station

Air Transportation ~1.6 miles to Van Nuys Airport (VNY); ~7 miles to Hollywood Burbank Airport (BUR)

3-Mile Demographics ~325,000+ Population; ~\$70,000+ Average Household Income

Walk / Transit Score Walk Score: 71 (Very Walkable)

Market Area Highlights:

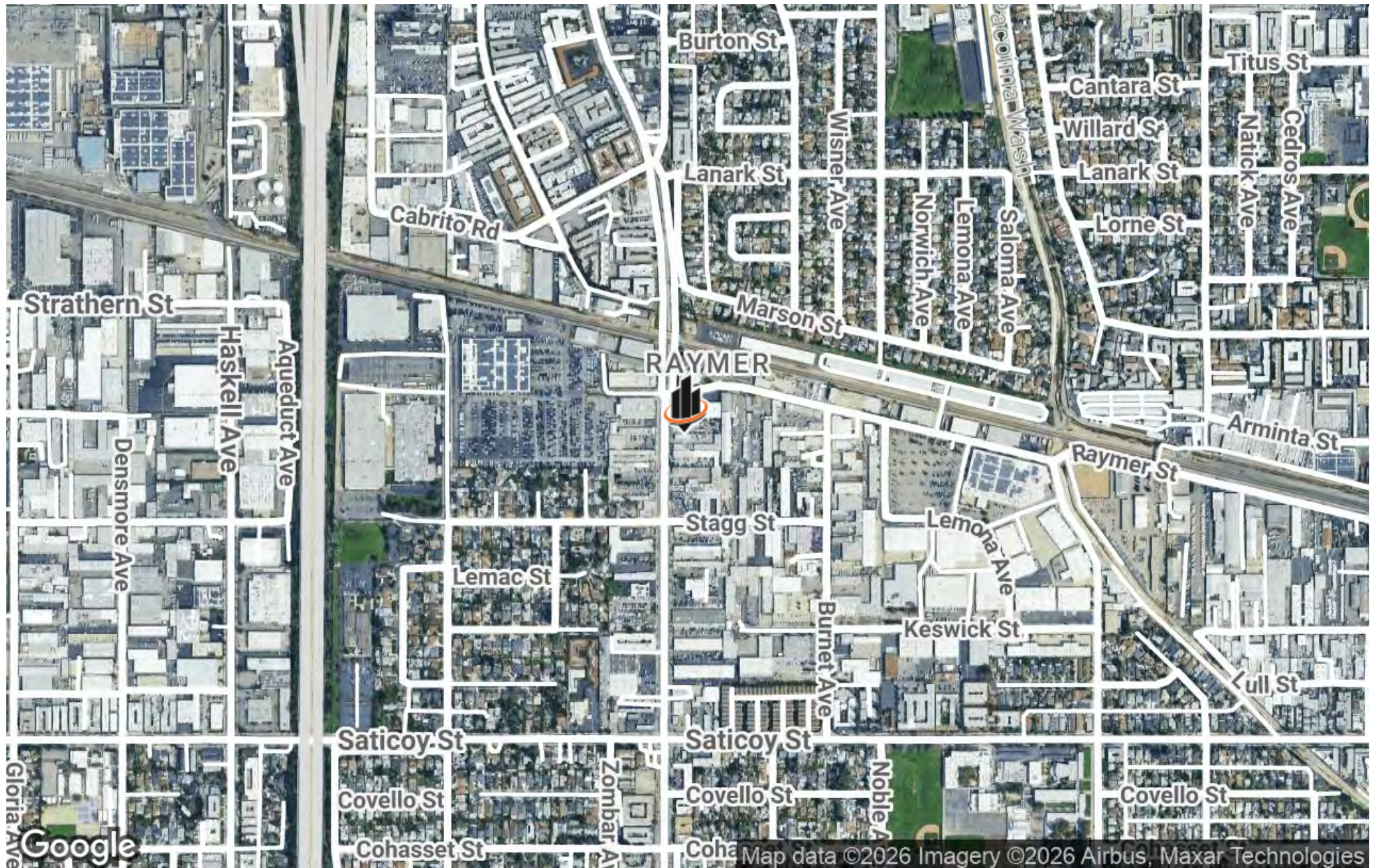
Multimodal Infrastructure: Close proximity to Van Nuys Airport (VNY)—one of the world's busiest general aviation airports—and quick access to the Metrolink Ventura County Line.

Dense Consumer Base: Densely populated surrounding residential trade area providing both a strong labor pool and a immediate customer base for local services.

Constrained Infill Supply: Low industrial vacancy across the San Fernando Valley sustains strong demand and stable asset values for well-located commercial properties.



AERIAL MAP





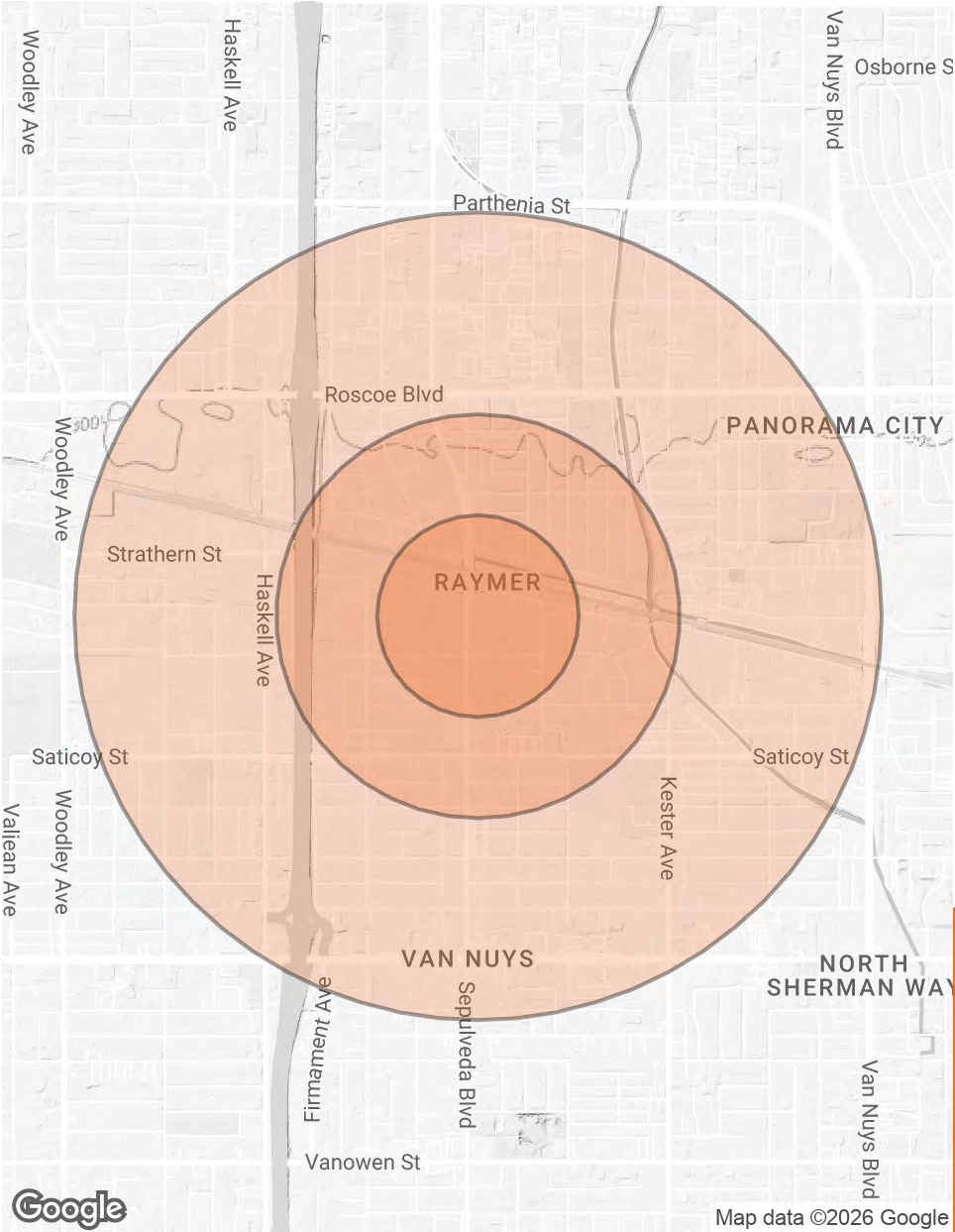
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,607	9,621	44,917
AVERAGE AGE	36.4	34.2	33.6
AVERAGE AGE (MALE)	35	33.6	33.5
AVERAGE AGE (FEMALE)	37.6	34.9	34.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	523	2,953	14,350
# OF PERSONS PER HH	3.1	3.3	3.1
AVERAGE HH INCOME	\$92,264	\$80,233	\$78,778
AVERAGE HOUSE VALUE	\$682,049	\$683,672	\$601,339

2023 American Community Survey (ACS)





Property Analysis

RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
7846	Cassano Marble	2,483 SF	16.36%	\$19.84	\$59,592	\$24.00	\$49,200	12/01/2021	11/30/2024
7848-A	ALG Auto	1,850 SF	12.19%	\$20.76	\$44,400	\$24.00	\$38,400	9/1/2026	8/31/2027
7848-B	Cybervolt	1,800 SF	11.86%	\$20.00	\$43,200	\$24.00	\$36,000	4/1/2025	3/31/2027
7848C	YO Auto	1,800 SF	11.86%	\$22.00	\$43,200	\$24.00	\$39,600	2/14/2026	1/31/2028
7848D	YO Auto	2,500 SF	16.48%	\$23.04	\$60,000	\$24.00	\$57,600	9/1/2026	1/31/2028
7848E	Gabriel's Covers	1,500 SF	9.89%	\$21.60	\$36,000	\$24.00	\$32,400	2/1/2026	1/31/2027
7850A	Autotek	840 SF	5.54%	\$32.50	\$26,880	\$32.00	\$23,400	9/1/2026	8/31/2028
7850B	Luna's Muffler	1,200 SF	7.91%	\$25.00	\$32,400	\$27.00	\$30,000	2/1/2026	1/31/2027
7850C	Rey, Inc	1,200 SF	7.91%	\$22.00	\$32,400	\$27.00	\$26,400	-	-
TOTALS		15,173 SF	100%	\$206.74	\$378,072	\$230.00	\$333,000		
AVERAGES		1,686 SF	11.11%	\$22.97	\$42,008	\$25.56	\$37,000		

INCOME & EXPENSES



INCOME SUMMARY

VACANCY COST	(\$9,990)
--------------	-----------

GROSS INCOME	\$323,010
--------------	-----------

EXPENSES SUMMARY

PROPERTY TAXES	\$49,375
----------------	----------

INSURANCE	\$11,300
-----------	----------

RUBBISH	\$7,800
---------	---------

WATER	\$5,400
-------	---------

OPERATING EXPENSES	\$73,875
--------------------	----------

NET OPERATING INCOME	\$249,135
----------------------	-----------



Collective Strength, Accelerated Growth

10940 WILSHIRE BLVD., SUITE
1600
LOS ANGELES, CA 90024



WWW.LASVN.COM