

TOPANGA PROFESSIONAL BUILDING

5348 Topanga Canyon Boulevard
Los Angeles, CA 91364

Owner/User with Income For Sale



For More Information:

Camilo Fabros
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Lincoln

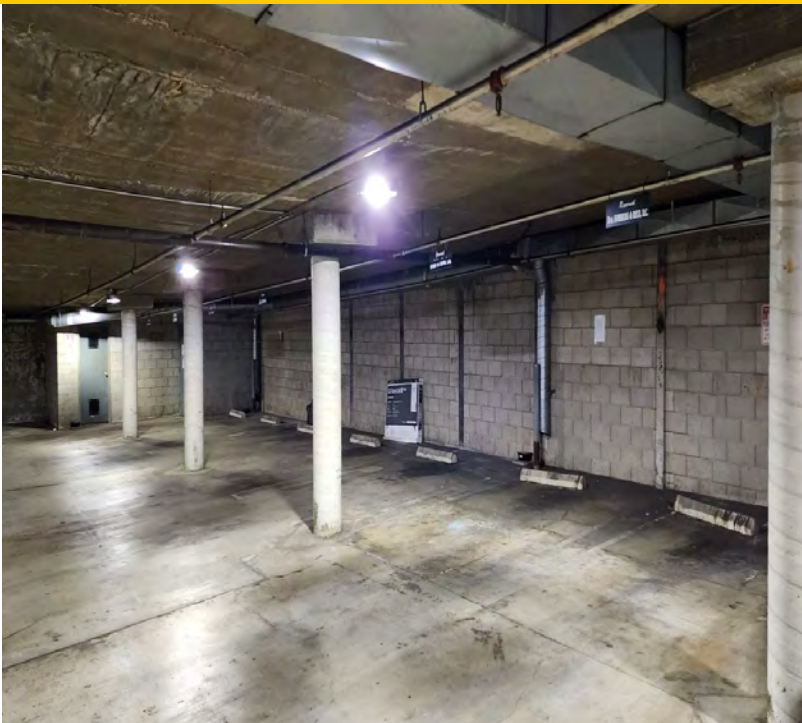
Lincoln Property Company
2392 Morse Avenue
Irvine, CA 92614

www.lpc.com

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Sale Price	\$6,400,000
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Offering Summary

Building Size:	17,032 SF
Available SF:	Up to 7,621 SF
Price / SF:	\$376
Est. Annual Gross Income	\$533,646 (based on 100% occupancy)
Est. Annual Expenses (not including Property Taxes)	\$98,915
CAP	5.59% (based on 100% occupancy)

Property Overview

5348 Topanga Canyon Boulevard is a two-story 17,032 rentable square foot boutique office/medical building located on the east side of Topanga Canyon Blvd in the prestigious Woodland Hills market (Warner Center adjacent). The Property is situated 1 block south of Ventura Blvd., a major office, retail and entertainment corridor, The Property has immediate access to the Ventura (US-101) Fwy.

Property Highlights

- Rare Owner/User with income opportunity to purchase a 17,032 square foot boutique office building in Woodland Hills.
- Up to 7,621 sq. ft. potentially available (of which 4,691 sq. ft. is contiguous) at COE, please call Broker for details.
- 55% Occupied to 6 tenants (5 medical and 1 retail) with many at below market rents.
- Well maintained building with a desirable facade and window-line that features an interior atrium, controlled access to building, up to 62 parking spaces in building's subterranean parking and surface lot.
- Centrally located in Woodland Hills – minutes to Warner Center with excellent 101 (Hollywood) Freeway access.

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Property Summary

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Property Summary	
Building Size:	17,032 SF
Lot Area	.41 acres
Year Built	1989
Zoning	LAC2
Parking	Up to 62 spaces (subterranean and surface lots)
APN#	2169-003-051

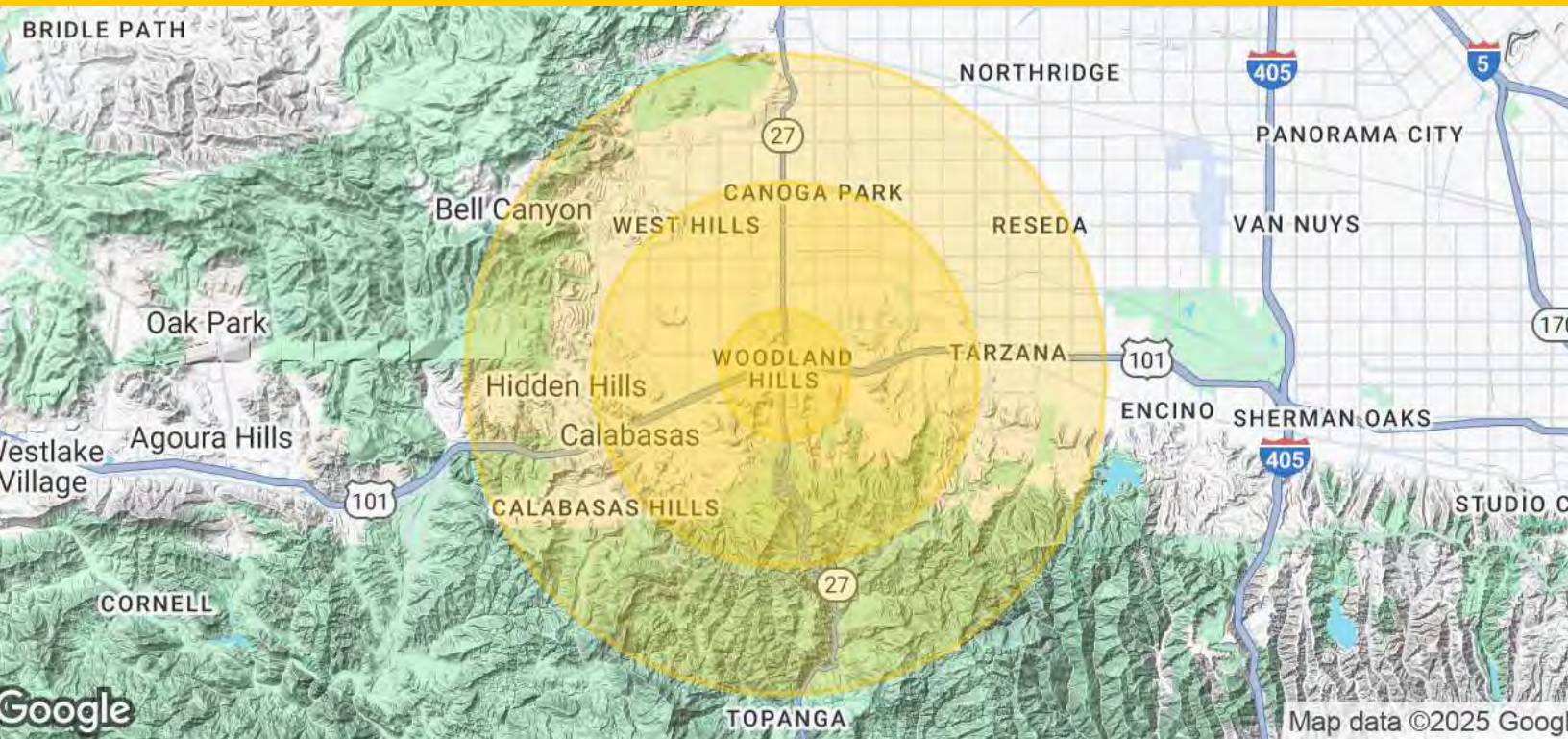
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Demographics Map & Report

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Population	1 Mile	3 Miles	5 Miles
Total Population	22,042	146,898	360,084
Average Age	41.7	40.7	41.0
Average Age (Male)	40.0	39.2	39.3
Average Age (Female)	42.6	41.3	42.1
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	9,416	56,074	131,131
# of Persons per HH	2.3	2.6	2.7
Average HH Income	\$119,482	\$120,182	\$114,484
Average House Value	\$598,617	\$652,517	\$653,998

2020 American Community Survey (ACS)

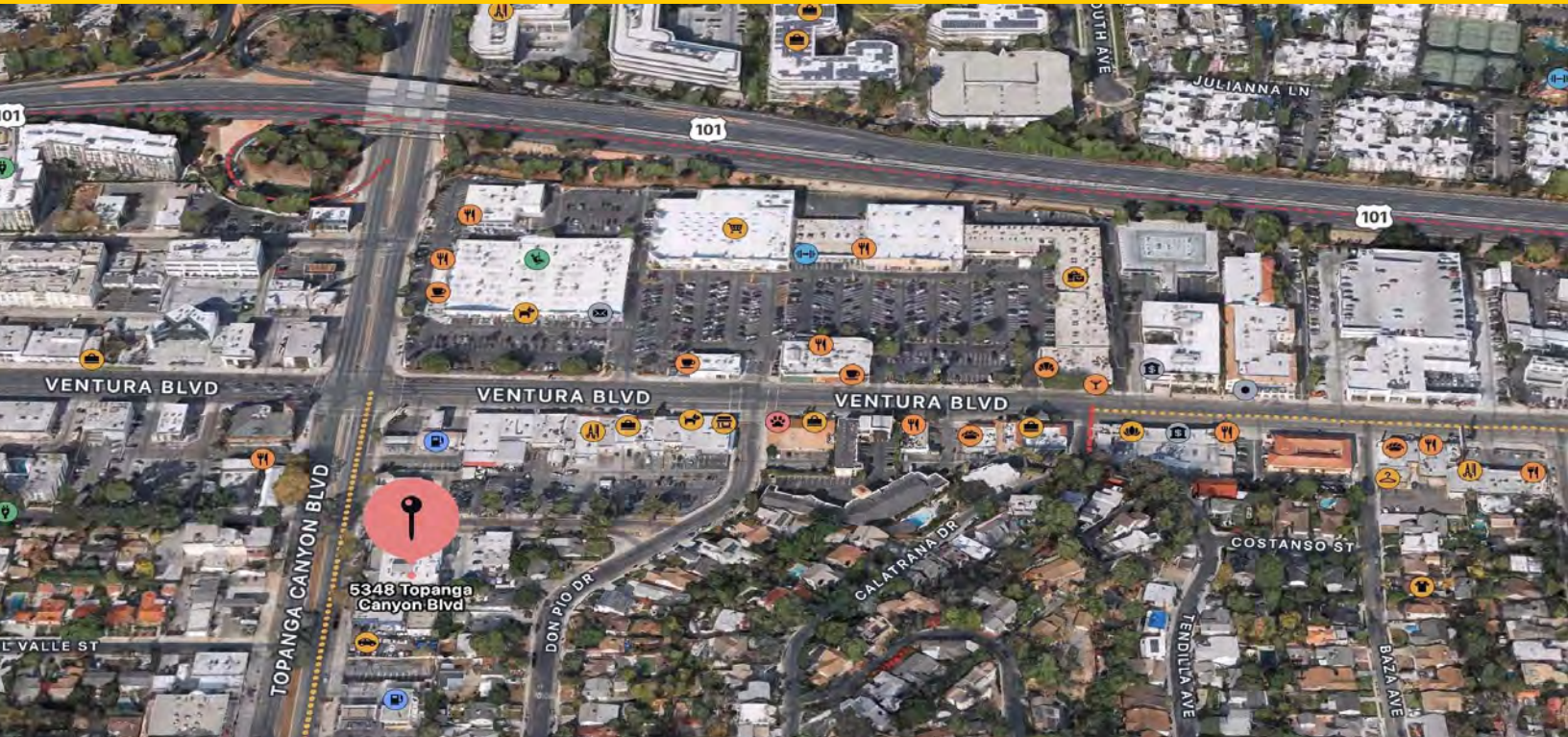
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Aerial & Map

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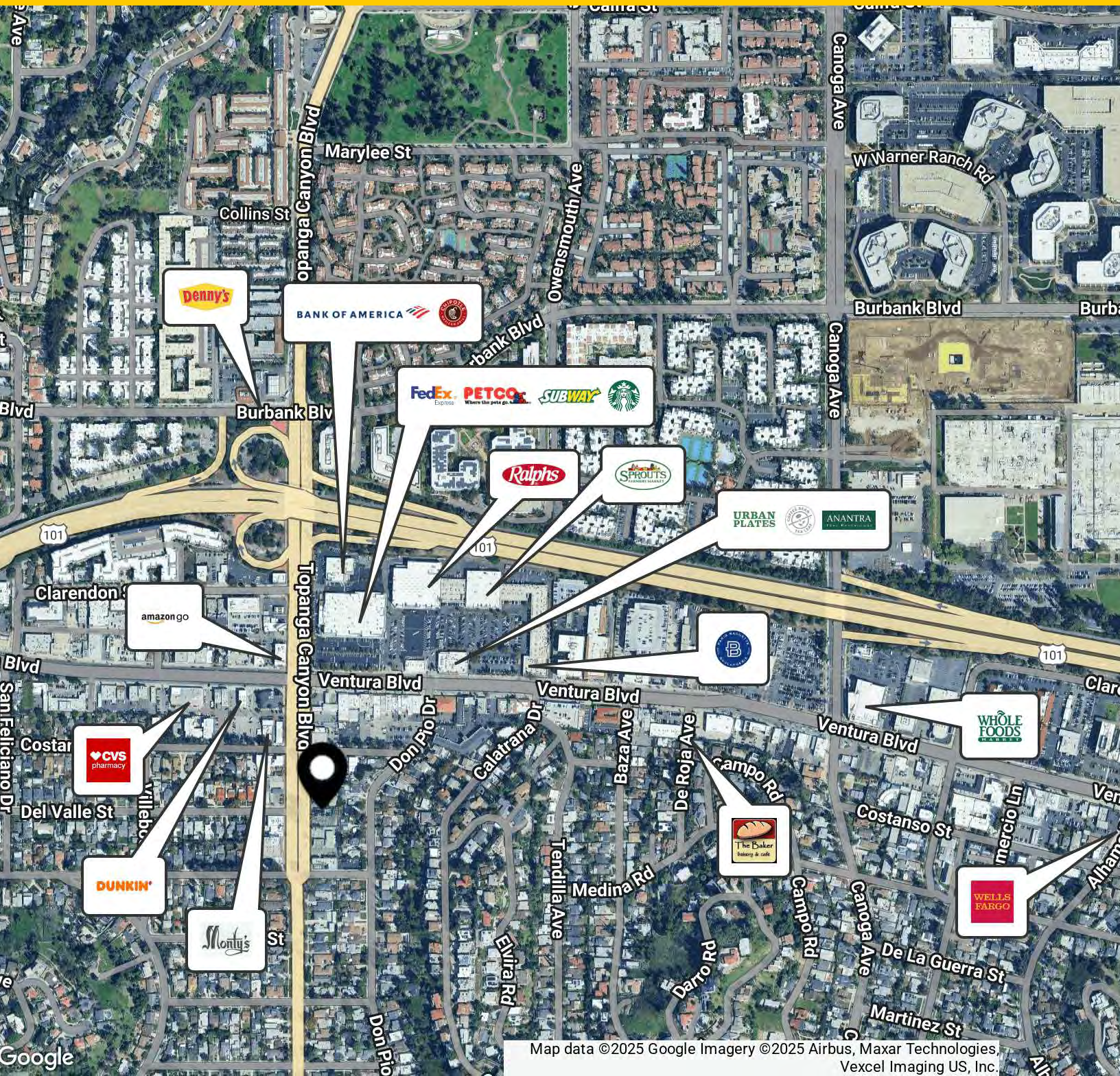
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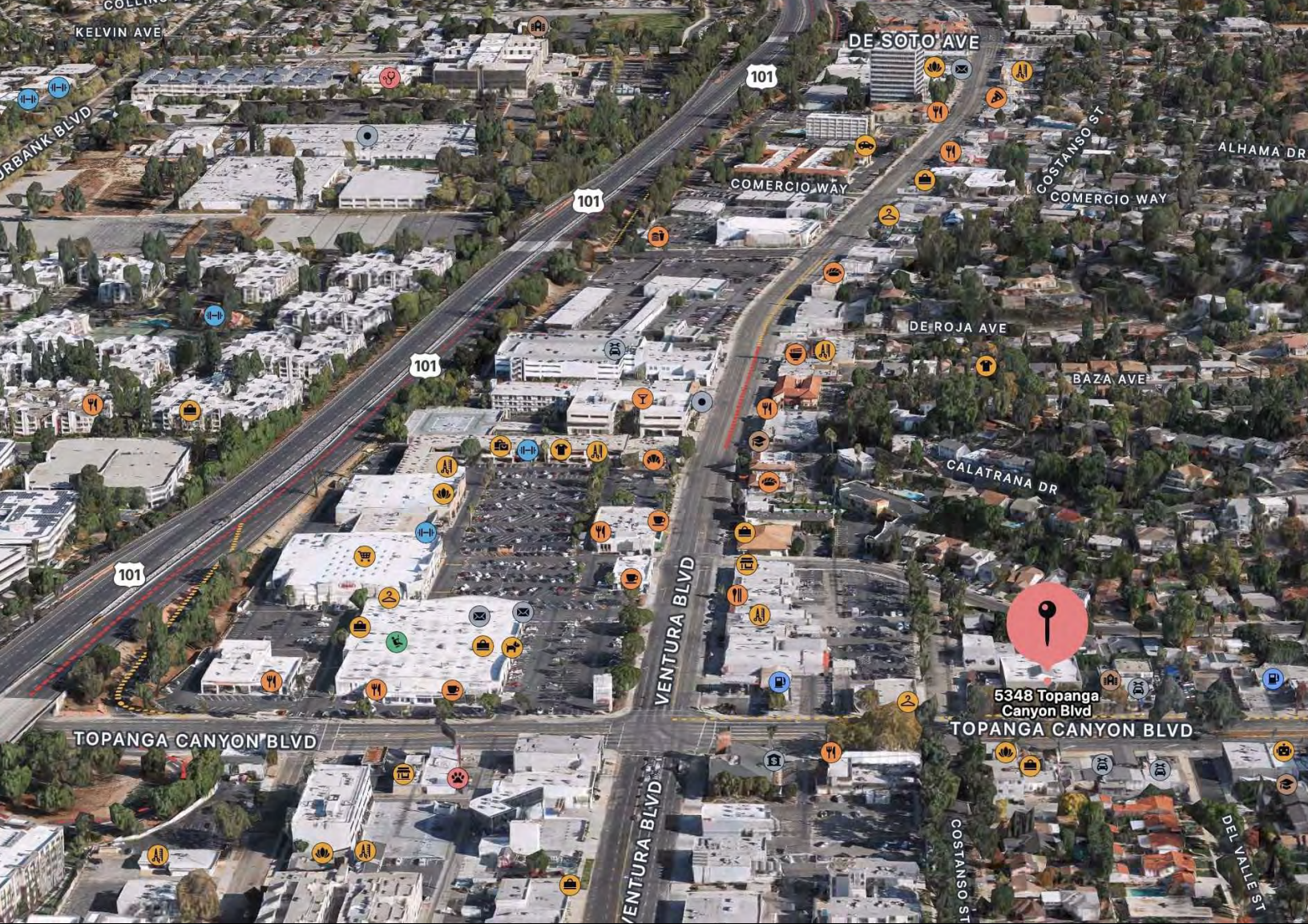
Nearby Amenities

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