

CHARMING OFFICE
BUILDING FOR SALE

11336
CAMARILLO ST



STACY VIERHEILIG-FRASER

Principal
818.933.0313
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DRE 00986794

TODD WUSCHNIG

Principal
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DRE 01367230



PROPERTY DETAILS

BUILDING SIZE	±11,257 SF
LAND SIZE	±7,405 SF
PRICE/SF	\$266.00
YEAR BUILT	1987
ZONING	LAC2
APN	2353-028-072

PROPERTY FEATURES

- Great For Entertainment Users
- Deck
- Near Tujunga/Riverside Camarillo Intersection
- Large Deck
- Partial Owner User
- Great Signage
- New Roof with 5 Year Warranty

11336 CAMARILLO ST., TOLUCA LAKE, CALIFORNIA



\$2,995,000

ASKING PRICE

all cash or cash to new loan



±11,257 SF

BUILDING SIZE



±16

PARKING SPACES

covered & secure spaces

SALE COMPARABLES



**12722 RIVERSIDE DR,
NORTH HOLLYWOOD, CA 91607**

Sale Price:	\$4,000,000
Sale \$/SF:	\$278.03
Sale Date:	August 2025
SF Sold:	14,342 SF



**1201 N PACIFIC AVE,
GLENDALE, CA 91202**

Sale Price:	\$4,800,000
Sale \$/SF:	\$298.10
Sale Date:	August 2025
SF Sold:	16,102 SF



**14557 GILMORE ST,
VAN NUYS, CA 91411**

Sale Price:	\$3,650,000
Sale \$/SF:	\$296
Sale Date:	August 2025
SF Sold:	12,331 SF



**10639 RIVERSIDE DR,
NORTH HOLLYWOOD, CA 91602**

Sale Price:	\$4,100,000
Sale \$/SF:	\$330.86
Sale Date:	August 2025
SF Sold:	12,392 SF



**10520 MAGNOLIA BLVD,
NORTH HOLLYWOOD, CA 91601**

Sale Price:	\$4,200,000
Sale \$/SF:	\$381.82
Sale Date:	June 2025
SF Sold:	11,000 SF



**4111 LANKERSHIM BLVD,
NORTH HOLLYWOOD, CA 91602**

Sale Price:	\$4,210,000
Sale \$/SF:	\$446.31
Sale Date:	June 2025
SF Sold:	9,433 SF



**12650 RIVERSIDE DR,
VALLEY VILLAGE, CA 91607**

Sale Price:	\$5,140,000
Sale \$/SF:	\$315.72
Sale Date:	Dec 2024
SF Sold:	16,280 SF

SBA LOAN ANALYSIS



DH FINANCING
8646 HOLLYWOOD BLVD.
LOS ANGELES, CA 90060
949.300.5555 diana@dhfinancing.com

504 vs. Conventional Loan Comparison

SBA 504

Purchase Price	\$3,275,000
Improvements	\$0
Other	\$0
Total Project Costs	\$3,275,000

504 Loan

Bank Loan	50%	\$1,637,500
SBA 504 Loan *	40%	\$1,340,865
Cash Injection	10%	\$327,500
Total Financing		\$2,978,365

*Includes financed SBA fee of \$28,165 and \$2,700 legal fee.

Monthly Costs 504

	<u>Amort.</u>	<u>Rate</u>	<u>Payment</u>
1st Mortgage	25 yrs.	5.50%	\$10,056
2nd Mortgage (SBA)	25 yrs.	6.00%	\$8,639
Rental Income			
Property Tax & Insurance		1.25%	\$3,411
Total Monthly Payment		5.75%	\$22,106

Collateral Requirements 504

- 1st Mortgage on subject property
- 2nd Mortgage on subject property

Fees & Out of Pocket Expenses 504*

SBA Guaranteed Loan Amount	100.00%	\$1,310,000
SBA Fee 504 Loan (Financed)	2.15%	\$30,865
Bank Fee 1st Loan (Out of Pocket)	1.00%	\$16,375
		\$0
Cash Down Payment	10.00%	\$327,500

CONVENTIONAL LOAN

Purchase Price	\$3,275,000
Improvements	\$0
Other	\$0
Total Project Costs	\$3,275,000

Conventional

Bank Loan	75%	\$2,456,250
Cash Injection	25%	\$818,750
Total Financing		\$2,456,250

Monthly Costs

	<u>Amort.</u>	<u>Rate</u>	<u>Payment</u>
Conventional Mortgage	25 yrs.	5.50%	\$15,084
Rental Income			
Property Tax & Insurance		1.25%	\$3,411
Total Monthly Payment		5.50%	\$18,495

Collateral Requirements

- 1st Mortgage on subject property
- Additional Collateral may be required (varies by lender).

Fees & Out of Pocket Expenses*

Total Mortgage	75.00%	\$2,456,250
Loan Fee (Out of Pocket)	1.00%	\$24,563
		\$0
Cash Down Payment	25.00%	\$818,750

Total Out of Pocket Expenses	\$343,875
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Principal & Interest 504**

Principal Payments	\$2,978,365
Interest Payments	\$0
Total Out of Pocket Expenses	\$2,978,365

*All fees are estimated and will vary by lender/vendor. SBA 504 fees are financed into the loan, est. at 2.15% plus a \$2,000 to \$2,500 legal fee. Appraisal and Environmental reports may be financed, but if shown here are assumed as out of pocket expenses.
**Assumes fully amortized loans paid at full term.

Total Out of Pocket Expenses	\$843,313
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Principal & Interest Conventional**

Principal Payments	\$2,456,250
Interest Payments	\$0
Total Out of Pocket Expenses	\$2,456,250

*All fees are estimated and will vary by lender/vendor.
**Assumes fully amortized loan paid at full term.

\$499,437.50 Total Cash Savings with SBA 504

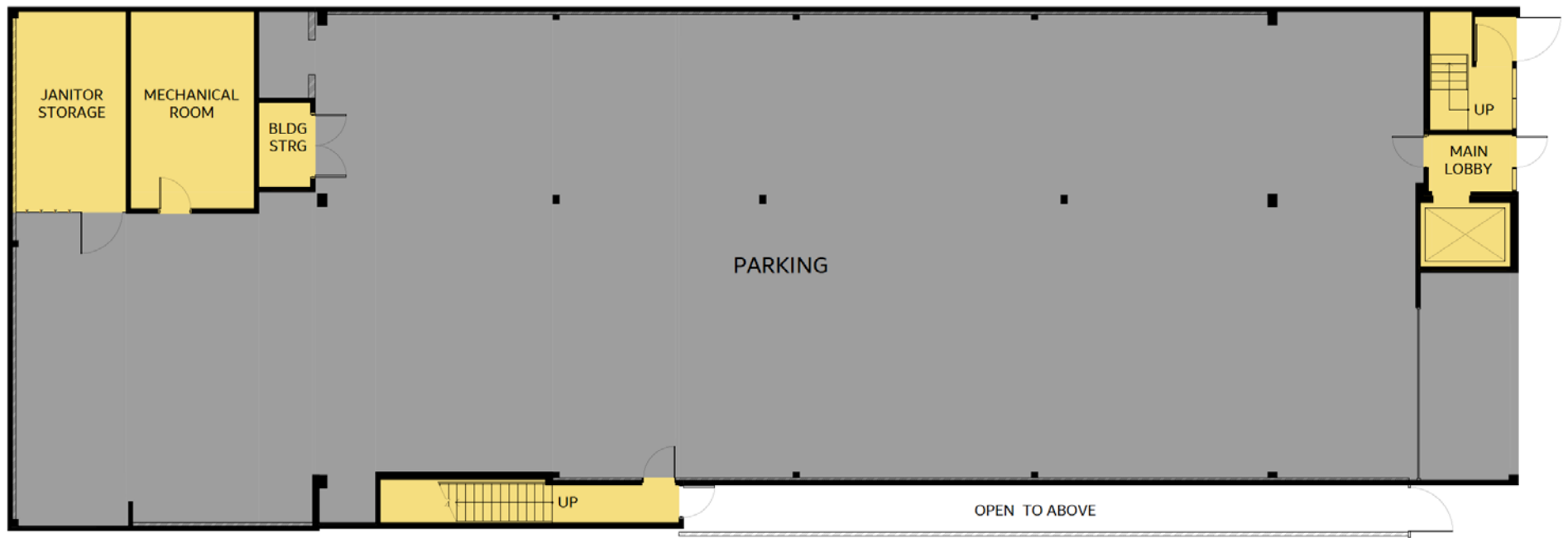


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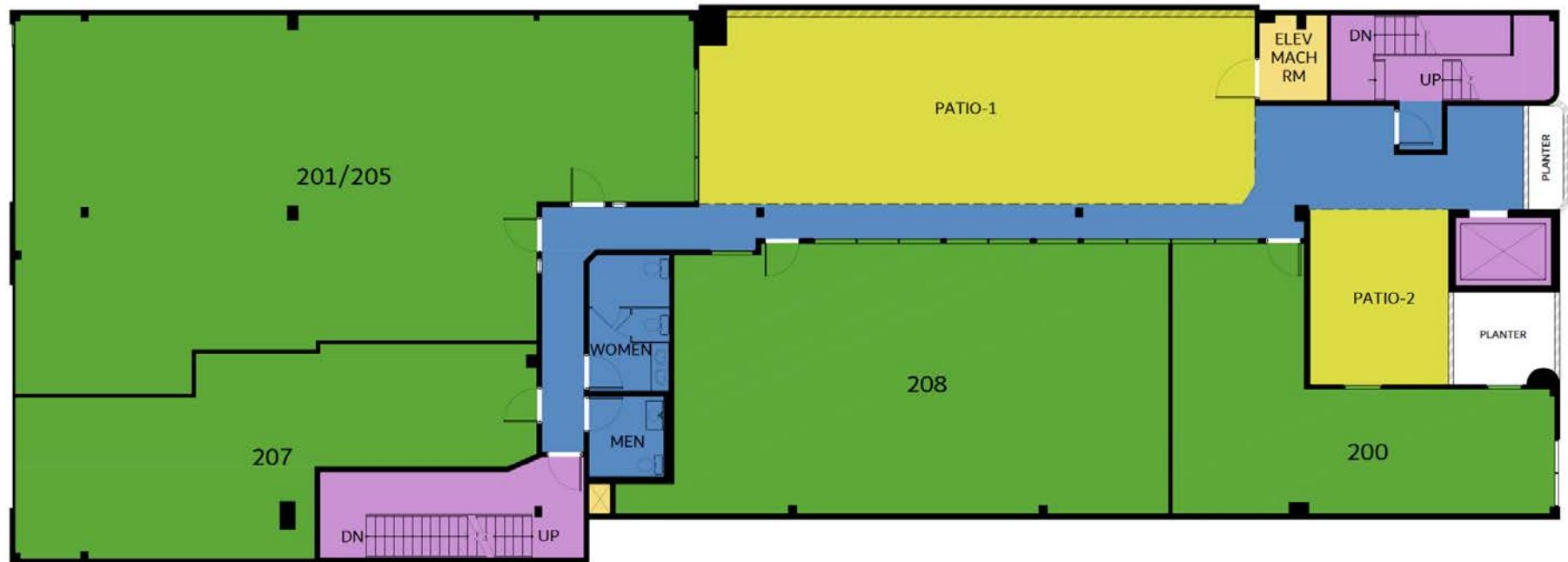
FLOOR PLAN

1ST FLOOR



FLOOR PLAN

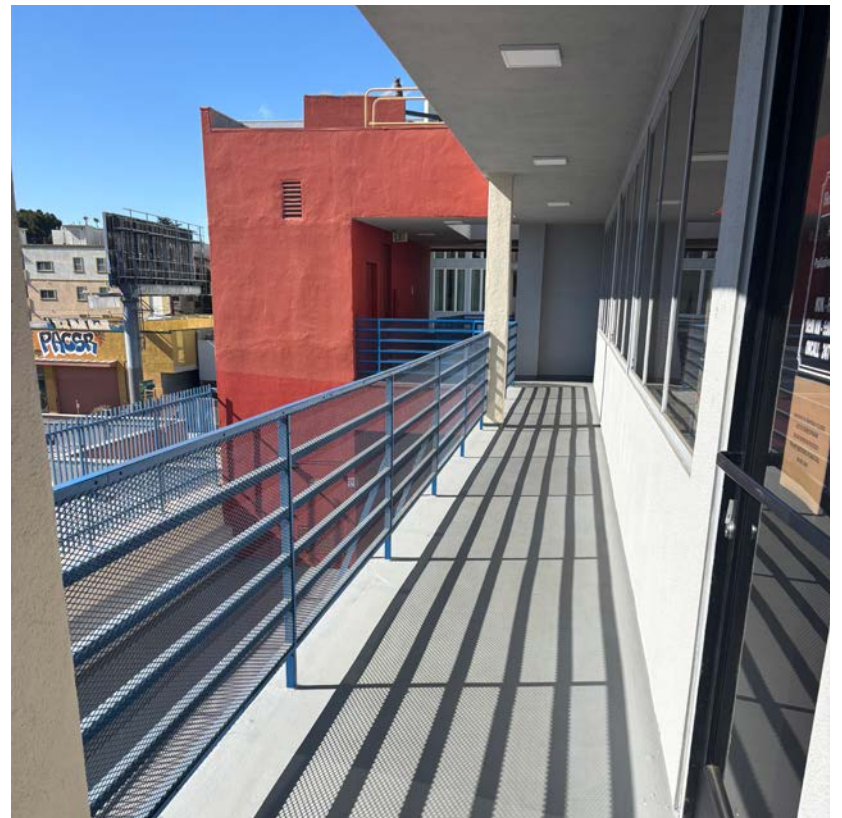
2ND FLOOR



FLOOR PLAN

3RD FLOOR





PROPERTY PHOTOS



PROPERTY PHOTOS

AMENITIES AERIAL



MAJOR MEDIA STUDIOS

1. CBS STUDIO CENTER
2. NBCUniversal
3. WARNER BROS.
4. NBCUniversal
5. The Walt Disney Studios

CONTACT NOW

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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

No warranty or representation is made to the accuracy of the foregoing information.
Terms of sale or lease and availability are subject to change or withdrawal without notice.