

CHARMING OFFICE
BUILDING FOR SALE

11336
CAMARILLO ST



11336

STACY VIERHEILIG-FRASER

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Principal
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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



14557 GILMORE ST, VAN NUYS, CA 91411

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



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



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



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



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

SBA LOAN ANALYSIS



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			
	Amort.	Rate	Payment
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	

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

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			
	Amort.	Rate	Payment
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
Principal & Interest 504**	
Principal Payments	\$2,978,365
Interest Payments	\$0
Total Out of Pocket Expenses	\$2,978,365

Total Out of Pocket Expenses	\$843,313
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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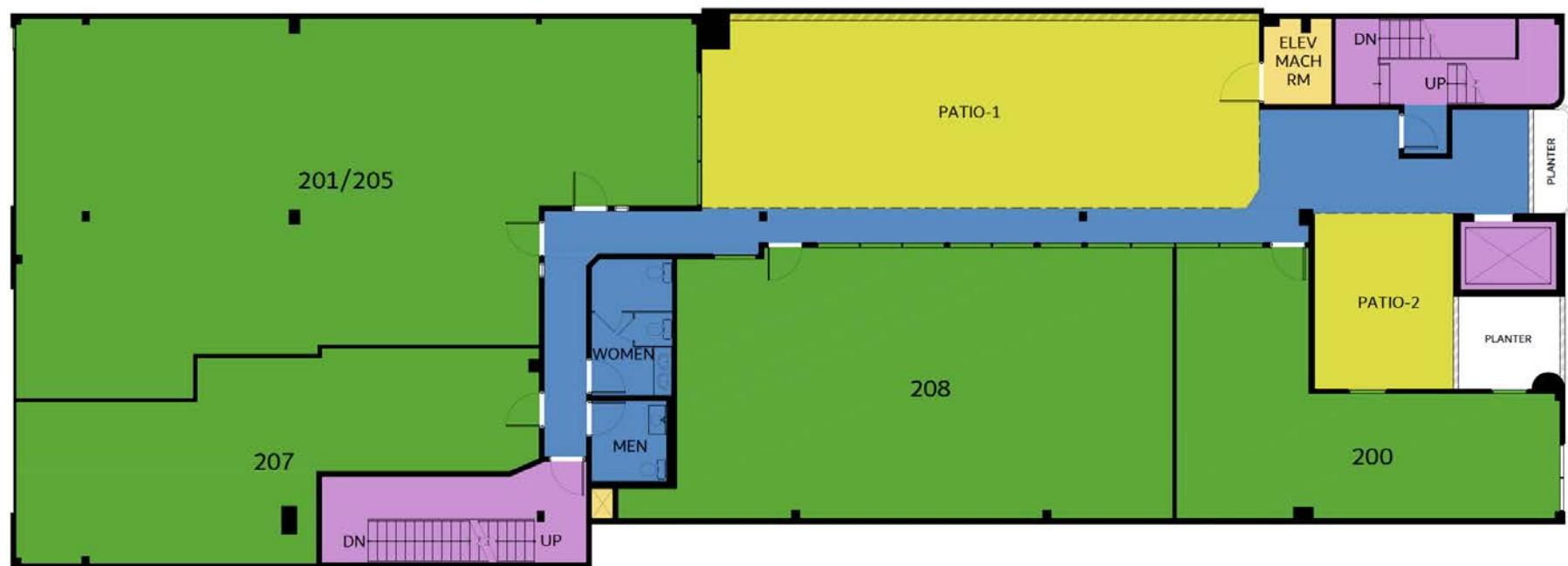
FLOOR PLAN

1ST FLOOR



FLOOR PLAN

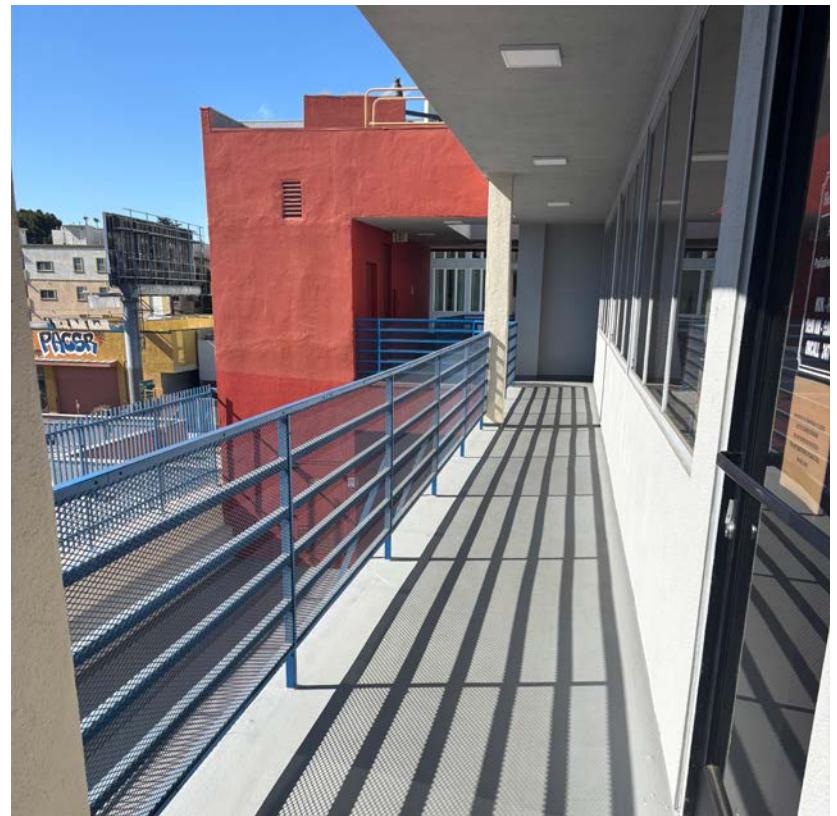
2ND FLOOR



FLOOR PLAN

3RD FLOOR





PROPERTY PHOTOS



PROPERTY PHOTOS

AMENITIES AERIAL



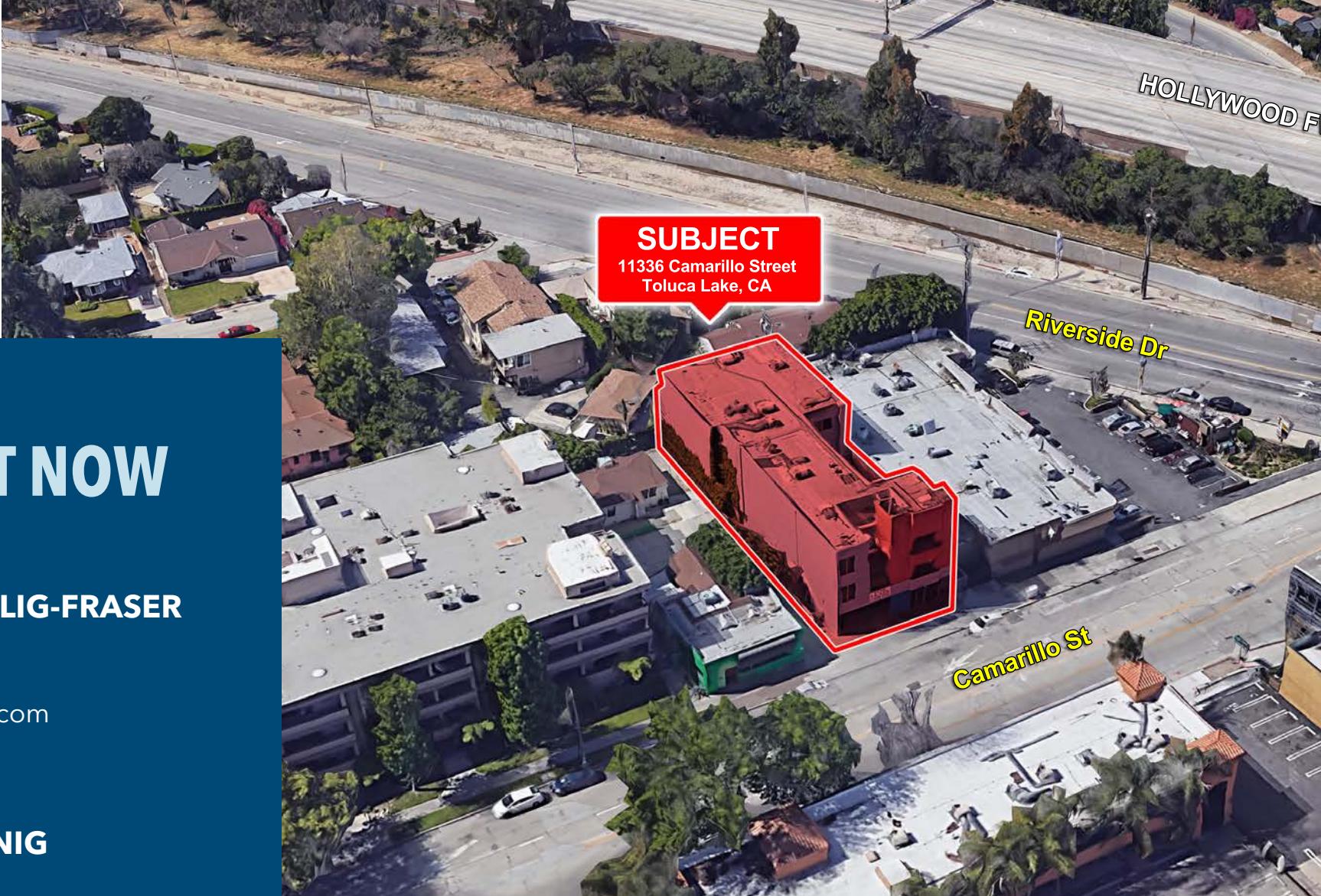
CONTACT NOW

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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.