

**FOR SALE**

Owner User and Investor Opportunity  
**7217 GEYSER AVENUE**

**6,750 SF  
AVAILABLE  
IMMEDIATELY  
2% BROKER CO-OP FEE**



**\$4,660,000**



**13,085 SF**



**AUTOMOTIVE / MULTIFAMILY**

**COLDWELL BANKER COMMERCIAL**

11280 Corbin Avenue

Porter Ranch, CA 91326

**ARTHUR PFEFFERMAN**

Executive Vice President

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We have not verified the information herein and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Coldwell Banker Commercial, logos, photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

# Confidentiality Agreement

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether investor wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by Coldwell Banker Commercial or by the Seller.

Any projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.



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# 01

## Executive Summary Property Description



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# Executive Summary

<b>Subject Property:</b>	Mixed-Use Property
<b>Address:</b>	7217 Geysers Avenue, Los Angeles, CA 91335
<b>Owner of Record:</b>	7217 Geysers LLC



## PROPERTY CHARACTERISTICS

<b>Assessor's Parcel Number</b>	2118-025-006	<b>Foundation</b>	Continuous reinforced concrete perimeter
<b>Property Type / Use</b>	Industrial / Mixed-Use Multiple Tenant Retail/Residential (Auto Repair/Apartments) Building	<b>Roof</b>	Flat with built-up composition covering
<b>Land Area</b>	30,710 SF / 0.705 AC	<b>Building Structure</b>	Class 'C/D' (Concrete block/wood frame)
<b>Number of Stories</b>	2	<b>Loading Doors</b>	5 ground level
<b>Building Size</b>	13,102 SF (Gross Building Area) / 13,085 SF (Net Rentable Area)	<b>Plumbing</b>	Sinks: 1st Floor: 5 Sinks (Offices: 3; Repair Shop:2) 2nd Floor (Apartments): 7 Sinks Toilets: 1st Floor: 5 Toilets (Offices: 3; Repair Shop:2) 2nd Floor (Apartments): 4 Toilets
<b>Year Built</b>	1964 - Built (Renovated in 2010)	<b>Electrical</b>	400 Amps
<b>Zoning</b>	C2 (To be verified) [Q]P-1VL-CDO (Parking)/ [Q]C2-1VL-CDO (Commercial)	<b>HVAC</b>	1st Floor (Offices): 2 Units 2nd Floor (Apartments): 3 Units
<b>Building Condition</b>	Average	<b>Fire Protection</b>	Smoke detectors and fire extinguishers (no fire sprinklers)
<b>Functional Utility</b>	Conforms with typical market standards	<b>On-Site Parking</b>	37± (2.82:1,000 sf) on an asphalt paved lot

# Property Description

<b>Price</b>	\$4,660,000
<b>Land</b>	30,710 SF
<b>Building SF</b>	13,085 SF
<b>Ground Floor</b>	9,300 SF
<b>Second Floor</b>	3,785 SF
<b>Owner uses</b>	6,750 SF (Available Immediately)
<b>Tenant 1</b>	2,295 SF
<b>Tenant 2</b>	2,550 SF
<b>Appt</b>	
<b>C</b>	1,235 SF
<b>D</b>	900 SF
<b>E</b>	1,650 SF



## Property Highlights

- Mixed Use Property
- Owner User
- Ground level office may be used to support Auto/Truck Repair and/or retail
- HVAC in Offices
- 37 Parking Spaces
- Adjacent to Sherman Way
- Excellent Ingress/Egress
- Ideally situated among businesses such as McDonald's, Carl's Junior, Auto Zone, Seven-Eleven, drawing high traffic in the area
- The property owner is currently nearing completion or has obtained C2 Zoning (Commercial); (C2 Zone, provides uniform zoning across the site and allows for both automotive and residential uses)

# 02

Property Photos  
Aerial View  
Retail Map

Plat Map  
Site Map



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# Property Photo



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# Aerial View



Woodland Hills  
Quality Motors LLC

Carl's Jr.

McDonald's

Auto Zone

Blue Wash  
EXPRESS  
CAR WASH



7-Eleven

Kiva Bistro  
RESTAURANT

Rio Grande Mexican Restaurant

SHERMAN WAY, 36,090 VPD

WILBUR AVE, 16,603 VPD

# Retail Map




  
**Rio Grande Mexican Restaurant**

  
**Blue Wave EXPRESS CAR WASH**

  
**McDonald's**

  
**Fire & Ice**

  
**Vinh Hoa Tofu**

  
**PHO 999 RESEDA**

  
**Lolita's Patisserie**

  
**A&W SEAFOOD RESTAURANT**

**Reseda Elementary School**

*Reseda Discount Pottery & Fountains*

SHERMAN WAY, 36,090 VPD


WILBUR AVE., 16,605 VPD

**Diane S. Leichman Career Preparatory and Transition Center**

  
**Auto Zone**

  
**Car's Jr.**

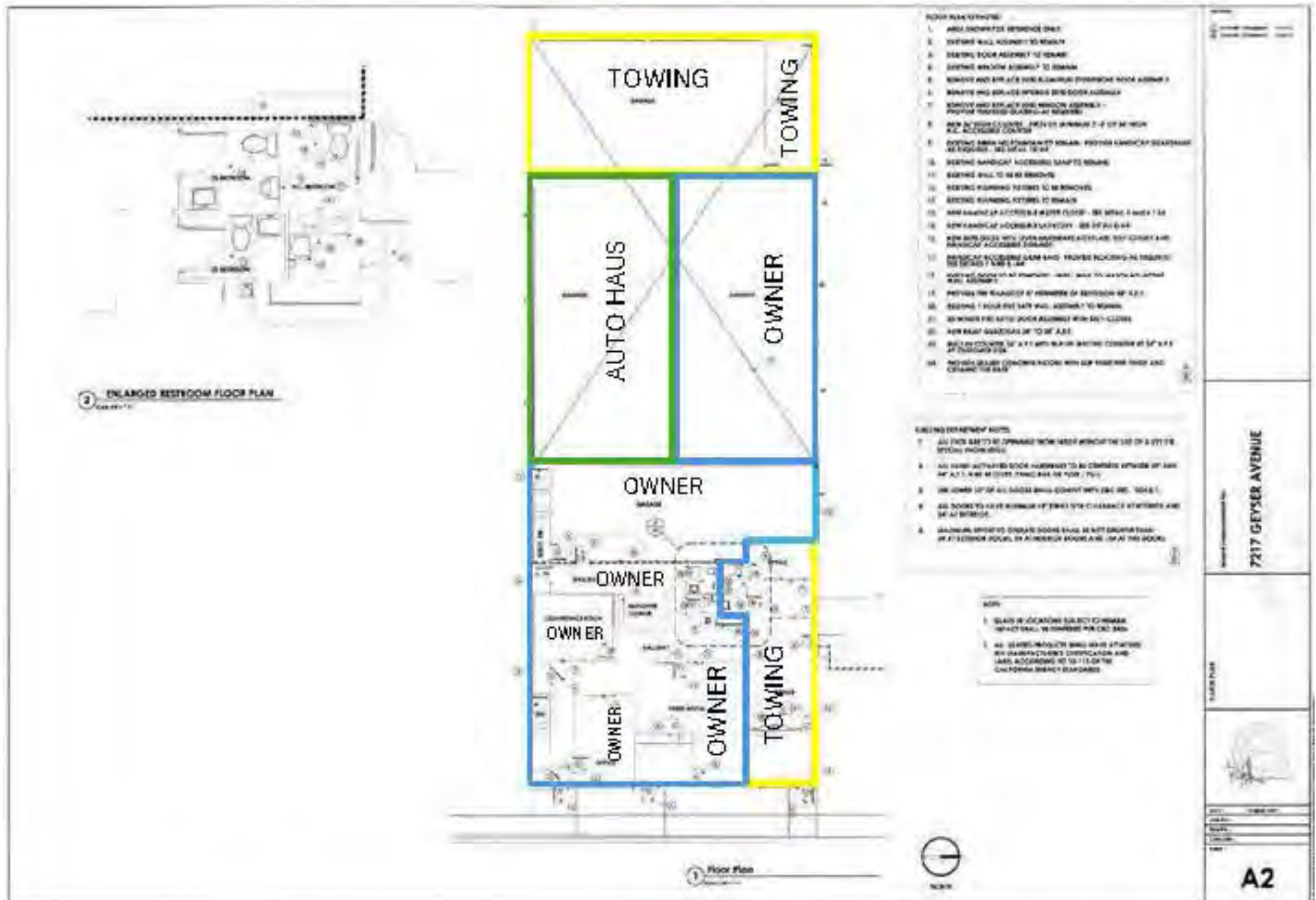
  
**Woodland Hills Quality Motors LLC**

  
**Edwards**

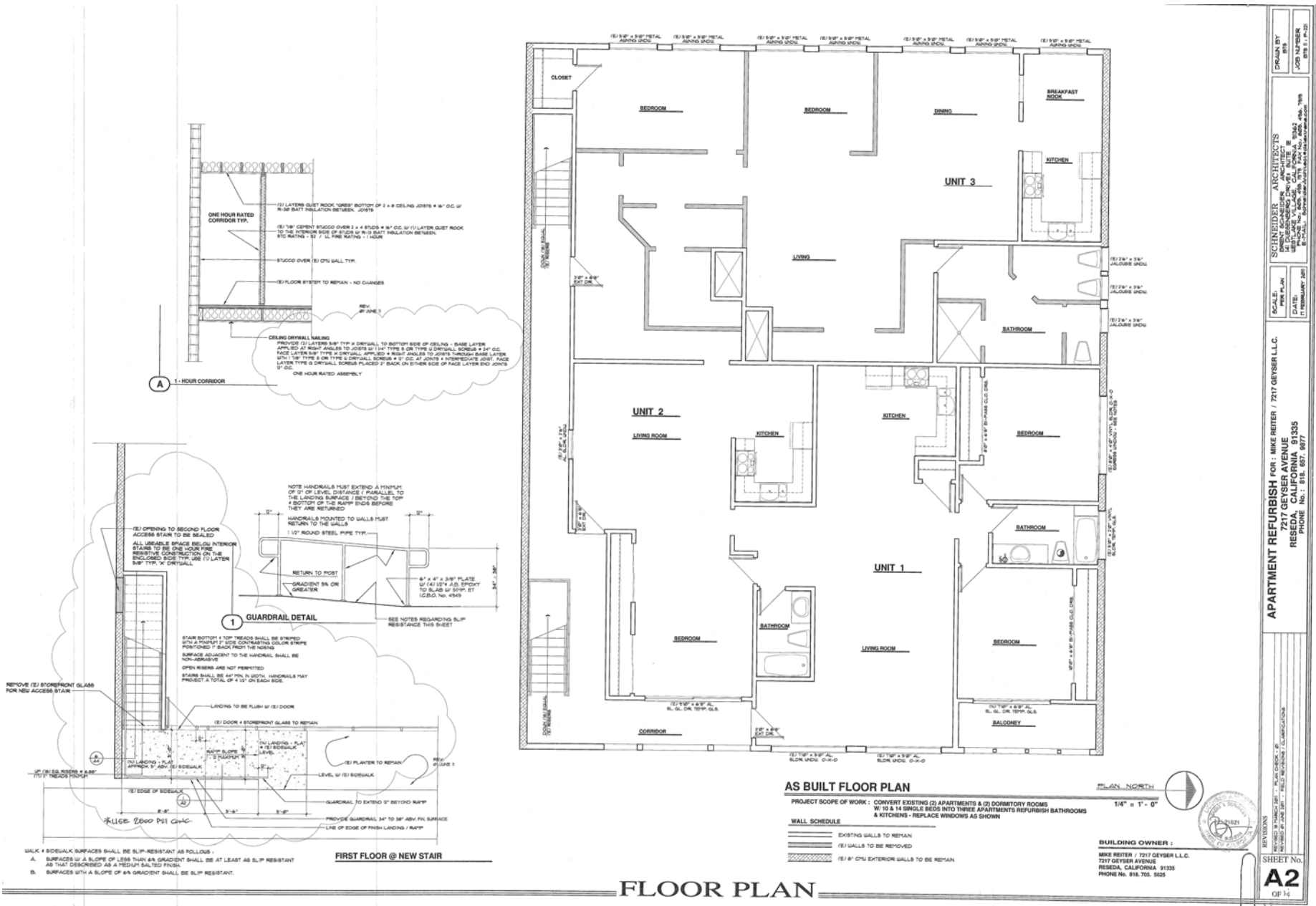
  
**Western Union**

  
**BSI BeadSourceInc**

# Plan

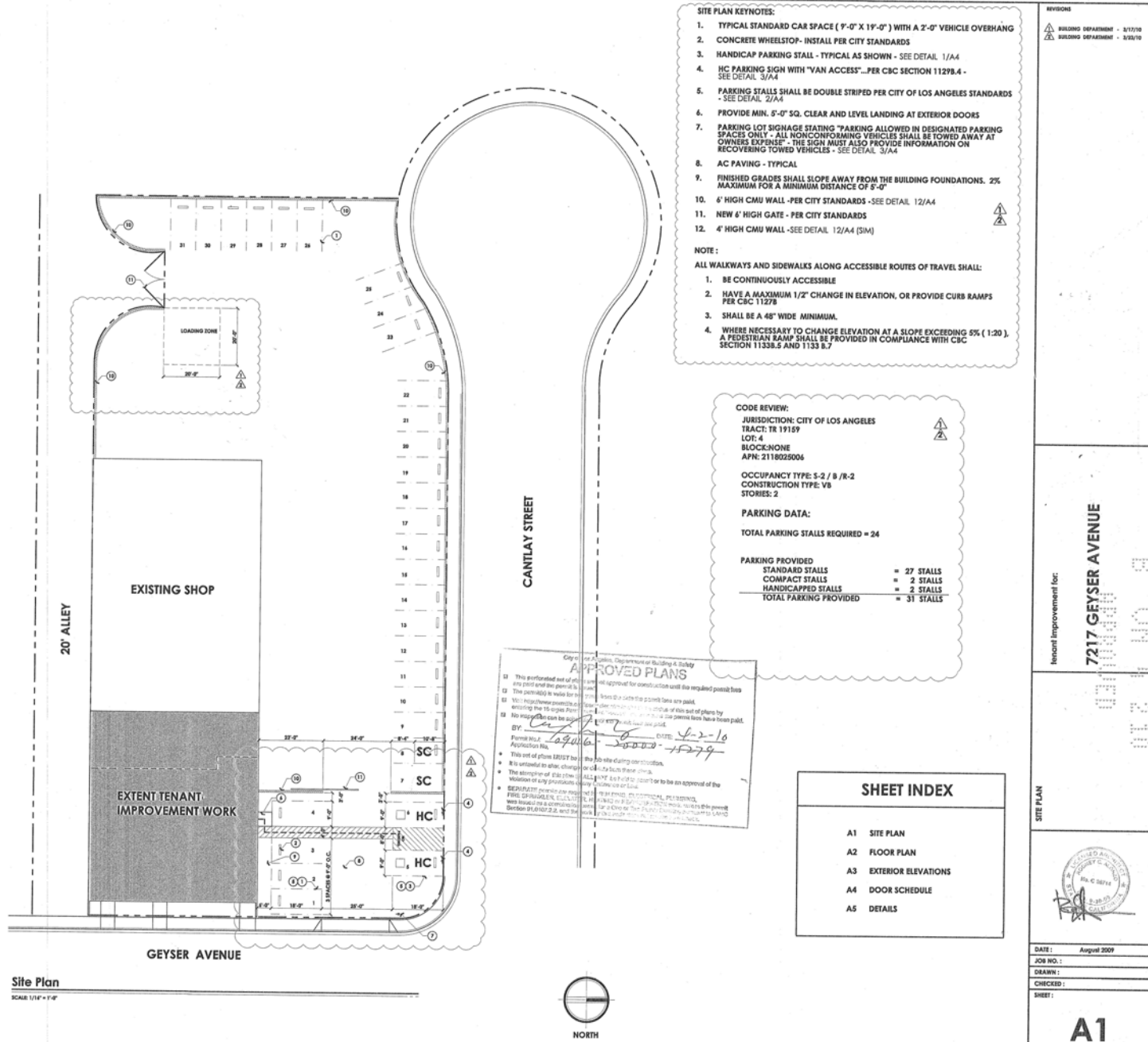


# Plan



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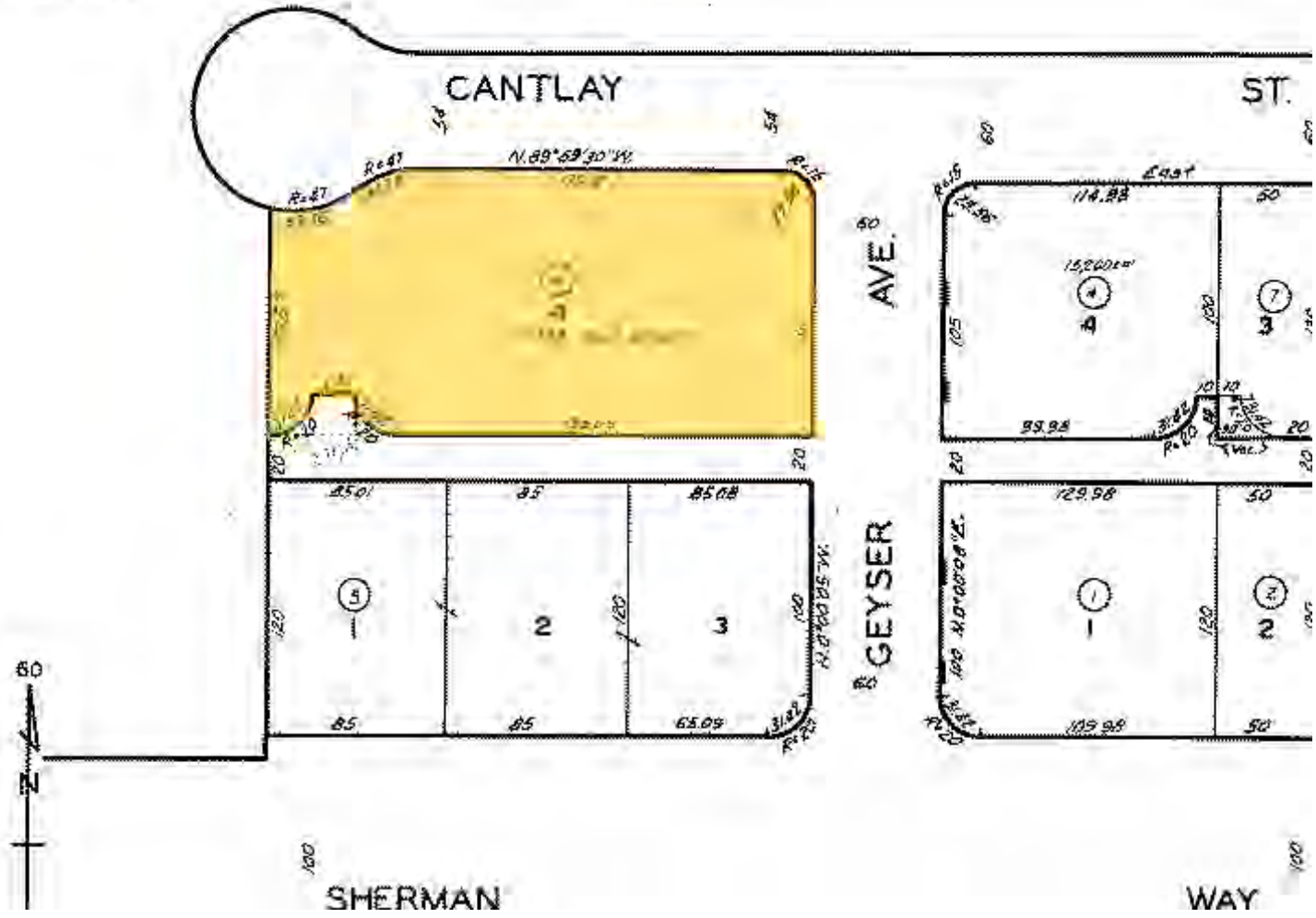
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# Plat Map

SCALE 1" = 60'









# 03

Area Overview  
Demographics  
Agent's Profile



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# Reseda, CA

**Reseda** is a neighborhood in Los Angeles, California with a population of 70,868. Reseda is in Los Angeles County. Living in Reseda offers residents an urban suburban mix feel and most residents rent their homes. In Reseda there are a lot of restaurants, coffee shops, and parks. Many families and young professionals live in Reseda and residents tend to be liberal. The public schools in Reseda are above average.

## ACCESSIBLE AMENITIES AND RECREATION

Residents of Reseda enjoy easy access to many amenities and recreational opportunities. Parks, community centers, and local businesses thrive, offering endless possibilities for leisure and socialization. Whether it's a weekend picnic at Reseda Park or exploring the vibrant shopping scene along Sherman Way, there's something for everyone to enjoy.


## DIVERSE CULTURAL TAPESTRY

One of Reseda's most enriching aspects is its diverse cultural fabric. Residents from all walks come together, contributing to a rich tapestry of traditions, languages, and cuisines. From authentic international eateries to cultural festivals, Reseda celebrates its diversity with pride.




# Demographics


2023 Summary	1 Mile	3 Miles	5 Miles
Population	43,441	261,053	566,395
Households	13,511	90,759	198,795
Families	9,635	60,640	133,351
Avg Household Size	3.14	2.84	2.80
Owner Occupied Housing Units	5,742	42,954	94,233
Renter Occupied Housing Units	7,769	47,805	104,562
Median Age	37.0	38.1	38.2
Median Household Income	\$68,898	\$81,269	\$83,821
Avg Household Income	\$99,025	\$112,694	\$121,973




**35,475**  
TOTAL BUSINESS




**280,600**  
TOTAL EMPLOYEES



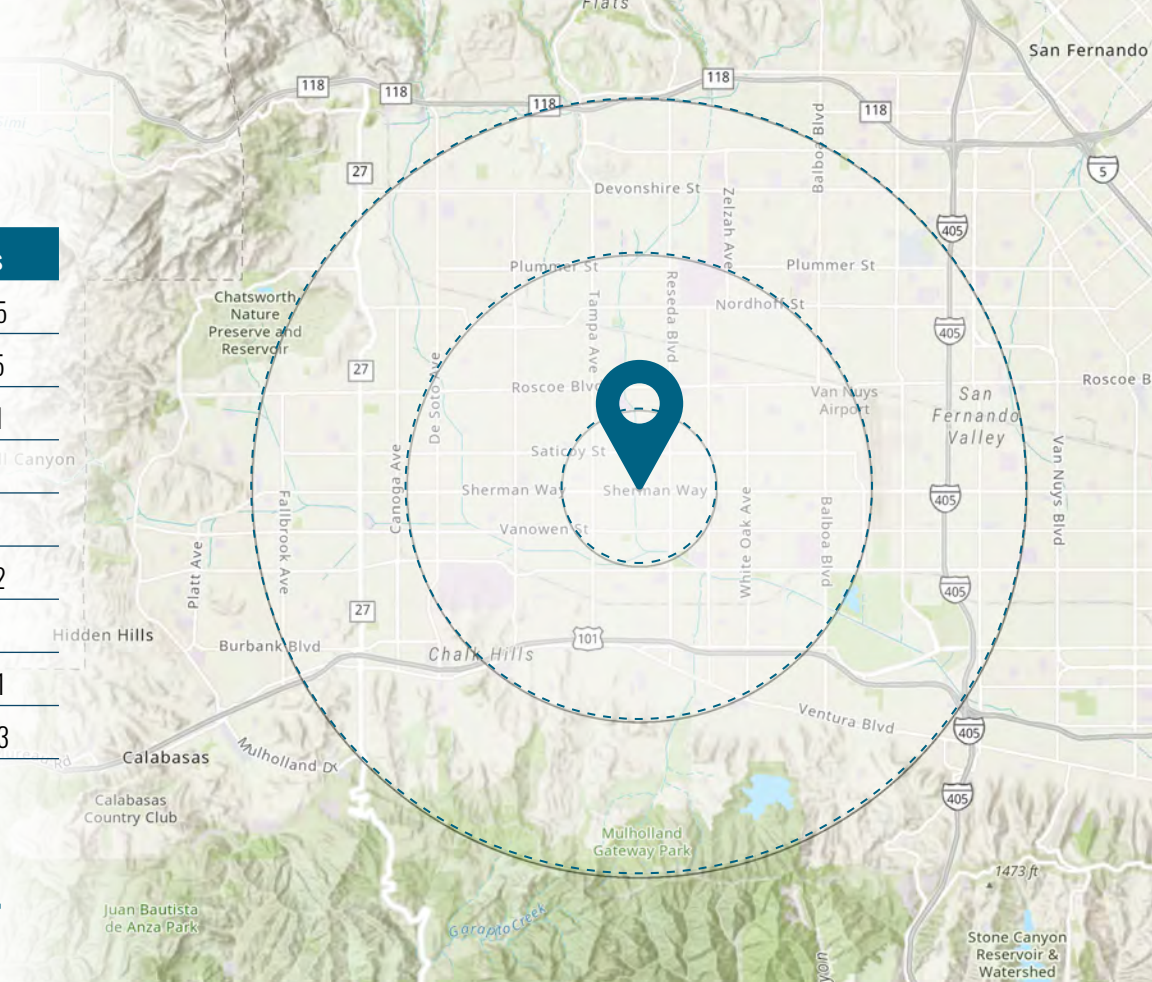
**\$83,821**  
MEDIAN HH INCOME



**\$42,827**  
PER CAPITA INCOME



**\$103,454**  
MEDIAN NET WORTH



# Drive Times

Destination	Approx Drive Time
Reseda Park	5 min.
Sepulveda Basin Recreation Area	7 min.
Bob Hope Airport	32 min.
West Los Angeles	32 min.
Van Nuys Airport	10 min.
Westfield Topanga Mall / The Village	13 min

# Top Employers



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### EXECUTIVE VICE PRESIDENT

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### PRIMARY SPECIALTY - REAL PROPERTY

- Industrial
- Office
- Retail
- Multi-Residential
- Mixed Use
- Land
- Analysis
- Valuations
- 1031 Exchange

## ARTHUR PFEFFERMAN

**Coldwell Banker Commercial is the Most Trusted Name in Commercial Real-Estate.** Art is a result driven professional with more than 25 years' experience in the acquisition and disposition of investment properties, investment analysis, leasing, development, and valuations. He attended UCLA and UB. He has been licensed since 1989. He is a registered LA county property tax appeals board agent.

Arthur has unique expertise as a specialist with significant achievements in industrial, office, retail, multi-residential, mixed-use and land. He provides authoritative, unbiased information, clear strategy, continual communications and successful negotiations conducted with integrity. He is committed to providing a steady flow of transaction information, market conditions, the project schedule, assignment progress, financial analysis, deal elements, negotiating and marketing strategies that are also available electronically. His client and investor list includes financial institutions, government, legal and accounting firms, entrepreneurs, small & large businesses and sophisticated high net worth individuals. He has served as an expert witness in business litigation in federal and state courts for business litigation cases in California.

Arthur continues to serve on numerous philanthropic and nonprofit boards and has served on blue ribbon committees as an appointee of city, county, state and federal elected officials. He has been a sought after speaker and moderator for industry and government conferences.

- Past Member of the United States Small Business Administration Advisory Council ("SBA"); Presidential Appointee
- Past President of the Cultural Affairs Commission for the City of Los Angeles; Mayoral Appointee
- Co-Founder and Past President of the United Chambers of Commerce
- Fernando Award Recipient, given annually to one citizen of the San Fernando Valley
- Provides media/newspapers with industry information
- Taught Courses on Franchising at California State University Northridge
- Active Rotarian
- SFVBJ/The Valley 200 - One of the 200 most influential people in the San Fernando Valley in 2020-2023
- Achieved the prestigious Coldwell Banker Commercial - Top 10 recognition level Nationally - 1st Q 2021
- Achieved the prestigious Coldwell Banker Commercial - #1 recognition Nationally - 1st Q 2023

An elite member of Coldwell Banker Commercial (in the top 1% of over 3,000 Coldwell Banker Commercial Professionals in the USA), Arthur represents parties in purchases, sales, leases and re-structuring of assets for many of his clients and/or their clients; in California, New York, Texas, Florida, Nevada to name a few of the many states. You may learn more about him on LinkedIn and the many who recommend and endorse him.

He lives in Westlake Village, California with his wife Sandy.

### AWARDS & RECOGNITIONS

- Elite-Coldwell Banker Commercial 2001-2023
- City and County of Los Angeles
- CA State and Federal Recognition

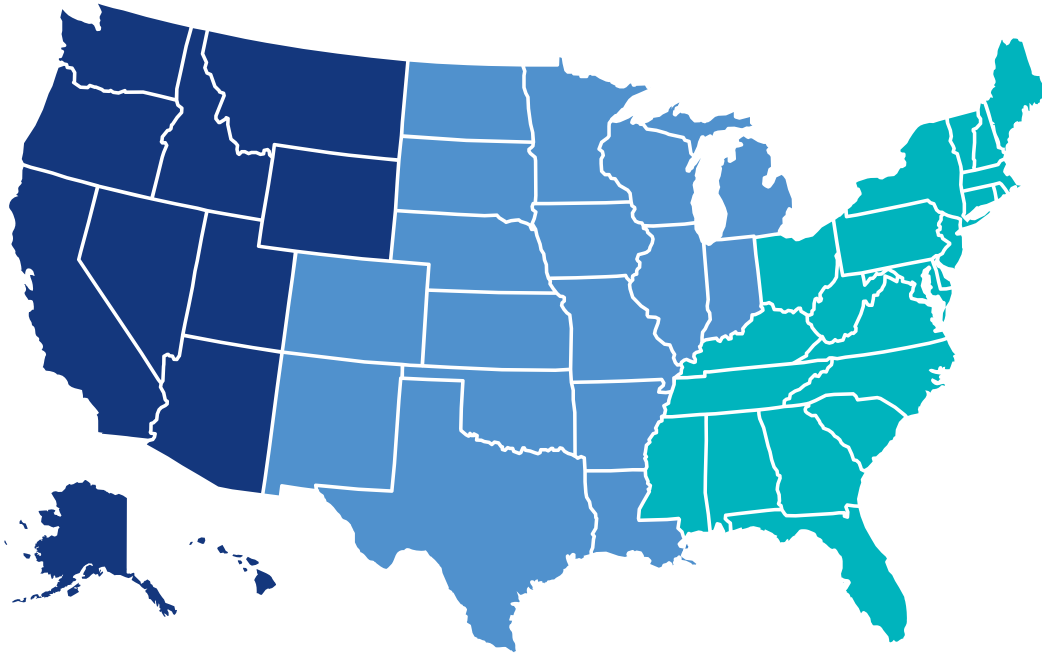


ARTHUR PFEFFERMAN

COLDWELL BANKER COMMERCIAL

# TOP PRODUCER PARTNERS NETWORK\*

The Coldwell Banker Commercial® brand has a national presence of individual commercial professionals who partner/network together for the benefit of the client.



## WEST

AMY WANG CBC GEORGE REALTY	DAN MCGUE CBC REALTY	MATT LY CBC REALTY
ANDREW PECEIMER CBC WESTBAY REAL ESTATE GROUP	DAVID MITCHELL CBC CBS	ROBERT IP CBC REALTY
ARTHUR PFEFFERMAN CBC QUALITY PROPERTIES	ERIC SACKLER CBC REALTY	SHUMEI KAM CBC GEORGE REALTY
BILL UKROPINA, CRE CBC REALTY	HARVEY HOLLOWAY CBC VALLEY REALTY	STEVEN CARAVELLI CBC REALTY
BRANDON SUDWEEKS, CCIM CBC SC	IMAN ESHAGHYAN CBC REALTY	
BYRON HILLER CBC DANFORTH	JAMES KONG CBC JM PROPERTIES	
CAREY PASTOR CBC SC	KATHI CONSTANZO CBC REALTY	

## EAST

BEN KEDDIE, CCIM, SIOR CBC ELITE	JAY DAVIS, CCIM CBC CORNERSTONE	PETER C. ROTHBERG CBC REALTY
BRENT A. CASE, CCIM, CRE CBC ATLANTIC	JELANI LINDER CBC METRO BROKERS	RICHARD O'BRIEN CBC PREMIER PROPERTIES
CARSON CUMMINGS CBC KENNON, PARKER, DUNCAN & DAVIS	KEITH GRAHAM CBC METRO BROKERS	STEPHANIE FOLSOM, CCIM CBC EBERHARDT & BARRY
CHRISTOPHER O'HARA CBC REALTY	KIMBERLY ILER CBC PLATINUM PARTNERS	THOMAS BRENNAN CBC REALTY
DREW PARKS CBC SEA COAST ADVANTAGE	KOLLIN KITE, CCIM CBC PARADISE	TODD GLASKIN CBC REALTY
ELLIOT ROSE CBC REALTY	KURT COOPER CBC METRO BROKERS	TODD PAYNE, SIOR CBC REALTY
ERIC MAIMO CBC PREMIER PROPERTIES	MELISSA SIMPSON CBC REALTY	

## CENTRAL

AJ THOMA III, CCIM, SIOR CBC DEVONSHIRE REALTY	DAVID SCHOOFF CBC REALTY	MIKE FOSTER CBC PRIME PROPERTIES
BEAU TUCKER, CCIM CBC CAPITAL ADVISORS	DEBBIE COWART CBC ARNOLD AND ASSOCIATES	RICK MCGRAW CBC TOMLINSON
BOB GARRETT, SIOR CBC FIRST EQUITY	ERIC EBERHARDT CBC CAPITAL ADVISORS	SCOTT WOMACK CBC CAPITAL ADVISORS
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DANIEL STIEBEL, CCIM CBC SCHMIDT, REALTORS®	H. BLAND CROMWELL CBC APEX, REALTORS®	TOM HARRINGTON CBC DEVONSHIRE REALTY
	KIRK KENNEALLY CBC REALTY	TOMMY LEWIS CBC LEWIS REALTY GROUP
	MARSHALL GHANT CBC VILLAGE COMMUNITIES	

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LOS ANGELES (RESEDA), CA 91335

PRESENTED BY:

**ARTHUR PFEFFERMAN**

**Executive Vice President**

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