

FOR SALE

AUTO BODY CENTER

18812 Parthenia Street Northridge, CA 91324



SALE PRICE

\$3,195,000

Greg Trotter

(310) 344-4900

CalDRE #00978695

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The 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.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

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- Capital Services & Investment Analysis
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- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,334

Affiliated Professionals

Based upon sales professionals
designated as commercial in dash as of
12/31/24.

Presence in

**158 OFFICES,
45 COUNTRIES**

OVER 18,400

Transactions

\$7.67 BILLION

Sales Volume

\$1.01 BILLION

Lease Volume

Based on Coldwell Banker Commercial transaction financial data in the U.S. Coldwell Banker and Coldwell Banker Commercial Networks 01/01/2024 – 12/31/2024

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OFFERING SUMMARY

Sale Price:	\$3,195,000
Lot Size:	12,854 SF
Building Size:	5,720 SF
NOI:	\$208,329.00
Cap Rate:	6.52%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	663	2,098	9,122
Total Population	2,474	7,276	27,237
Average HH Income	\$105,926	\$99,076	\$103,572

AUTO BODY CENTER

18812 Parthenia Street Northridge, CA 91324



PROPERTY DESCRIPTION

Auto Body Center with multiple long term tenants on month-to-month leases. There are approximately 11 bays, 8 ground level roll-ups, and a licensed spray booth. There are no inground lifts. Electric is separately metered, tenants pay for their own trash removal, and contribute to the water expense. The property has high visibility and is in a row of auto repair/collision centers servicing national accounts. Parthenia and Wilbur has a 2025 Traffic count of 32,533 cars per day - CoStar. The property has a history of consistent annual rent increases. The building was constructed with reinforced concrete in 1988.

LOCATION DESCRIPTION

Three doors east of the Wilbur Ave and Parthenia St. intersection. The property is three blocks west of Parthenia St. and Reseda Blvd

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HIGHLIGHTS

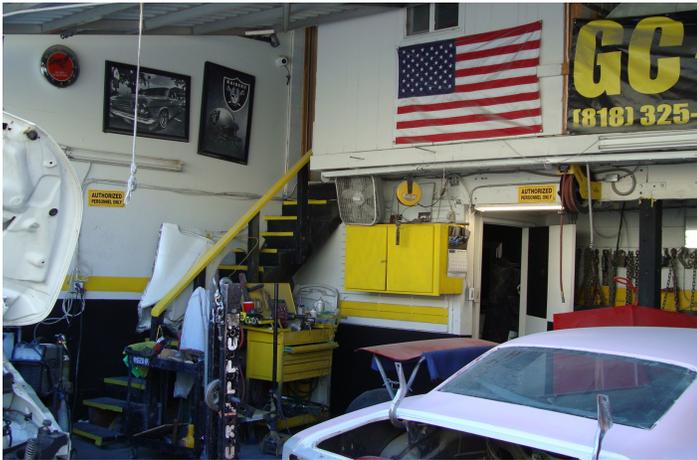
AUTO BODY CENTER

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PROPERTY HIGHLIGHTS

- Front Unit has an Office and Could be Used by Owner/User
- Multiple Long Term Tenants
- High Visibility on High Traffic Street
- 11 Work Bays
- Licensed Spray Booth
- Street to Street Lot with Security Gates at Both Ends
- Paved Center Drive Way
- Paved Parking for 15 cars or Lot Storage
- Separately Metered for Electric
- Tenants Pay Their Own Trash and Contribute to Water



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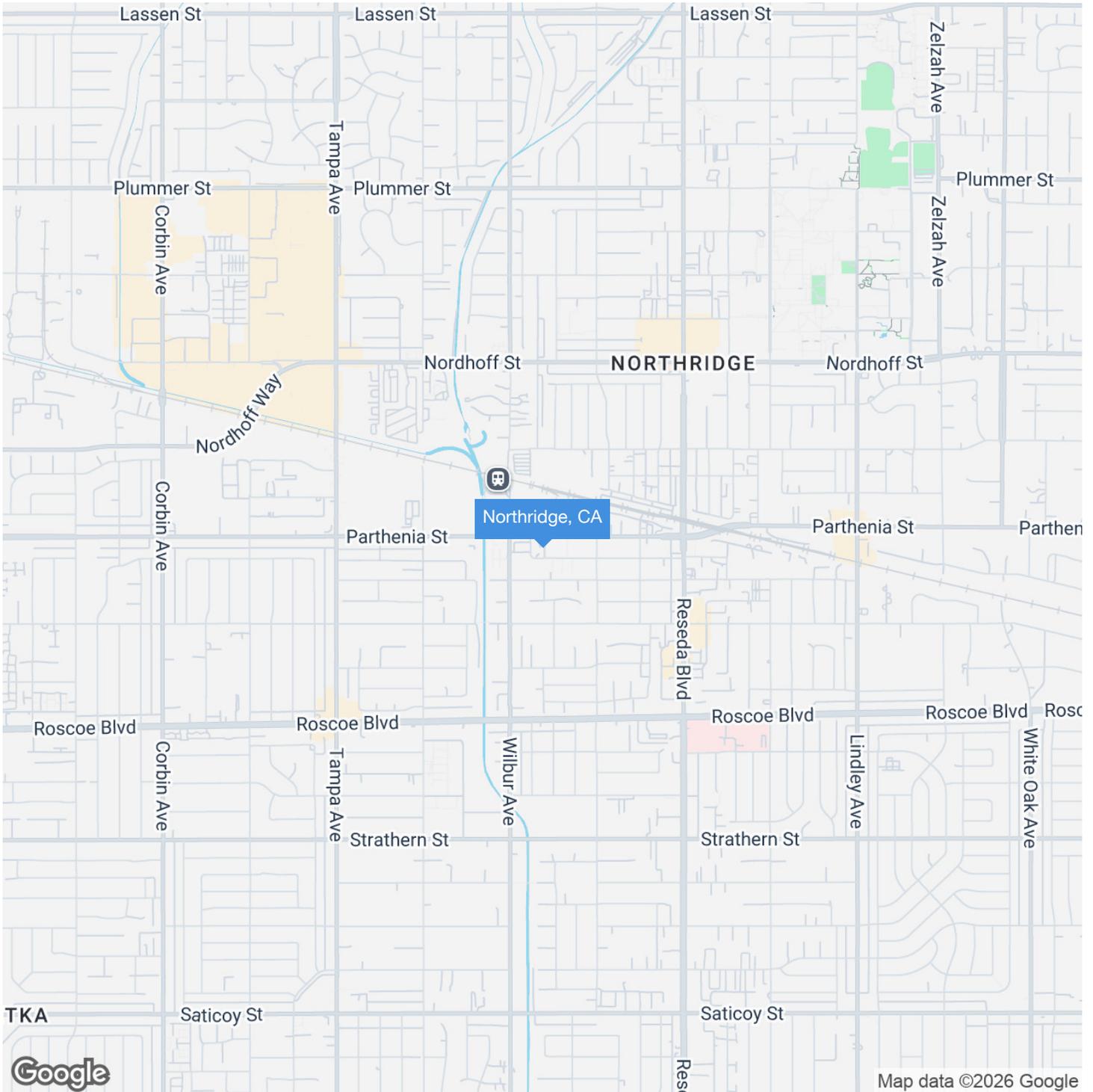


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AREA MAP

AUTO BODY CENTER

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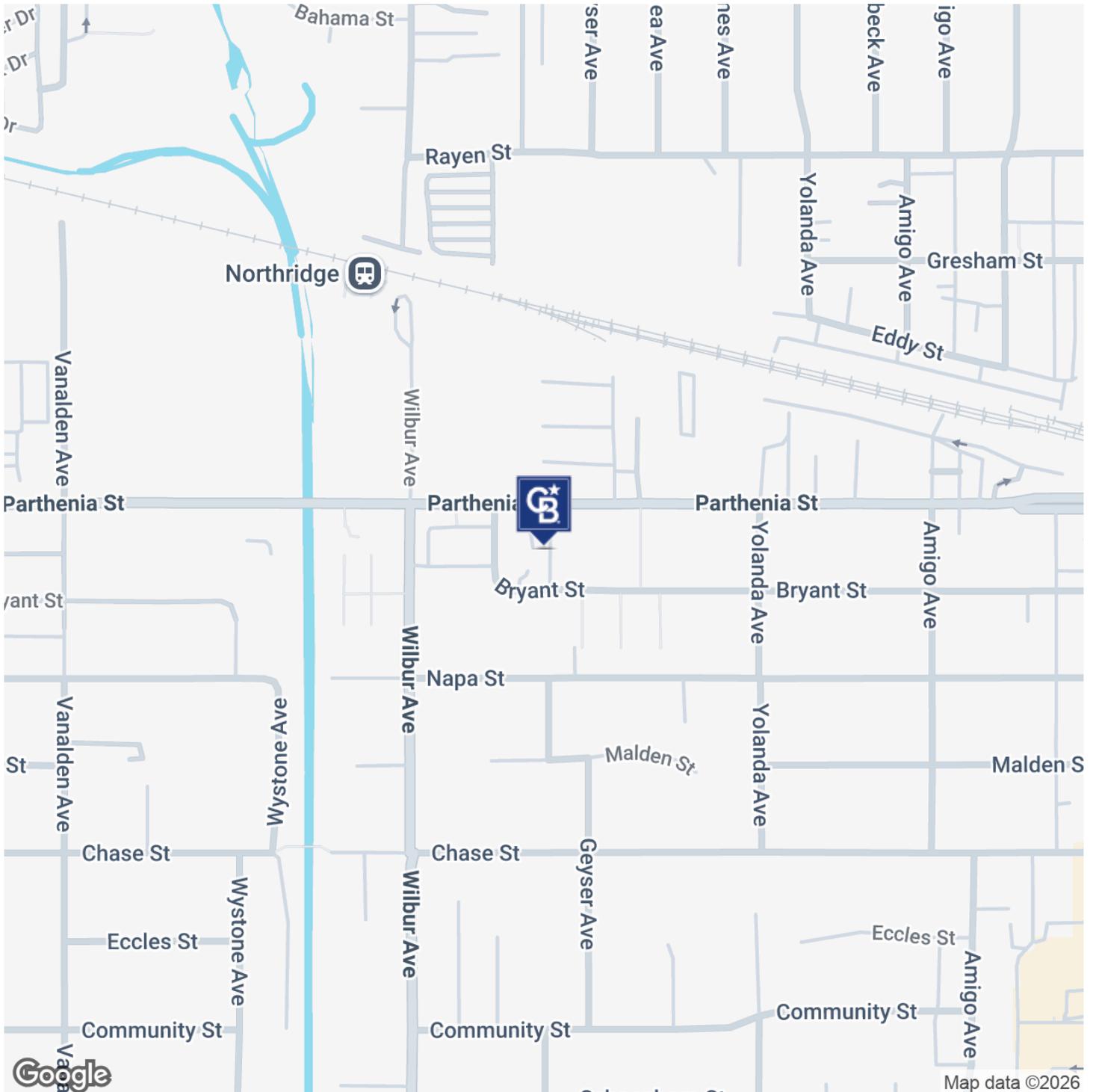


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LOCATION

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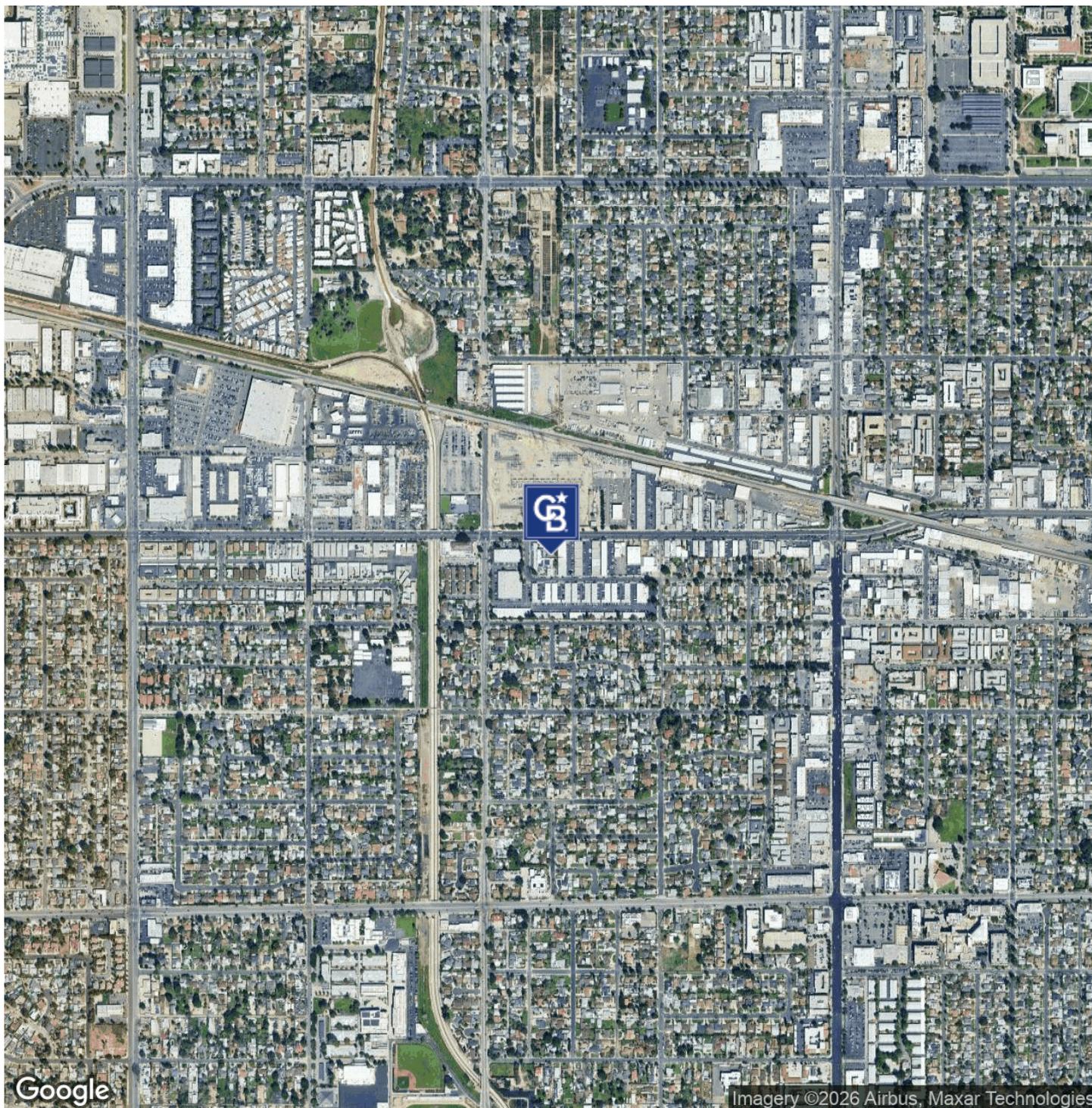


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AERIAL

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INVESTMENT OVERVIEW

Price	\$3,195,000
Price per SF	\$558.57
Cap Rate	6.52%

OPERATING DATA

Gross Scheduled Income	\$271,272
Other Income	\$5,400
Total Scheduled Income	\$276,672
Total Scheduled Income	\$276,672
Vacancy Cost	(\$8,300)
Gross Income	\$268,372
Operating Expenses	\$60,043
Net Operating Income	\$208,329

FINANCING DATA

Down Payment	\$3,195,000
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INCOME AND EXPENSE

AUTO BODY CENTER

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INCOME SUMMARY

Gross Scheduled Income	\$271,272
Other Income	\$5,400
Vacancy Cost	(\$8,300)

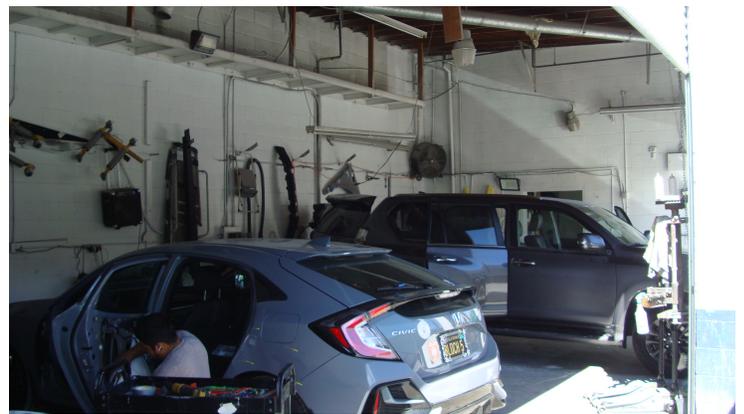
GROSS INCOME **\$268,372**

EXPENSES SUMMARY

Property Taxes	\$41,216
Insurance	\$5,700
Clarifier Service	\$1,560
Utilities - Water	\$6,200
Cam - Maintenance	\$5,367

OPERATING EXPENSES **\$60,043**

NET OPERATING INCOME **\$208,329**



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RENT ROLL

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SUITE	SIZE SF	MONTHLY RENT	% OF BUILDING	PRICE / SF / MONTH
1, 2 & 4	2,080 SF	\$6,720	36.36%	\$3.23
3 & 5	1,040 SF	\$6,800	18.18%	\$6.54
6 & 7	1,040 SF	\$4,286	18.18%	\$4.12
8A	780 SF	\$2,400	13.64%	\$3.08
8B	780 SF	\$2,400	13.64%	\$3.08
TOTALS	5,720 SF	\$22,606	100%	\$20.04



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Sale Comparables

17

Avg. Cap Rate

5.9%

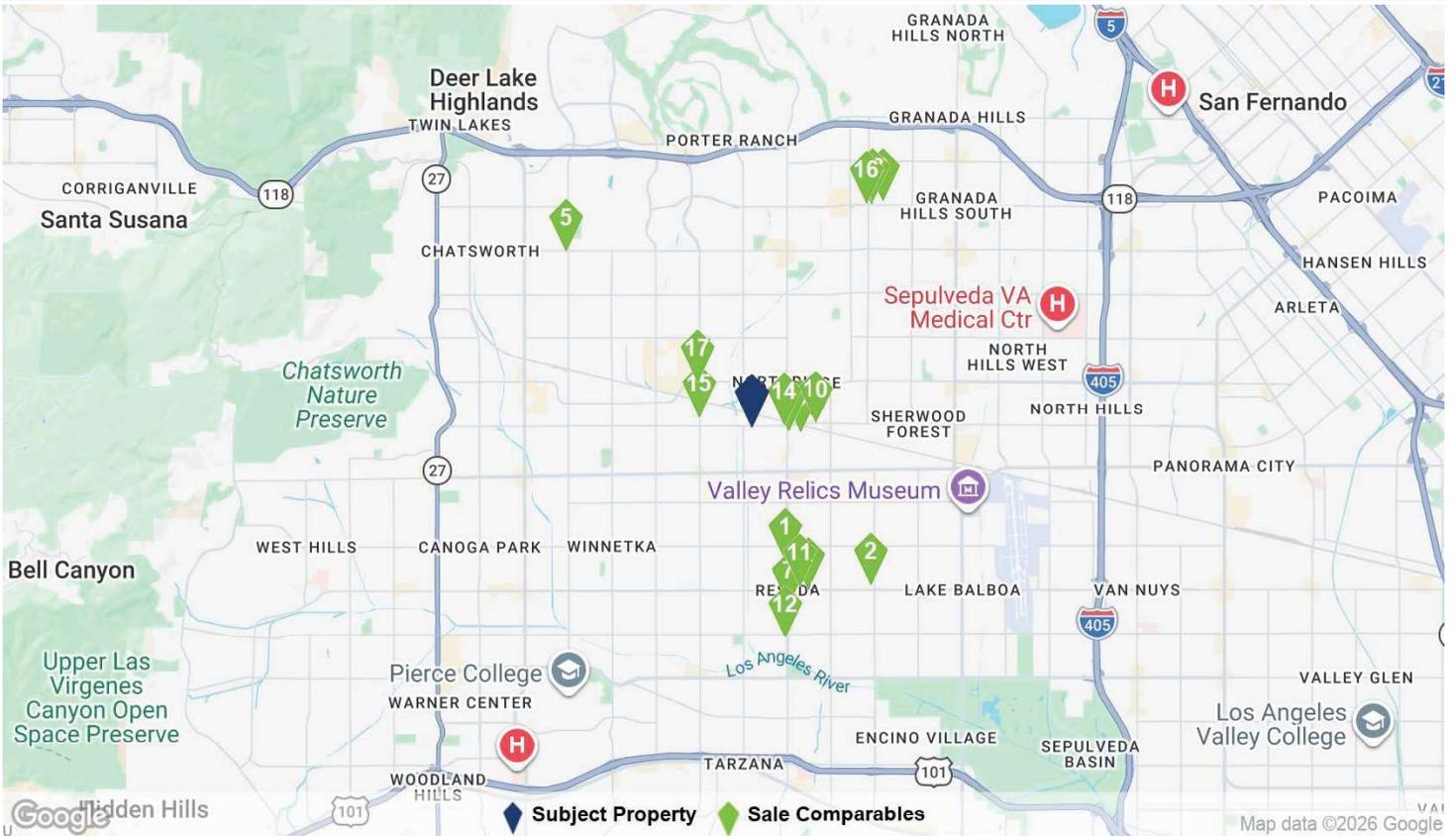
Avg. Price/SF

\$509

Avg. Vacancy At Sale

8.8%

SALE COMPARABLES LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$945,000	\$2,868,669	\$2,500,000	\$7,654,880
Price/SF	\$266	\$509	\$401	\$1,245
Cap Rate	5.1%	5.9%	5.6%	7.2%
Time Since Sale in Months	2.0	10.9	12.6	22.1
Property Attributes	Low	Average	Median	High
Building SF	2,900	5,636	5,025	10,000
Stories	1	1	1	2
Typical Floor SF	2,900	5,342	5,000	9,250
Vacancy Rate At Sale	0%	8.8%	0%	67.2%
Year Built	1941	1967	1960	1999
Star Rating	★★★★★	★★★★★ 2.2	★★★★★	★★★★★

Investment Trends

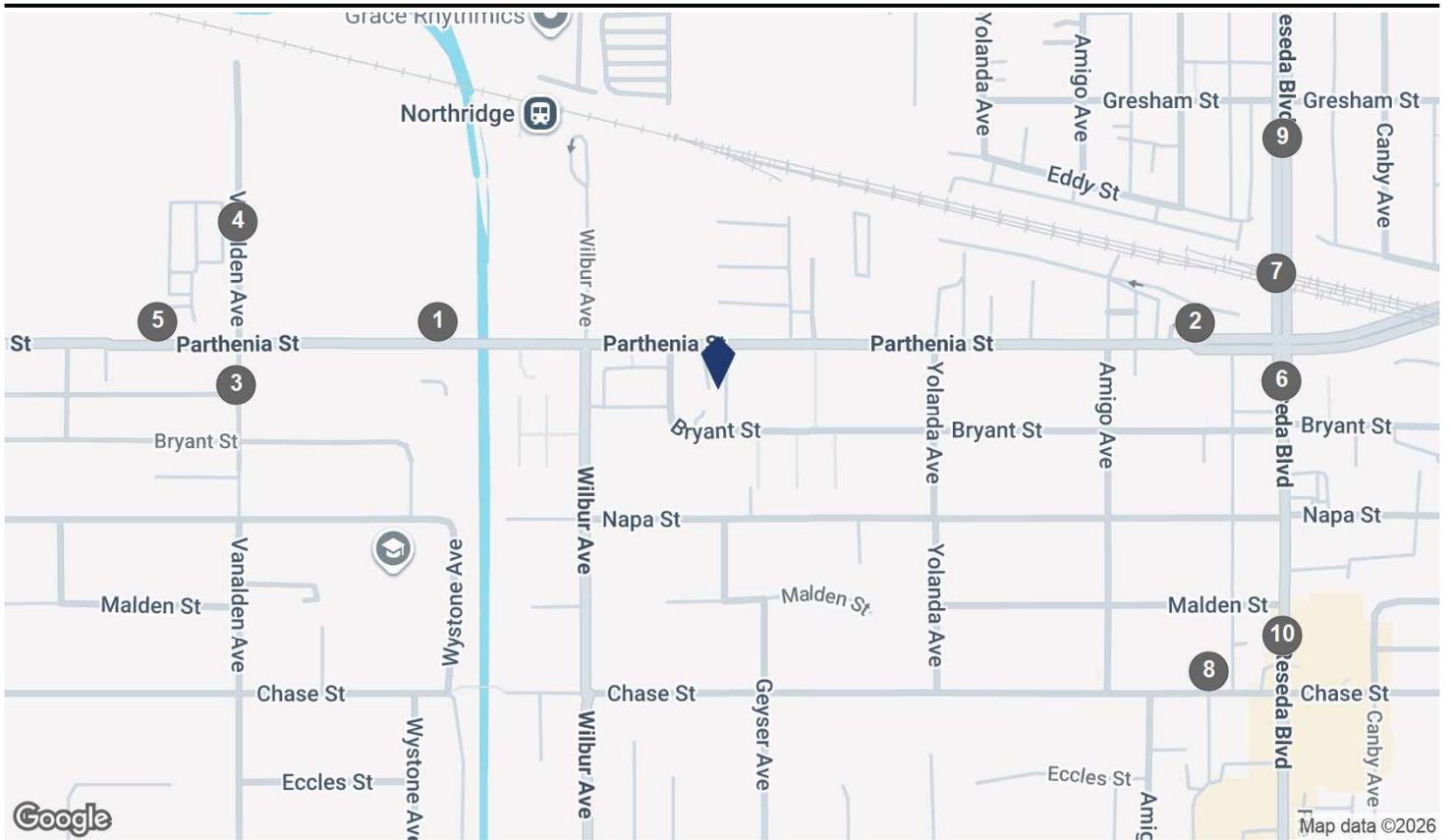
18812 Parthenia St

Property Name - Address	Property				Sale			
	Rating	Yr Built	Bldg SF	Vacancy	Sale Date	Price	Price/SF	Cap Rate
1 7437 Reseda Blvd	★★★★★	1949	3,690	0%	12/12/2025	\$1,275,000	\$346	5.5%
2 17721 Sherman Way	★★★★★	1968	6,290	0%	12/2/2025	\$2,500,000	\$397	-
3 8612-8622 Darby Ave	★★★★★	1972	4,250	0%	11/18/2025	\$5,290,000	\$1,245	-
4 8616-8618 Reseda Blvd	★★★★★	1952	3,000	0%	11/7/2025	\$945,000	\$315	6.7%
5 20516 Devonshire St	★★★★★	1997	9,084	12.5%	10/14/2025	\$7,654,880	\$843	5.9%
6 17644-17646 Chatsworth...	★★★★★	1954	4,000	0%	9/7/2025	\$1,602,500	\$401	-
7 7030 Reseda Blvd	★★★★★	1941	3,514	0%	4/7/2025	\$2,500,000	\$711	-
8 18300 Sherman Way	★★★★★	1990	6,195	0%	2/19/2025	\$3,335,000	\$538	7.2%
9 17541-17545 Chatsworth...	★★★★★	1957	5,025	0%	1/23/2025	\$1,700,000	\$338	-
10 18224 Parthenia St	★★★★★	1956	6,000	0%	1/8/2025	\$2,200,000	\$367	-
11 18353 Sherman Way	★★★★★	1953	3,767	0%	12/31/2024	\$1,625,000	\$431	-
12 6723 Reseda Blvd	★★★★★	1960	9,250	13.5%	11/25/2024	\$3,900,000	\$422	-
13 17639 Chatsworth St	★★★★★	1966	2,900	0%	9/23/2024	\$1,025,000	\$353	5.3%
14 8655 Reseda Blvd	★★★★★	1999	8,926	67.2%	9/9/2024	\$3,500,000	\$392	5.6%
15 8727 Tampa Ave	★★★★★	1969	10,000	0%	9/4/2024	\$2,660,000	\$266	-
16 17708-17710 Chatsworth...	★★★★★	1957	4,799	0%	7/26/2024	\$2,425,000	\$505	-
17 9051 Tampa Ave	★★★★★	1996	5,120	0%	4/10/2024	\$4,630,000	\$904	5.1%

Subject Property

18812 Parthenia St

TRAFFIC COUNTS



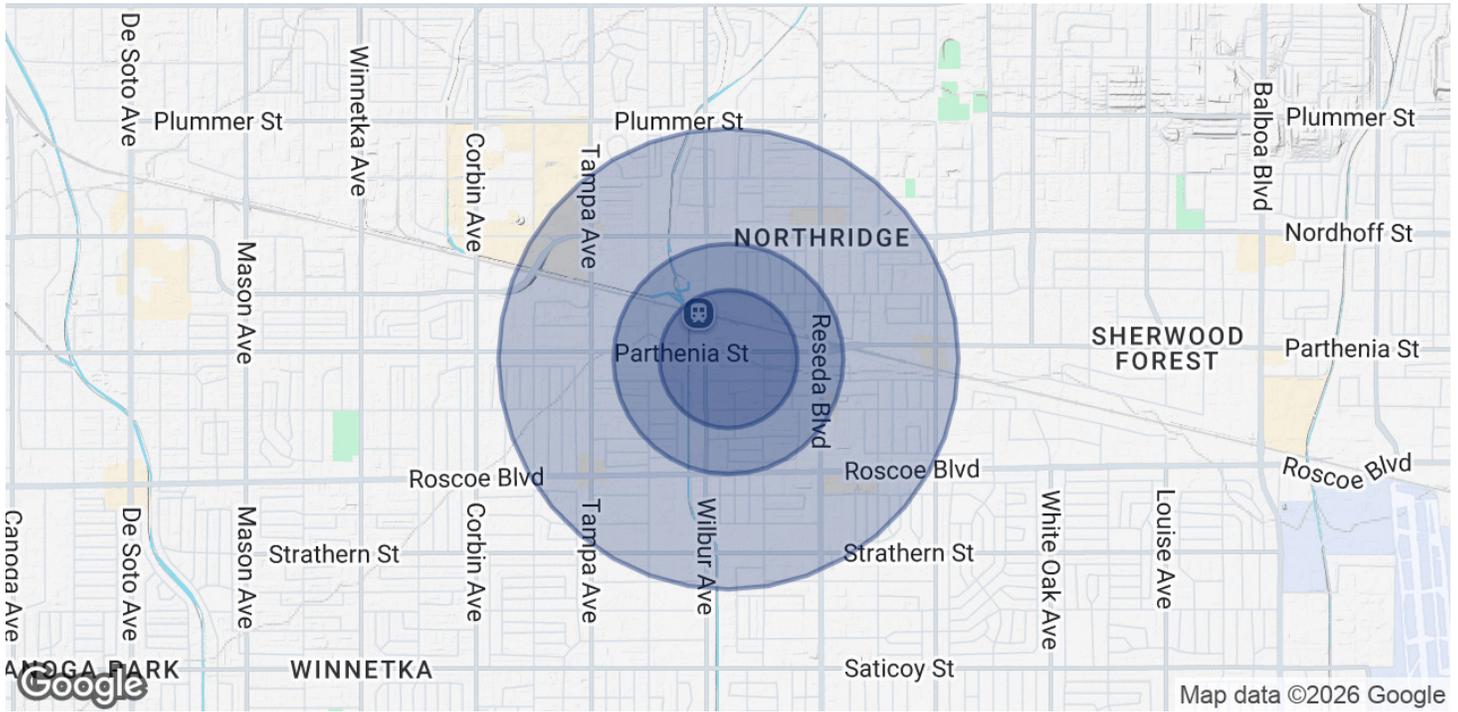
COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Parthenia St	Wilbur Ave - E	32,533	2025	0.20 mi
2 Parthenia St	Reseda Blvd - E	34,031	2025	0.34 mi
3 Vanalden Ave	Bryant St - S	3,249	2025	0.35 mi
4 Vanalden Ave	Parthenia St - S	3,066	2025	0.36 mi
5 Parthenia St	Vanalden Ave - E	30,820	2025	0.40 mi
6 Reseda Blvd	Bryant St - S	36,162	2025	0.40 mi
7 Reseda Blvd	W Eddy St - S	38,942	2025	0.41 mi
8 Chase St	Amigo Ave - W	5,906	2025	0.41 mi
9 Reseda Blvd	Gresham St - N	34,434	2018	0.44 mi
10 Reseda Blvd	Chase St - S	35,715	2025	0.45 mi

DEMOGRAPHICS

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,474	7,276	27,237
Average Age	38	38	39
Average Age (Male)	37	37	38
Average Age (Female)	38	39	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	663	2,098	9,122
# of Persons per HH	3.7	3.5	3
Average HH Income	\$105,926	\$99,076	\$103,572
Average House Value	\$621,277	\$701,562	\$806,878

Demographics data derived from AlphaMap

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