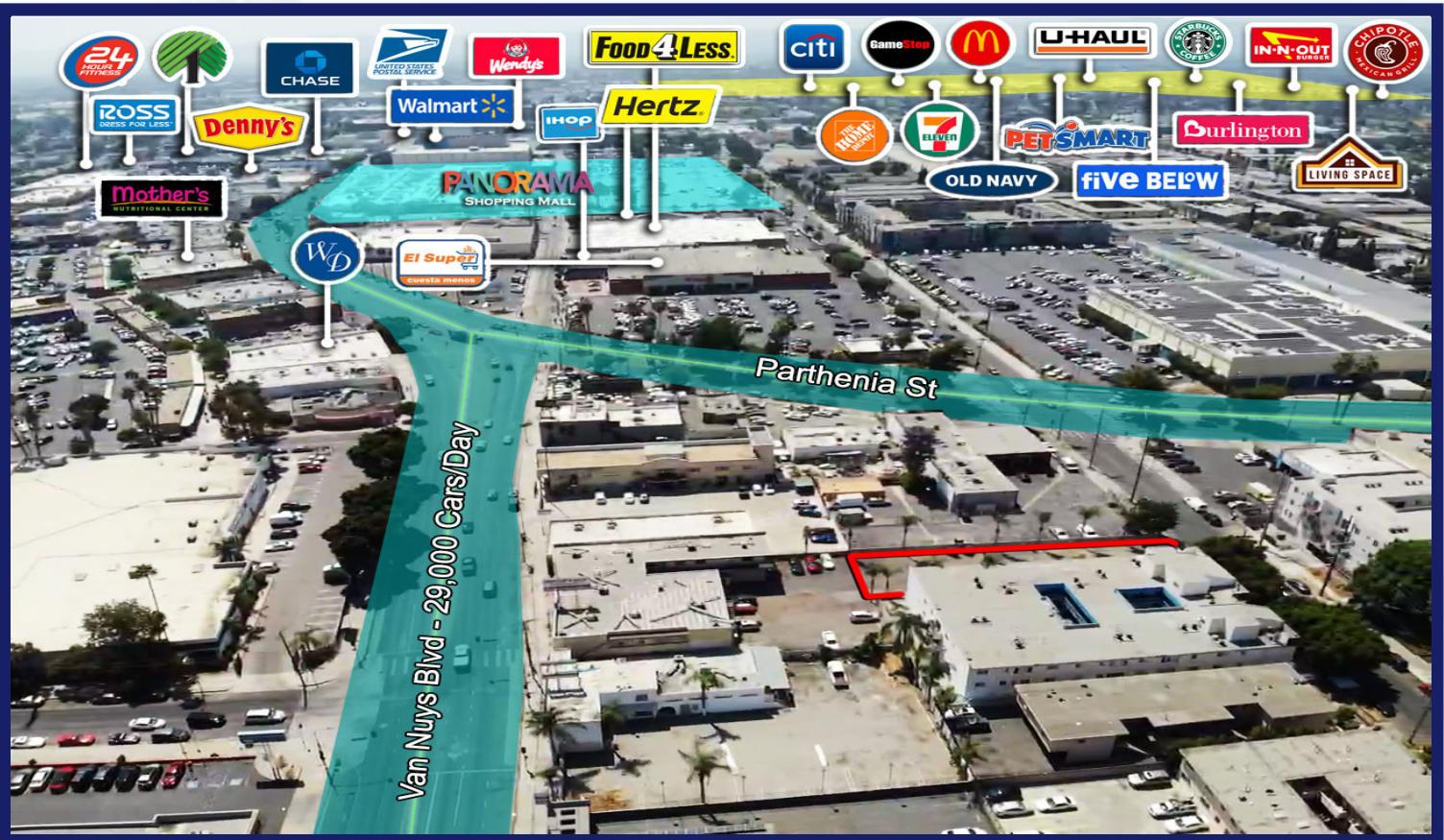


# EXECUTIVE SUMMARY



## HIGHLIGHTS:

KARL NIEHAUS  
(310) 880-7900  
KarlNiehaus@CREI.biz  
www.CREI.biz  
01450751 - RE License

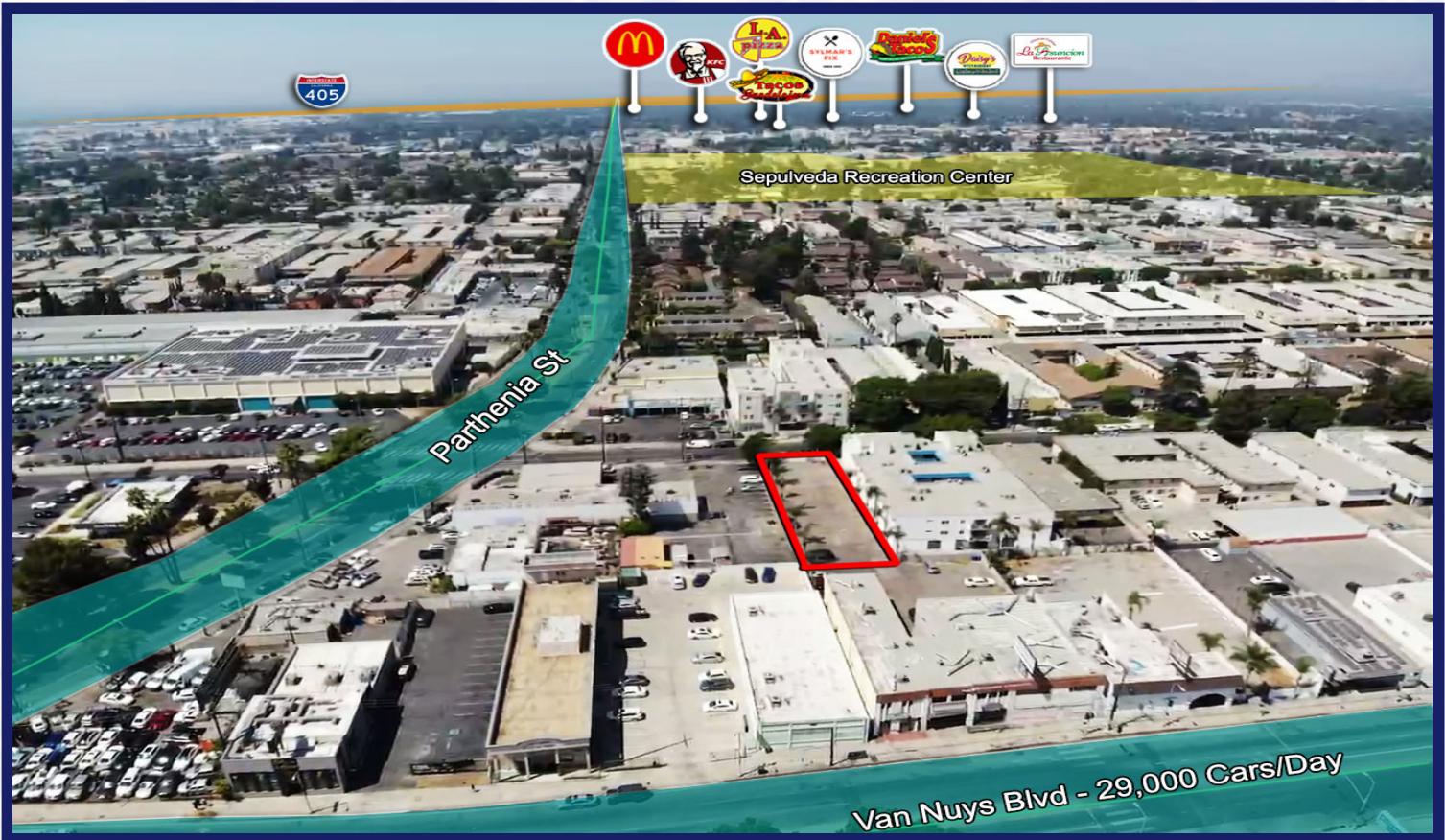
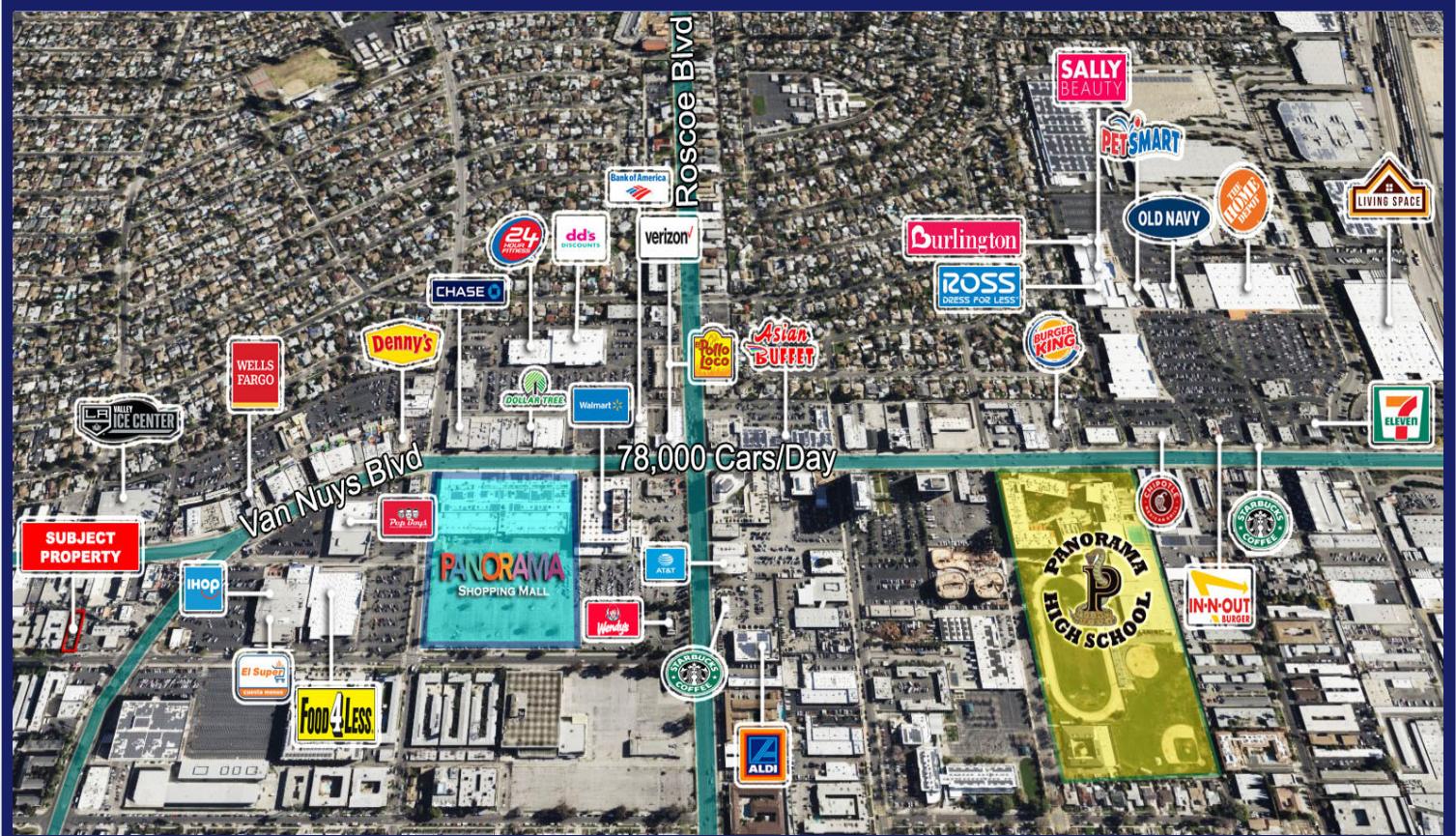
- ED-1 Site, Approx 9,155 SF Lot
- 1 Block from Food4Less & El Super Supermarkets, 3 Blocks from Walmart, Malls & Amenities
- 3 Blocks from new Rail Station with connections to Metrolink Station and the Orange & Red Rail Lines
- 7 Schools & Kaiser Permanente Hospital within approximately 1 Mile
- Excellent Walking Access to all Amenities – 87/100 Walk Score
- Located in Qualified Opportunity Zone – Capital Gains Tax Benefits

**OFFERING SUMMARY:** 8720 Tobias offers an investor a 9,155 SF site, ED-1 location with TOC Tier 3 bonuses in an amenity rich hub. The location offers easy walking access to 2 supermarkets within 1 block as well as Walmart, malls and retailers within 3 blocks. Convenient transportation options with the new rail station being built 3 blocks away offering connections to the Orange & Red and MetroLink rail lines, numerous bus lines and easy access to 4 freeways (405, 5, 118 & 170). Additionally, with 7 schools in less than a mile and the Kaiser Permanente Medical Center just over a mile away, all resident needs are easily accessible.

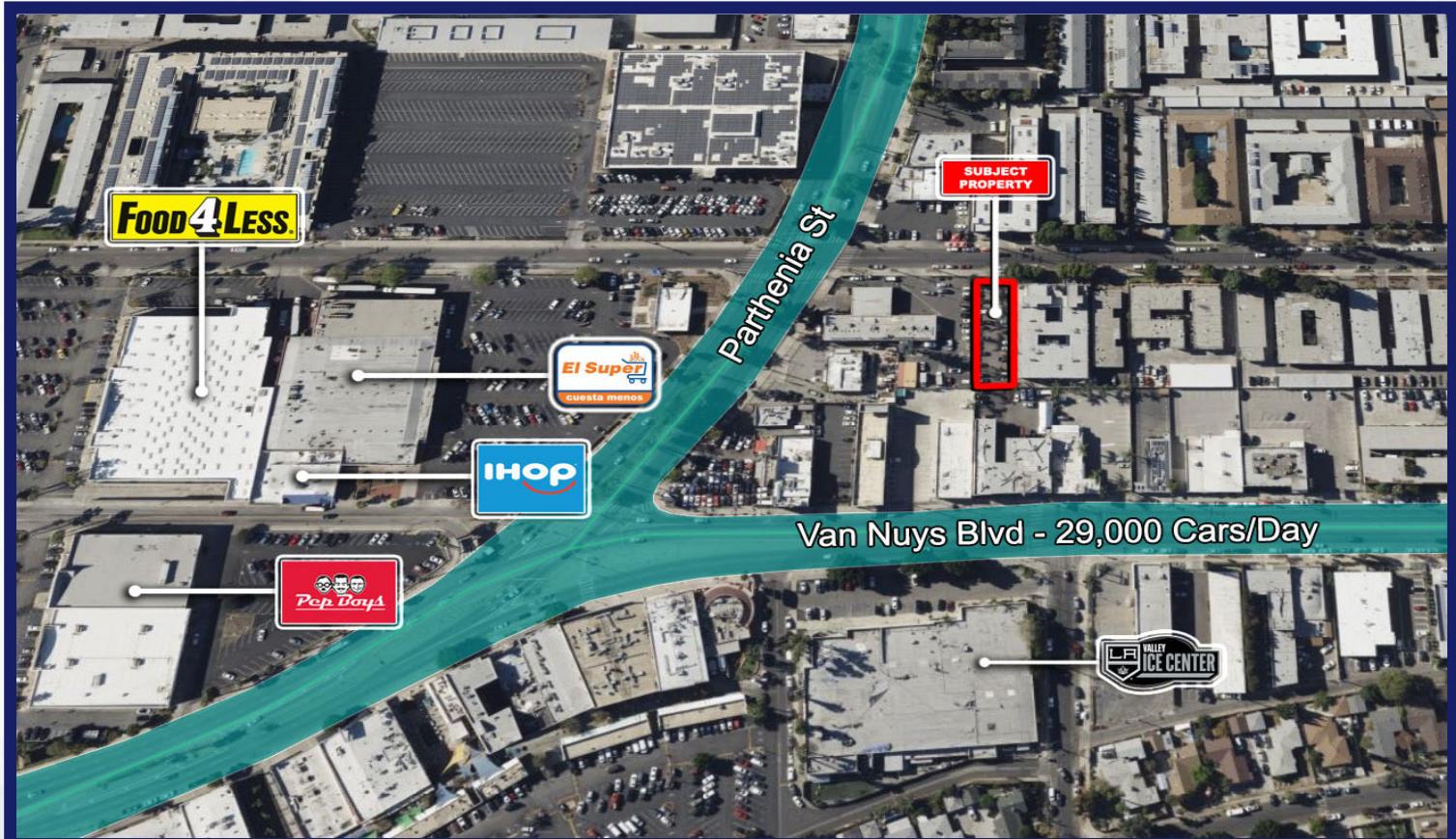
**DEMOGRAPHICS:** High housing demand with over 73k residents within 1 mile and 175k residents within 2 miles. Household income averages over \$71k within 1 mile and \$82k within 2 miles.

**PRICE:** \$1,565,000 – \$171/SF of Land

# PROPERTY PICTURES

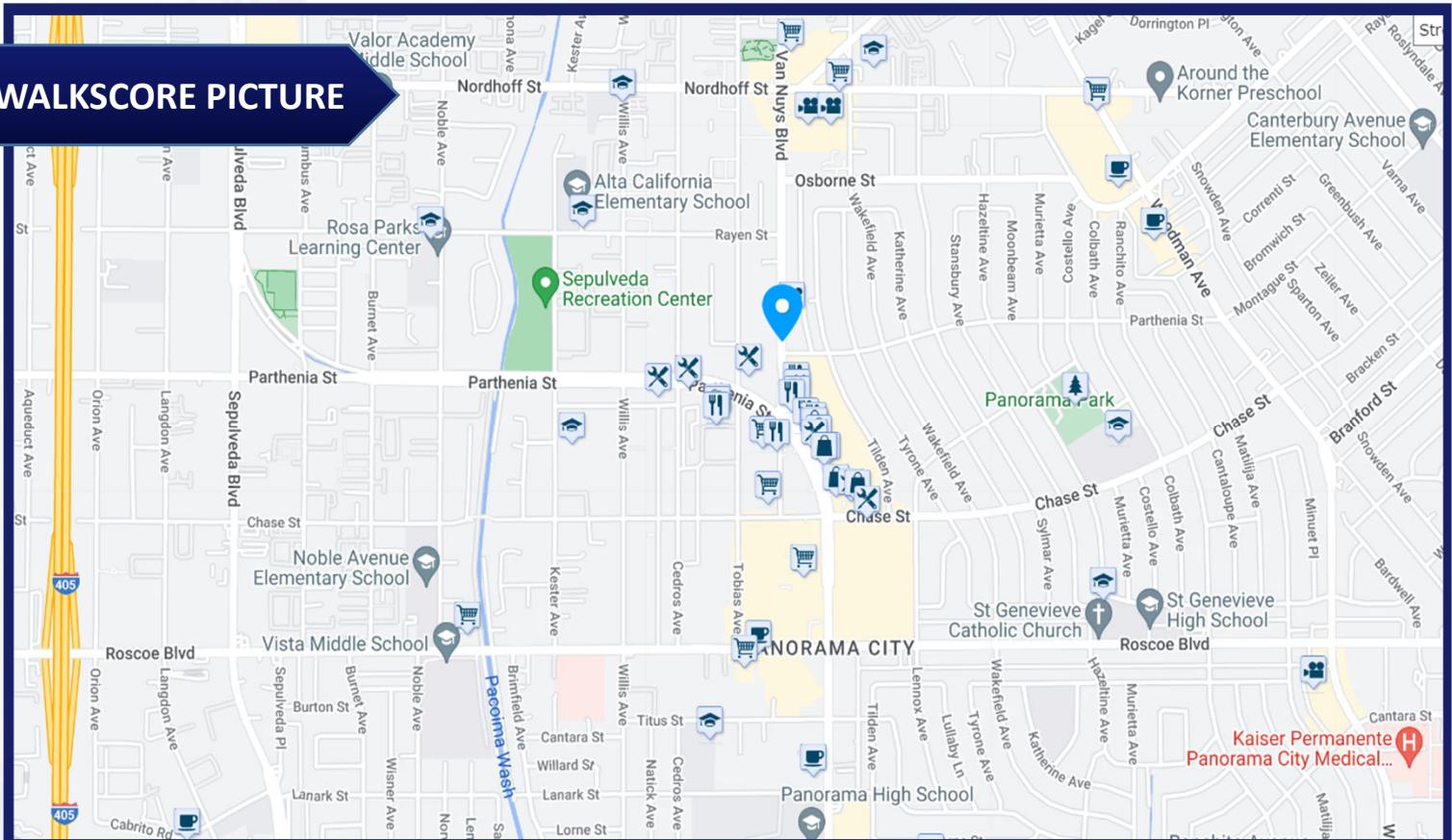


# PROPERTY PICTURES



# WALKSCORE

## WALKSCORE PICTURE



Walk Score  
**87**

Transit Score  
**51**

Bike Score  
**60**

## WALKSCORE SUMMARY

### Walk Score

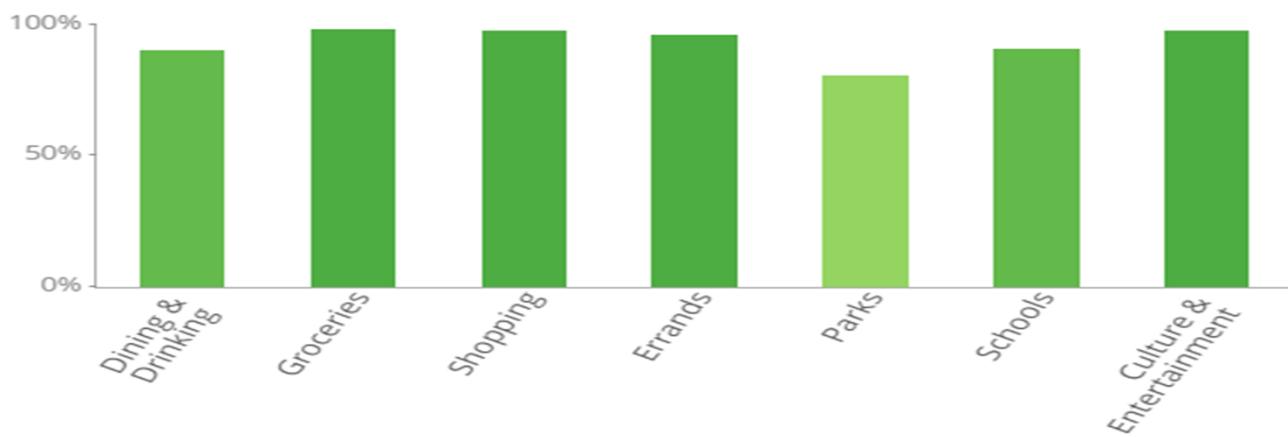
### Transit Score

### Bike Score

#### Score Details

#### What is Walk Score

The Walk Score for 8759 Van Nuys Boulevard is based on the following categories.



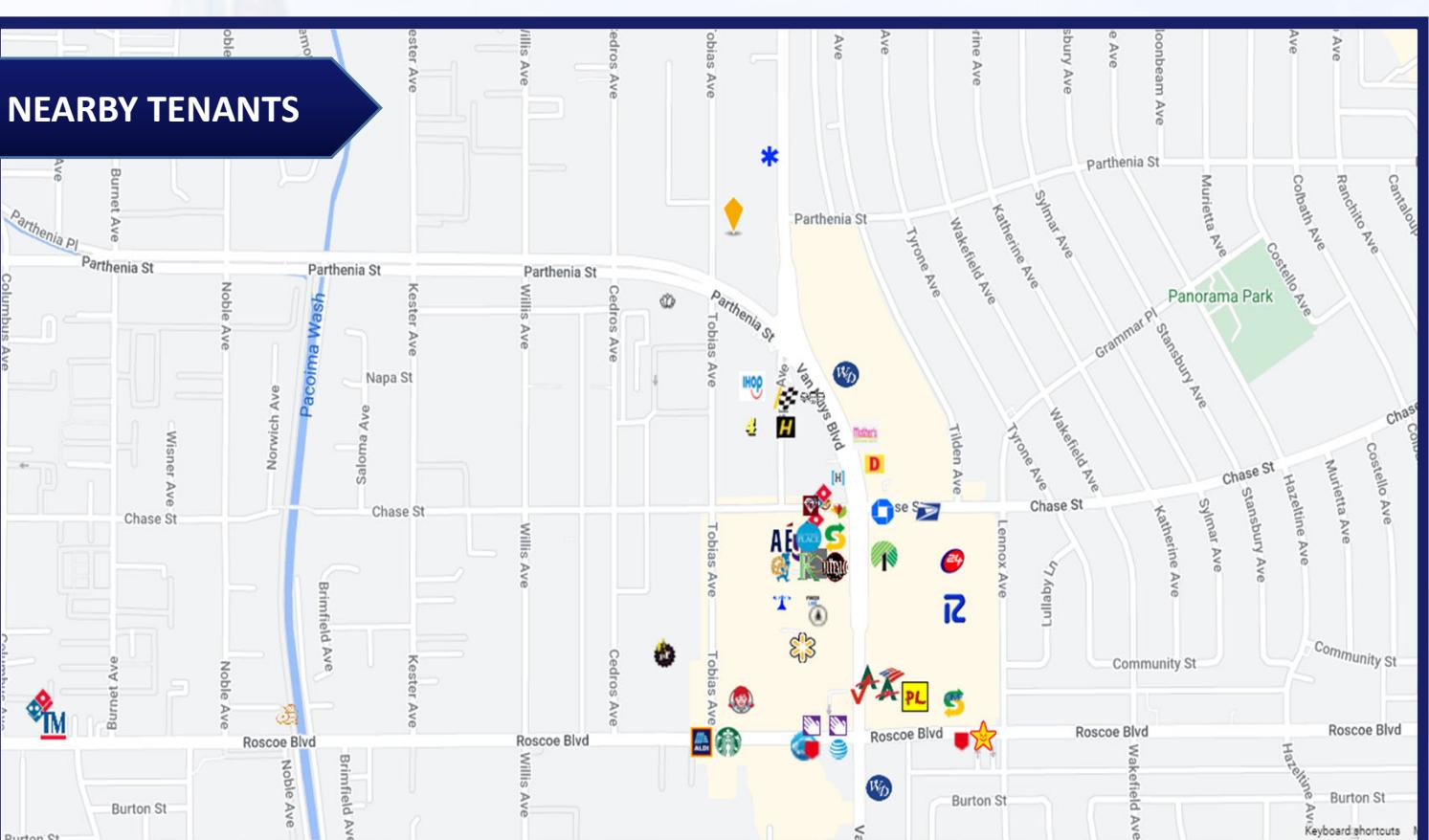
# NEW VAN NUYS BLVD RAIL (UNDER CONSTRUCTION)



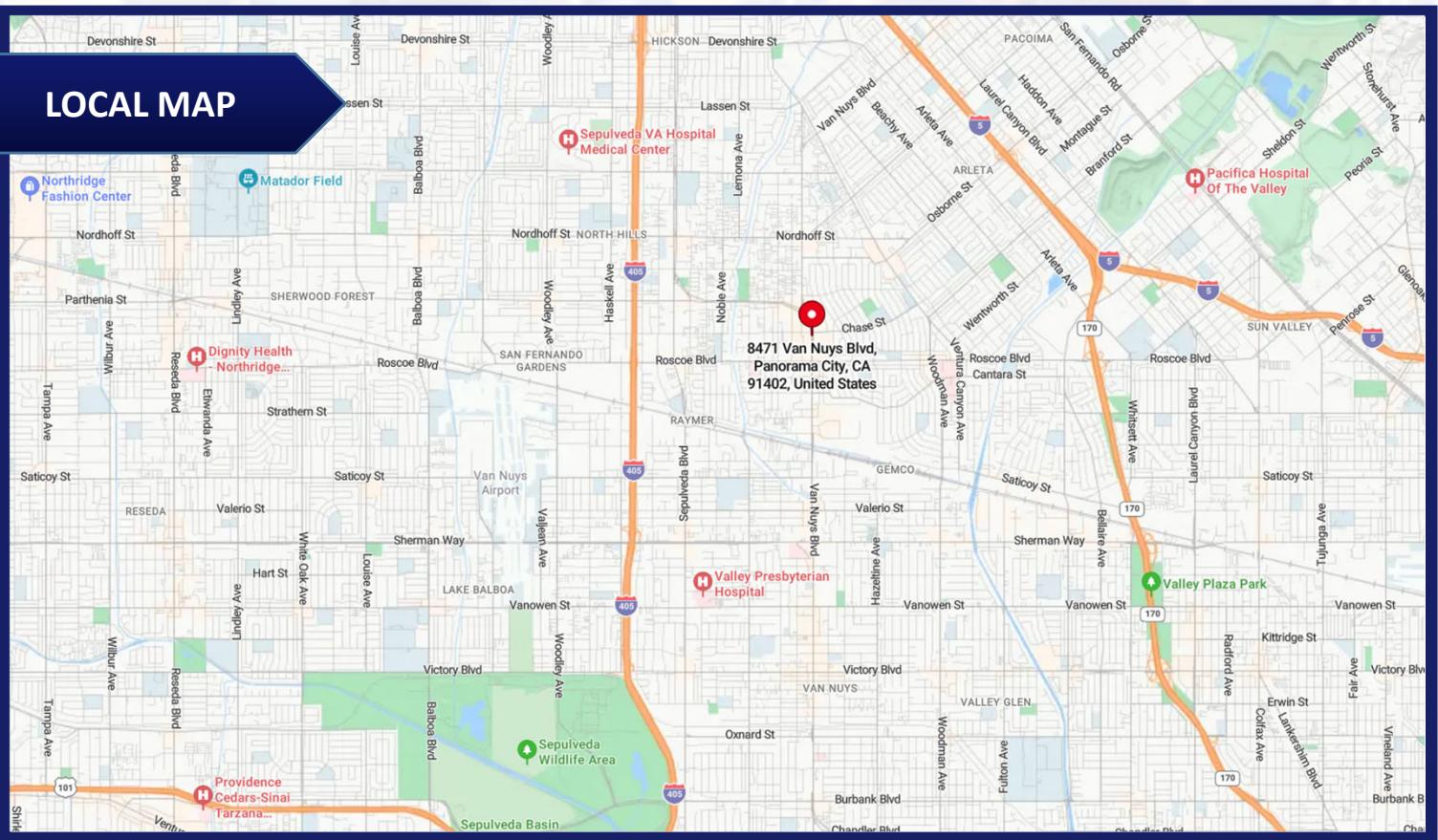
**East San Fernando Valley Light Rail Transit Project**  
Project Area



# PROPERTY PICTURES



## LOCAL MAP



# DEMOGRAPHIC SUMMARY

## DEMOGRAPHICS BY 5-MILE RADIUS



### AVERAGE HH INCOME

**\$91,521**



### POPULATION

**706,983**



### HOUSEHOLDS

**215,705**



### OWNER-OCCUPIED HOUSING

**88,755**



### RENTER-OCCUPIED HOUSING

**120,009**



### BUSSINESSES

**32,106**

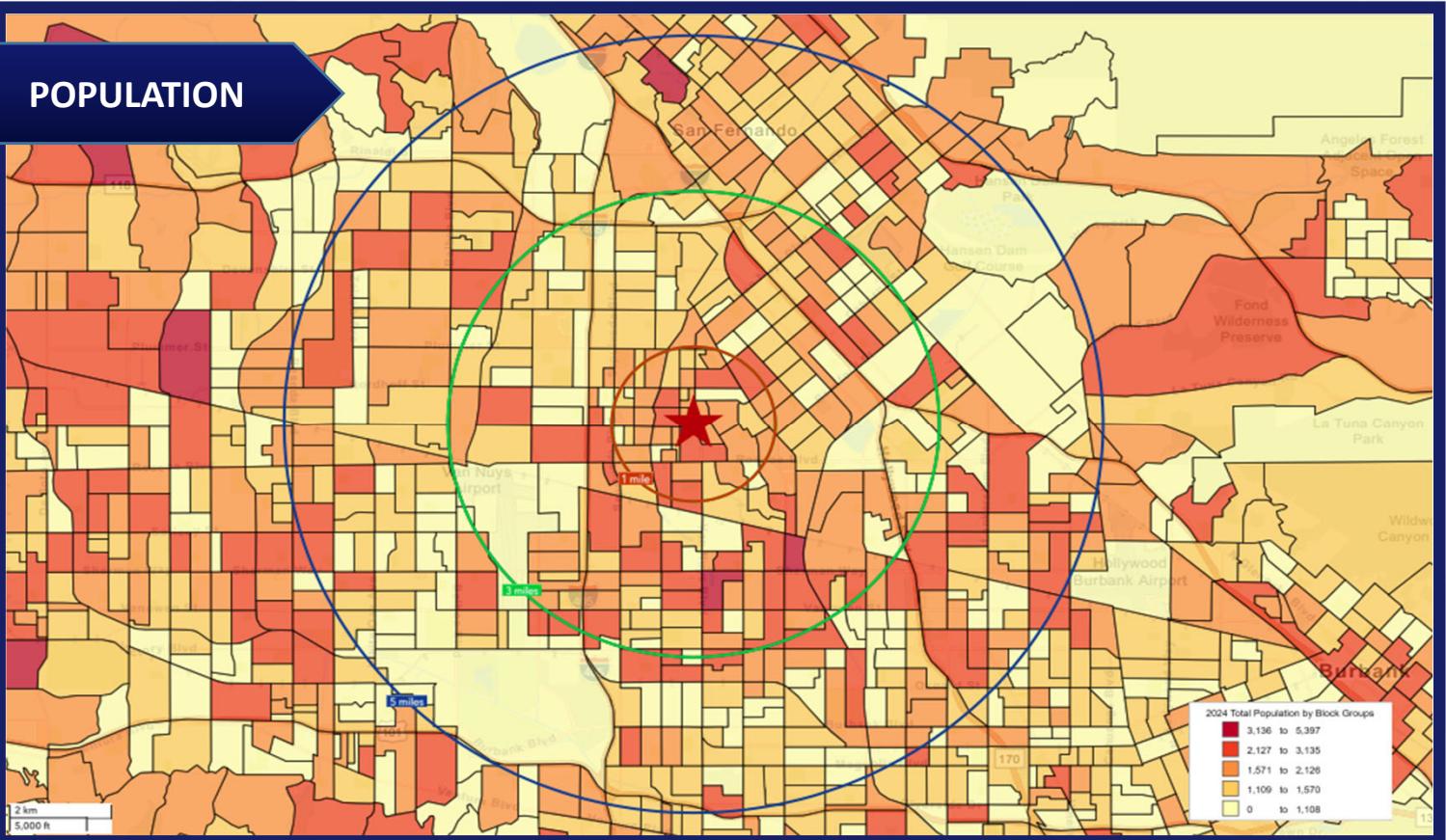
| <b>POPULATION</b>          | <b>2-MILE</b> | <b>5-MILE</b> | <b>10-MILE</b> |
|----------------------------|---------------|---------------|----------------|
| 2010 POPULATION            | 176,262       | 729,790       | 1,597,628      |
| 2023 POPULATION            | 174,931       | 706,983       | 1,565,375      |
| 2028 POPULATION PROJECTION | 170,433       | 685,368       | 1,521,114      |
| ANNUAL GROWTH 2010-2023    | -0.1%         | -0.2%         | -0.2%          |
| ANNUAL GROWTH 2023-2028    | -0.5%         | -0.6%         | -0.6%          |
| MEDIAN AGE                 | 36.2          | 37.6          | 39.5           |

| <b>INCOME</b>    | <b>2-MILE</b> | <b>5-MILE</b> | <b>10-MILE</b> |
|------------------|---------------|---------------|----------------|
| AVG HH INCOME    | \$81,276      | \$91,521      | \$108,303      |
| MEDIAN HH INCOME | \$59,613      | \$67,844      | \$80,910       |

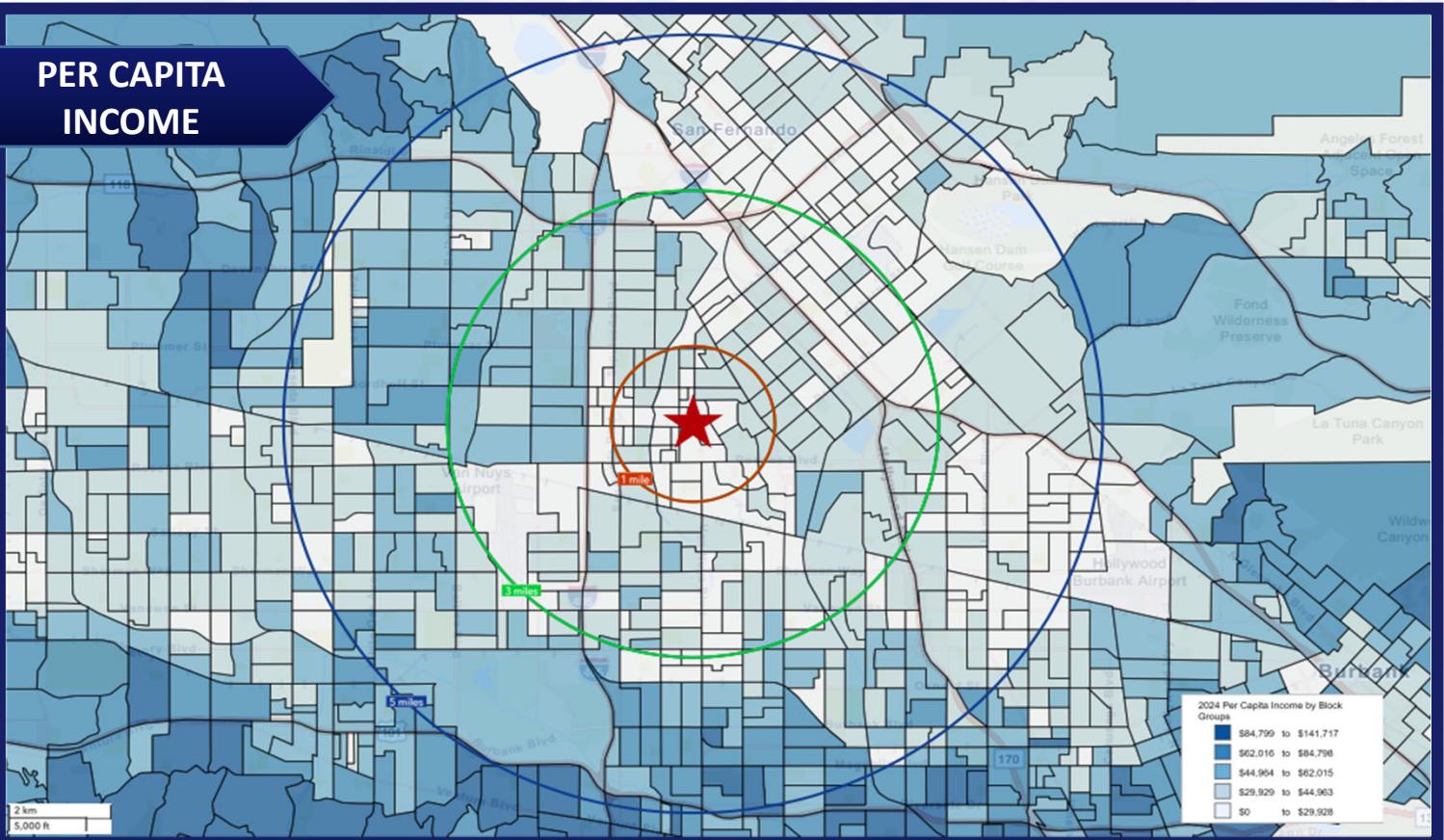
| <b>HOUSEHOLDS</b> | <b>2-MILE</b> | <b>5-MILE</b> | <b>10-MILE</b> |
|-------------------|---------------|---------------|----------------|
| 2010 HOUSEHOLDS   | 49,411        | 223,885       | 552,646        |
| 2023 HOUSEHOLDS   | 48,721        | 215,705       | 539,130        |
| 2028 HOUSEHOLDS   | 47,384        | 208,764       | 523,122        |

# DEMOGRAPHICS

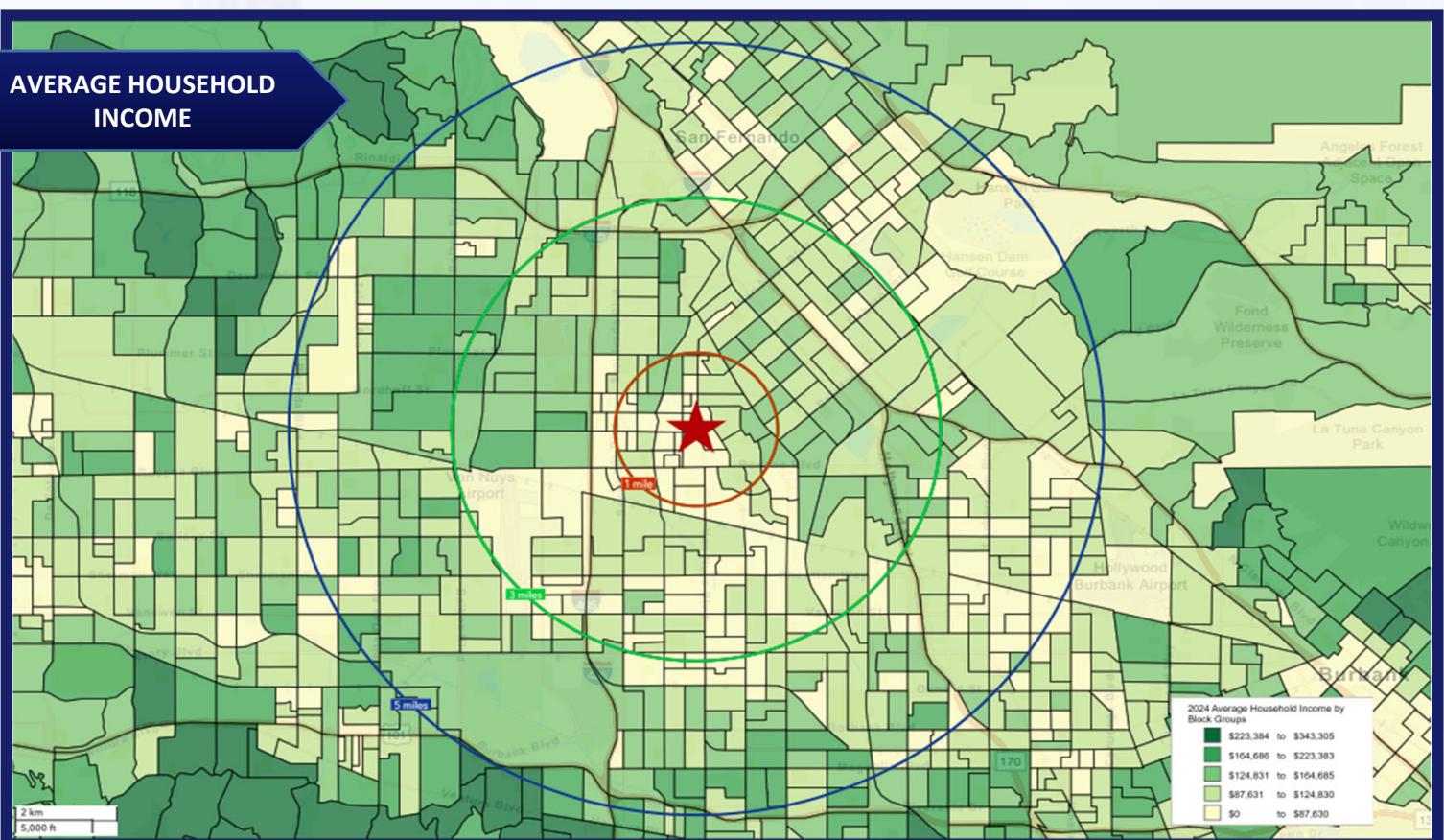
## POPULATION



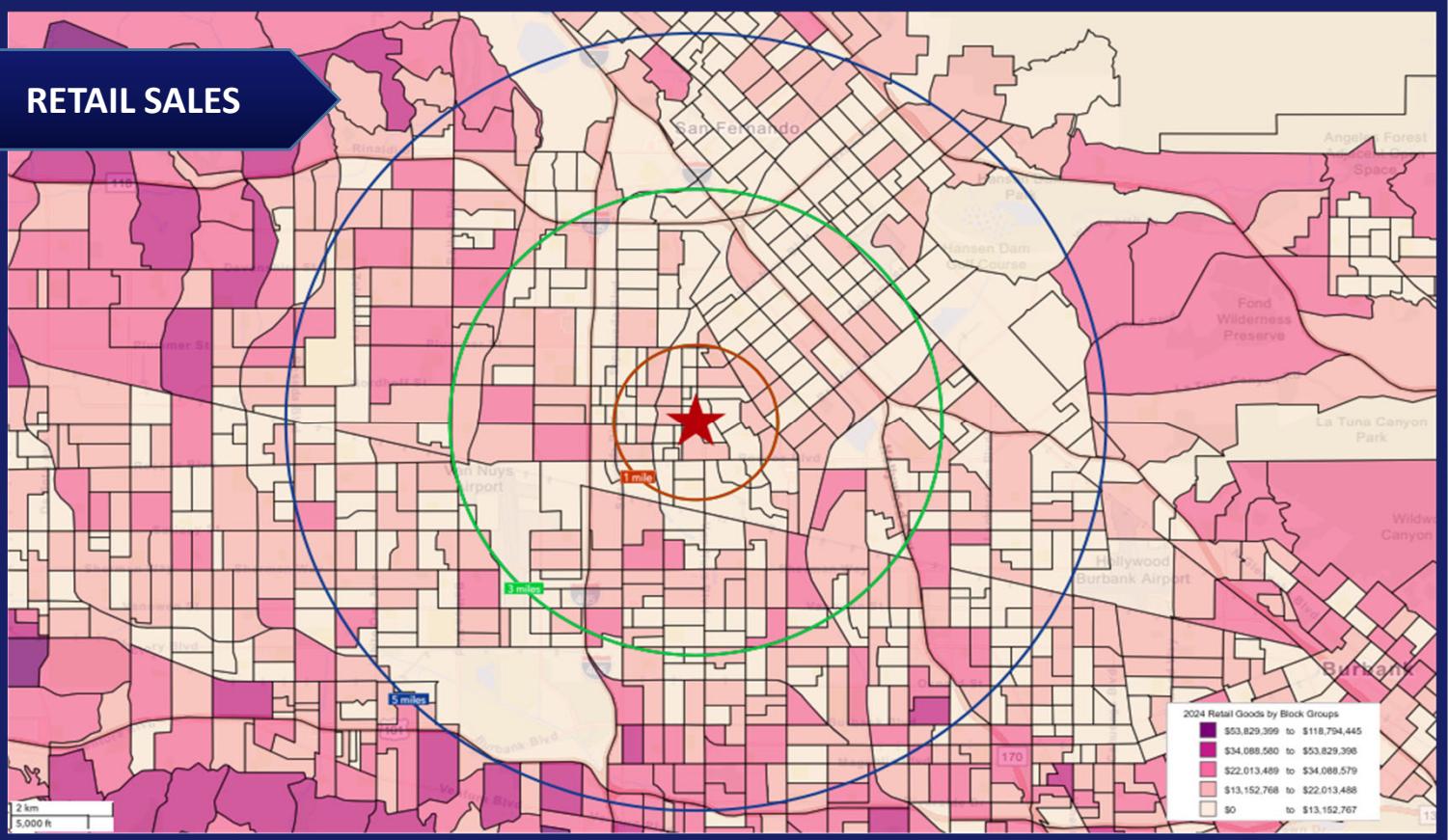
## PER CAPITA INCOME



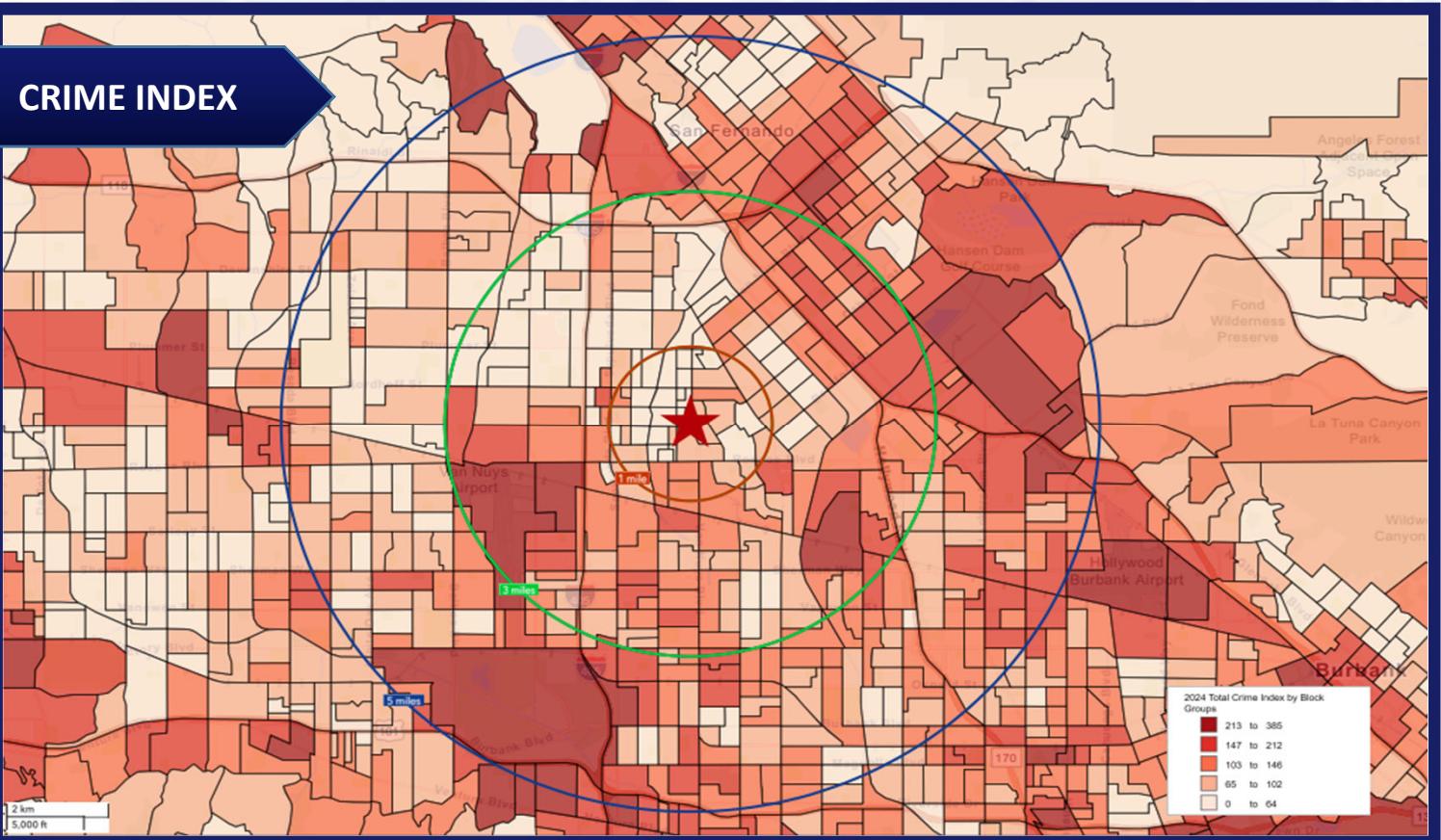
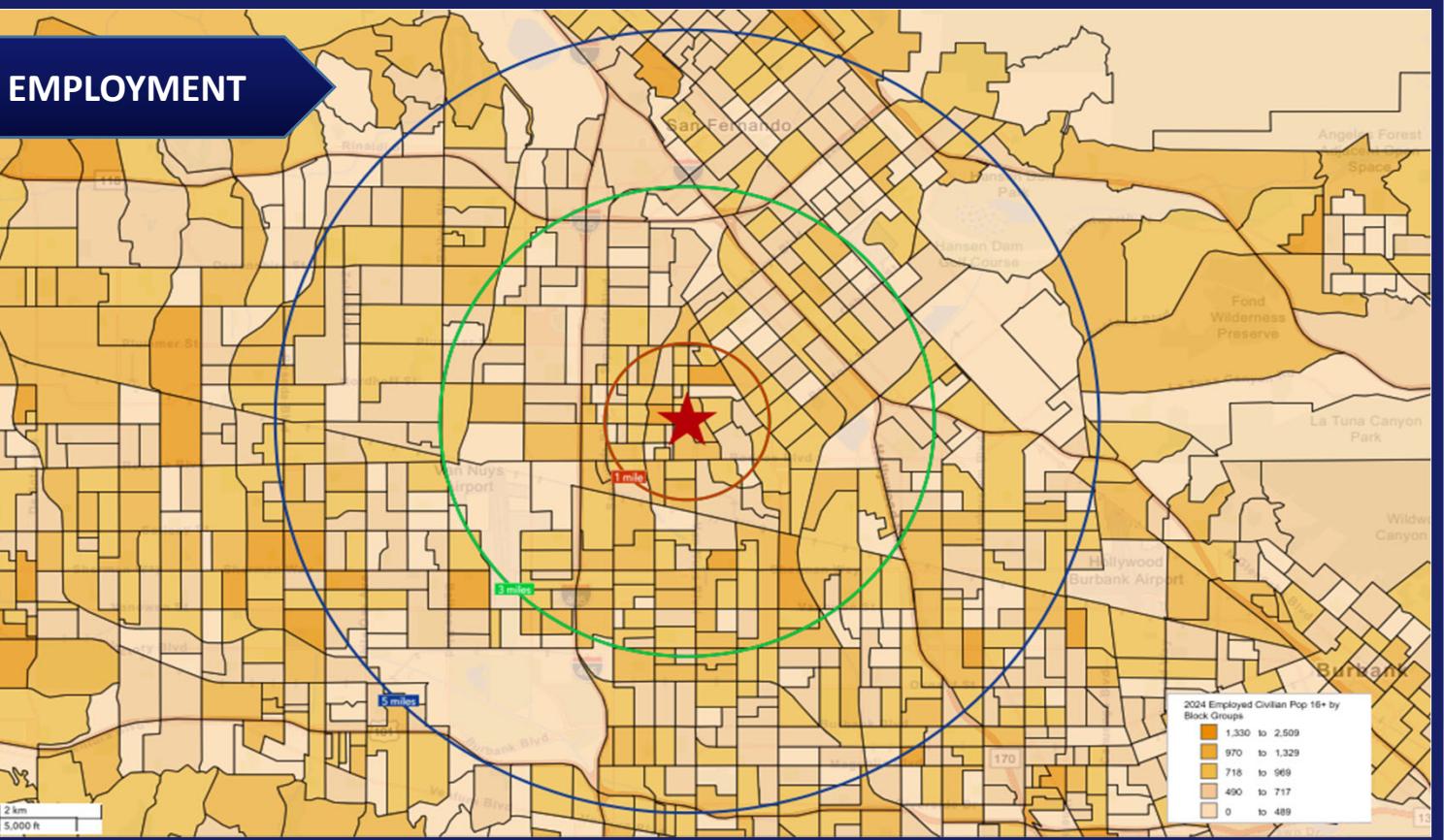
# DEMOGRAPHICS



## RETAIL SALES



# DEMOGRAPHICS



# AREA OVERVIEW



**Panorama City:** a neighborhood in Los Angeles, CA has and continues to experience tremendous growth with heavy demand for more housing. Panorama City's unique location offers unparalleled access to 6 freeways (405, 118, 5, 170, 210 & 101). It is also home to the only centrally located Walmart in the San Fernando Valley. The new rail line coming will run through Panorama City on Van Nuys Blvd and will only increase convenience throughout the San Fernando Valley. The already amenity rich neighborhood provides even more entertainment with the 17 Acre Panorama City Center expansion making the city a hub for all shopping and entertainment. Accessibility, affordability and amenities have made Panorama City experience such rapid growth. The diversity of population brings diversity of eateries, shopping and entertainment unparalleled in the area. The convenient and easy access to mass transportation and freeways as well as close proximity to LA have made Panorama City a dream destination for businesses and this business and population growth is expected to continue for many years.



## PLAZA DEL VALLE

An outdoor pedestrian plaza with over 100 shops and restaurants in open-air stalls. The brightly colored shopping center, with murals and vibrant sculptures, has been a community staple since 1960. It's more than a shopping center it's a place where neighbors gather, eat meals together at outdoor tables and catch up. At close by Panorama Mall, residents get their retail therapy fix, shopping stores like Fashion Nova and Finish Line. Afterward, they can grab groceries from Walmart or, to avoid the mall, head to Aldi or Food4Less.

## SEPULVEDA RECREATION CENTER

A community hub offering a variety of recreational activities and programs for individuals of all ages. The Center provides opportunities for fitness, sports, and social engagement. Park Amenities : Tennis Courts, Basketball Courts, Baseball Fields, Soccer Fields, Children's Play Areas, Swimming Pools, Gymnasiums and Community Centers.

