

# OFFICE BUILDING FOR SALE—OWNER USER /INVESTMENT



## OFFERING MEMORANDUM

**9300 LAUREL CANYON BLVD.,  
ARLETA, CA 91331**

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Affiliated Business  
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work, or contracted for work performed by third parties in connection with the Property, the Seller, and its agents shall not be responsible to Buyer or any successor on account of any errors or omissions or construction defects of such predecessors and/or third parties. 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 or on behalf of 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 constitute the sole agreement of the parties. The Seller shall not be responsible for the payment of any commission, finder's fee or other form of compensation to Buyer's broker other than as set forth in Seller's commission agreement with Lee & Associates-LA North/Ventura, Inc. SELLER AND ITS AGENTS MAKE NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION.

## Table of **CONTENTS**

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The Offering	04
Property Overview	05
Property Photos	06
Floor Plans	07
Plat Map	09
Property Aerial	10
Amenities Map	11
Locator Map	12
Income & Expenses	13
Rent Roll	13
Comparables	14



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## Executive Summary

# THE OFFERING



**\$1,950,000**

Pricing



## TOURS

Please contact Lee & Associates to schedule a tour.



Lee & Associates - LA North/Ventura, as exclusive advisor, is pleased to present an opportunity for an investor to acquire a stabilized office building investment in the San Fernando Valley. A rare opportunity to take advantage of a fully leased investment with two credited tenants.

9300 Laurel Canyon Blvd., Arleta, is a two-story, 5,697 sq. ft. office building situated on one parcel totaling 13,561 sq.ft. This modern Spanish style building is centrally located in the northeast San Fernando Valley. This office investment is shared by two long term credited tenants, State of California and Los Angeles City. There is an opportunity for an owner/user to occupy approximately 50% of the building. This elevator served building has seventeen surface parking spaces in the private gated parking lot. Multiple patios and decks are located throughout adding to the charm of this functional office building.

## Property Details

# PROPERTY OVERVIEW

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**PROPERTY OVERVIEW**

Sale Price	\$1,950,000
Price/SF (Bldg)	\$342
Building Size*	5,697 SF
Site Size*	13,561 SF

\*per assessor

**PROPERTY DETAILS**

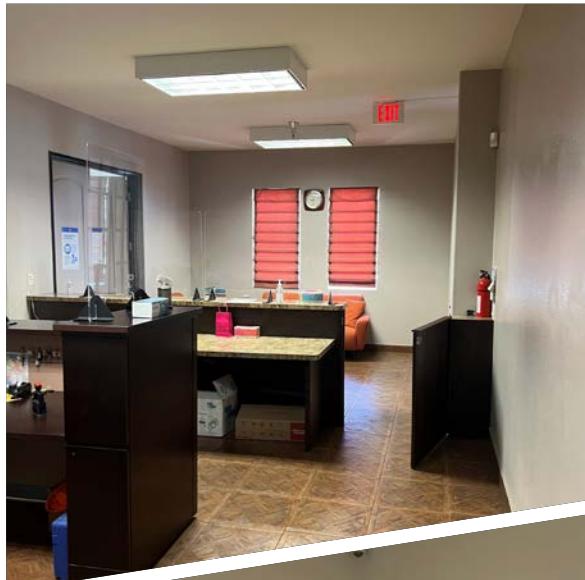
APN	2629-003-021
Year Built	2006
Stories	2
Parking	17 Surface
Elevator	1



## Property Details

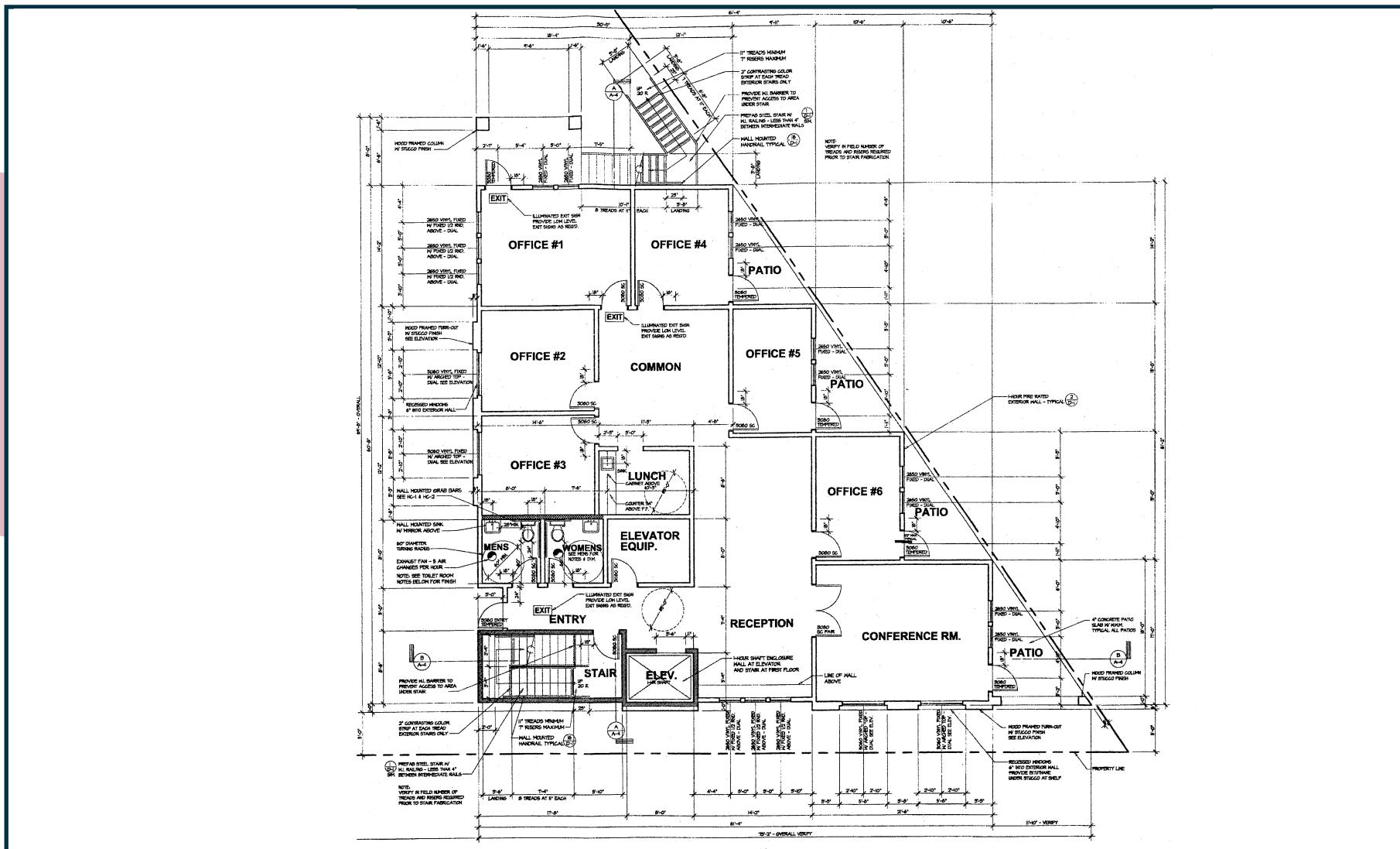
# PROPERTY PHOTOS

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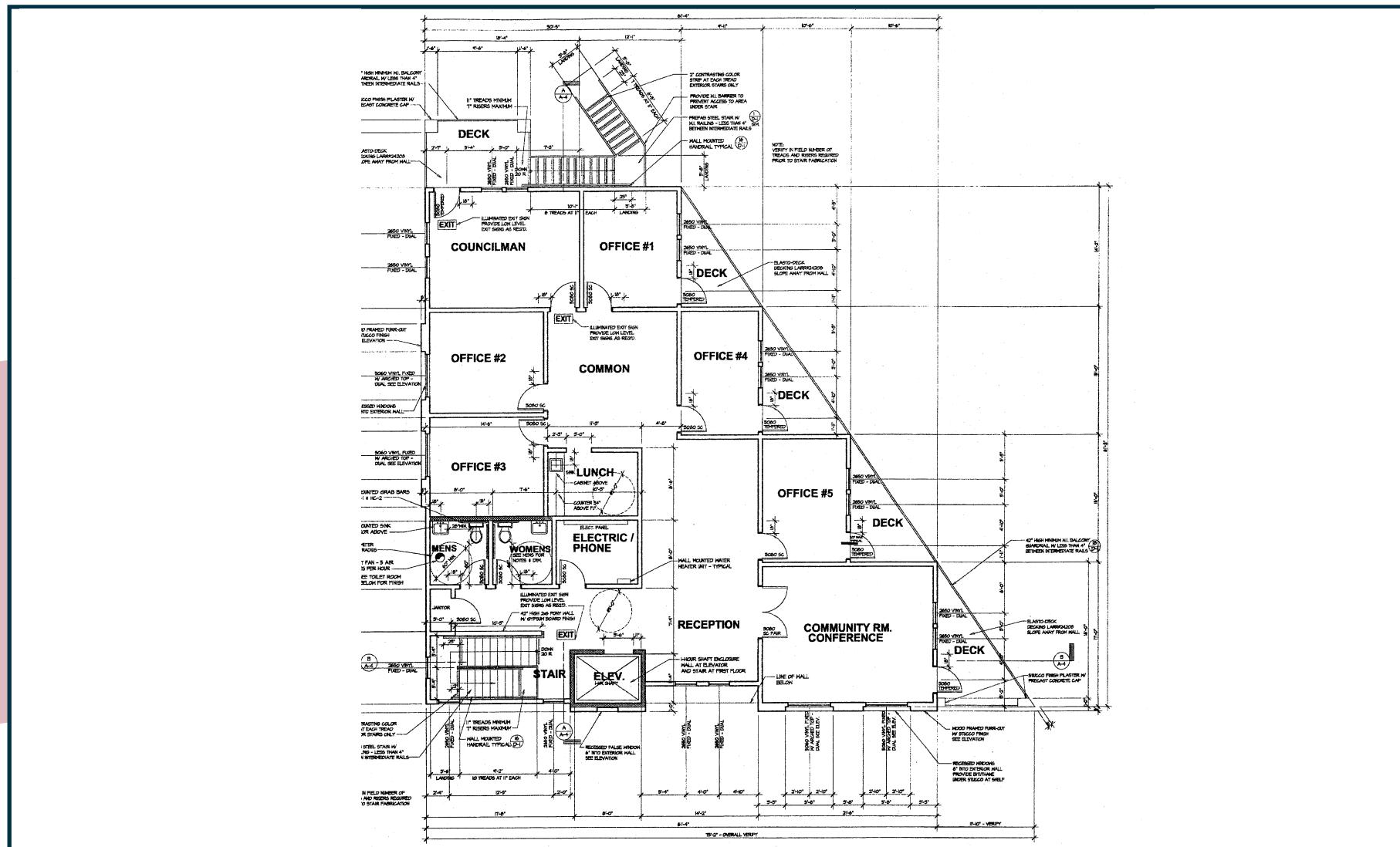
## Property Details

# FIRST FLOOR PLAN



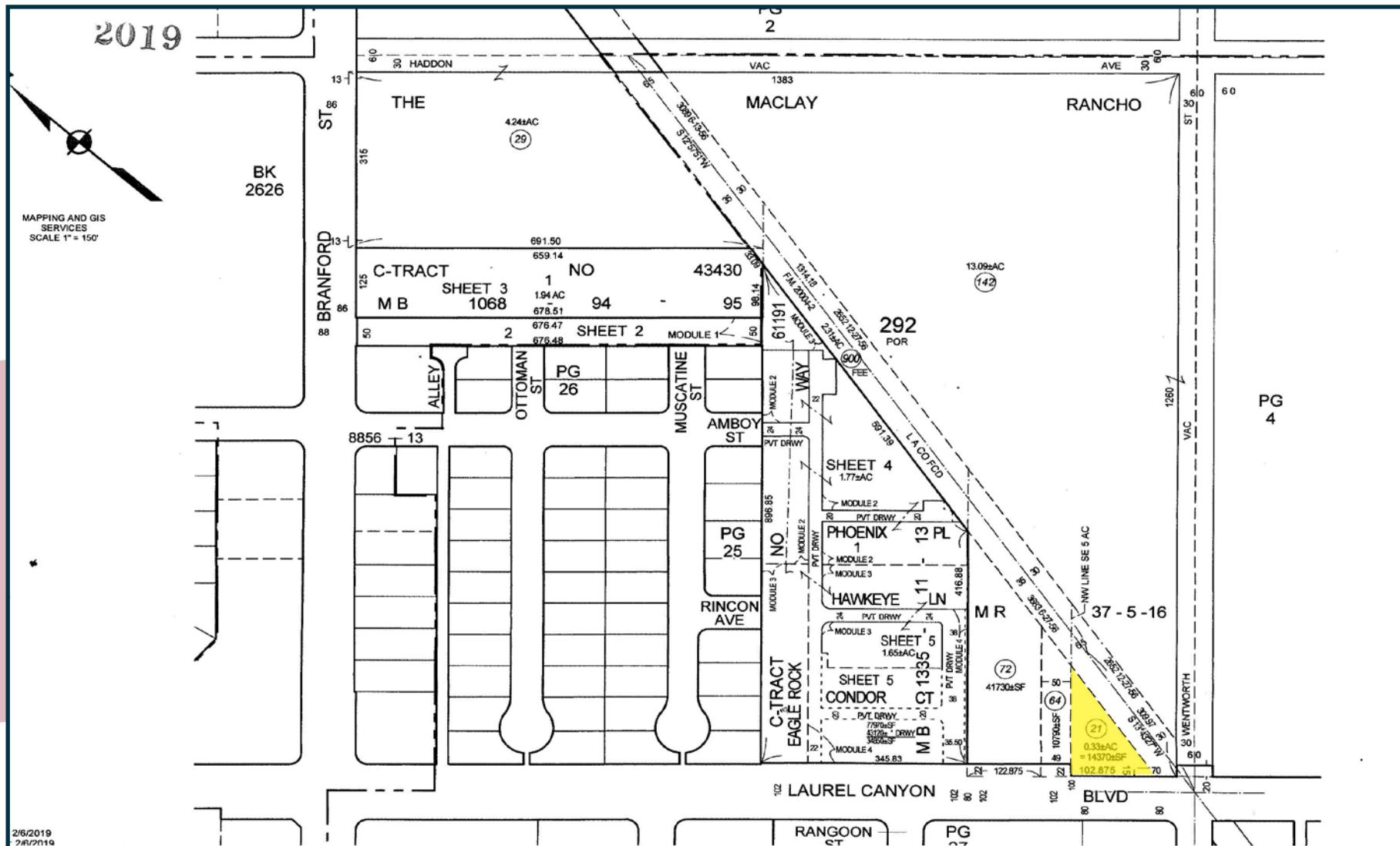
## Property Details

# SECOND FLOOR PLAN



## Property Details

## PLAT MAP



## Property Details

# PROPERTY AERIAL

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## Property Details

# AMENITIES MAP



## Property Details

# LOCATOR MAP



## Financial Analysis

# RENT ROLL

TENANT	SF	LEASE COMMENCEMENT	LEASE EXPIRATION	MONTHLY RENT	RENT PER RSF	ANNUAL INCREASES	BUILDING %
Assembly Rules Committee, California State Assembly *Space maybe available for Owner/User	2,800	January 2, 2007	January 2, 2027	\$8,500.00	\$3.04	—	49.63
City of Los Angeles	2,842	December 1, 2006	July 31, 2027	\$7,448.20	\$2.76	3%	50.37
<b>Total</b>	<b>5,642</b>		Monthly Annual	<b>\$15,948.20</b> <b>\$191,378.40</b>			<b>100%</b>

# INCOME & EXPENSES—2024 CALENDAR YEAR

INCOME	CURRENT
Rental Income-Basic	\$191,378.40
Late Charges	—
Other Income	—
<b>Total Income</b>	<b>\$191,378.40</b>

OPERATING EXPENSES	CURRENT
Cleaning	\$16,400.00
Landscaping	\$2,100.00
Insurance	\$3,904.00
Repair & Maintenance	\$14,100.58
Elevator	\$4,313.40
Taxes & Licenses	\$19,237.07
Utilities	\$618.46
Security	\$21,575.04
<b>Total Operating Expenses</b>	<b>\$85,282.46</b>
<b>Net Operating Income</b>	<b>\$106,545.25</b>

## Financial Analysis

# COMPARABLES

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PROPERTY PHOTO	ADDRESS	SALE DATE	SALE PRICE	PRICE/SF	BUILDING SIZE	LAND SIZE	% LEASED	YEAR BUILT
	13500 Van Nuys Blvd., Pacoima, CA 91331	7/22/2025	\$1,245,000	\$652.86	1,907 SF	8,966 SF	100%	1997
	4940 Vineland Ave., North Hollywood, CA 91601	7/8/2025	\$1,525,000	\$568.61	2,682 SF	6,970 SF	100%	1951
	4111 Lankershim Blvd., North Hollywood, CA 91602	6/3/2025	\$4,210,000	\$446.31	9,433 SF	4,857 SF	—	1991
	10746 Magnolia Blvd., North Hollywood, CA 91601	4/15/2025	\$1,630,000	\$550.30	2,962 SF	9,952 SF	—	1949
	10700 Burbank Blvd., North Hollywood, CA 91601	3/11/2025	\$1,570,000	\$414.58	3,787 SF	5,816 SF	100%	1965
	8809 Sunland Blvd., Sun Valley, CA 91352	12/24/2024	\$1,280,000	\$1,024.82	1,249 SF	5,663 SF	0%	1957/2024
	14530 Hamlin St., Van Nuys, CA 91411	11/29/2024	\$1,850,000	\$425.19	4,351 SF	7,200 SF	100%	1979



## INVESTMENT CONTACT



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