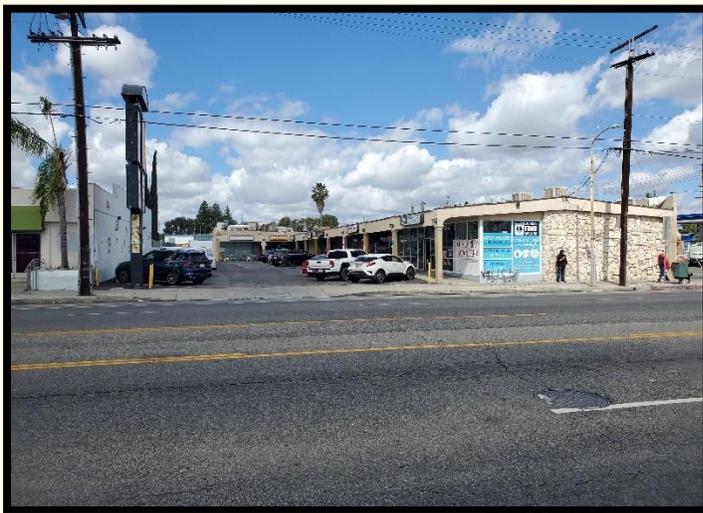


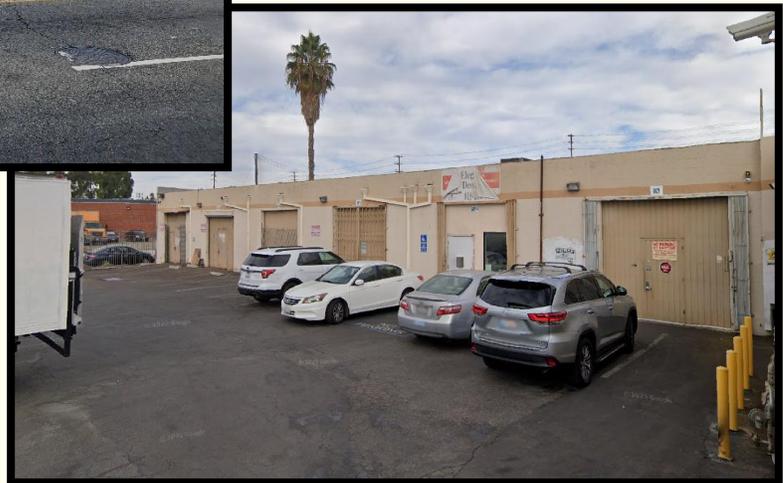
## “VALUE ADD” TARZANA MIXED USE RETAIL/INDUSTRIAL PROPERTY FOR SALE \$5,695,000.00

16,336\* +/- SQ. FT. OF BUILDING ON 35,030\* +/- SQ. FT. OF LAND



**Transit Priority  
Area!!!**

**Mixed Use!!!**



**6025 RESEDA BOULEVARD, TARZANA, CA 91356**

**FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:**

**Richard L. Paley**

[richard@paleycommercial.com](mailto:richard@paleycommercial.com)

DRE: 00966353

\* Buyer to Verify

**Benjamin L. Paley**

[ben@paleycommercial.com](mailto:ben@paleycommercial.com)

DRE: 02074047

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

## “VALUE ADD” TARZANA MIXED USE RETAIL/INDUSTRIAL PROPERTY FOR SALE

<b>LOCATION:</b>	6023-6031 Reseda Boulevard Tarzana, Ca 91356 (Just South of Oxnard Street)
<b>TENANCY:</b>	See attached rent roll
<b>BLDG. &amp; LOT SIZE:</b>	16,336* +/- sq. ft. of building 35,030* +/- sq. ft. of land (Approximately 13,509 +/- sq. ft. of Retail space and approximately 4,000 +/- sq. ft. of Industrial space)
<b>A.P.N. #:</b>	2156-006-010
<b>PRICE &amp; TERMS:</b>	\$5,695,000.00 (Cash, cash to a new loan)
<b>ZONING/YEAR BUILT:</b>	LA-C2-IVL* + CM-1* - 1966*
<b>PARKING:</b>	Forty-Five (45)* parking spots onsite in front & rear lots in addition to ample street parking available
<b>SIGNAGE:</b>	Excellent existing Building signage in addition to a pole sign on Reseda Boulevard
<b>COMMENTS:</b>	This sale offers an excellent opportunity to purchase a multi-use property with Prime Reseda Blvd frontage. Property goes street to street and offers a unique opportunity for the astute investor. Owner-User opportunity as well.

### FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

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## 6023-6031 Reseda Blvd, Tarzana, CA

<u>Tenant</u>	<u>Rent</u>	<u>Size</u>	<u>Rent PSF</u>	<u>Lease Exp Date</u>
6023	\$3,749.09	1,600'	\$2.34 NNN	5/31/27
6023-1/2	\$3,654.08	1,600'	\$2.28 NNN	6/30/27
6025	\$5,813.79	3,000'	\$1.94 NNN	5/31/30
6025-3/4	\$2,950.00	1,745'	\$1.69 NNN	12/31/28
6027	\$2,610.97	1,155'	\$2.19 NNN	12/31/28
6027-1/4	\$4,300.00	1,861'	\$2.31 MG	6/30/27
6027-1/2	\$500.00**	320'	\$1.88 MG	vacant
6029	\$4,043.09	2,258'	\$1.79 MG	7/31/26
6029-1/4	\$1,650.00	800'	\$2.06 MG	mo-mo
6029-1/2	\$1,595.00	800'	\$2.00 MG	2/28/27
6029-3/4	\$1,600.00	800'	\$2.00 MG	6/30/26
6031	\$1,600.00	800'	\$2.00 MG	mo-mo
6031-1/4	<u>\$1,600.00</u>	<u>800</u>	\$2.00 MG	mo-mo
	\$35,666.02	17,539'*		

\$35,666.02 monthly gross income

\$427,992.00 annual gross income

### Expenses:

Taxes @ \$5.695mil	\$71,187.00
Insurance	\$30,832.50
Utilities	\$14,436.94
Trash	\$22,956.96
Lot Cleaning	\$3,500.00
Pest Control	\$2,220.00
Repairs & Maint	<u>\$6,000.00</u>
	\$151,133.00***

NNN Recapture <\$65,652>\*\*\*

Net Income: \$342,511.00 @ 6% cap rate

Price: \$5,695,000.00

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\* Buyer to Verify Unit Sizes. Property Profile shows building size @ 16,336 sq ft

\*\* Projected

\*\*\* 43.44 % of NNN is recaptured per Lease agreements

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6025 Reseda Boulevard, Tarzana, Ca 91356

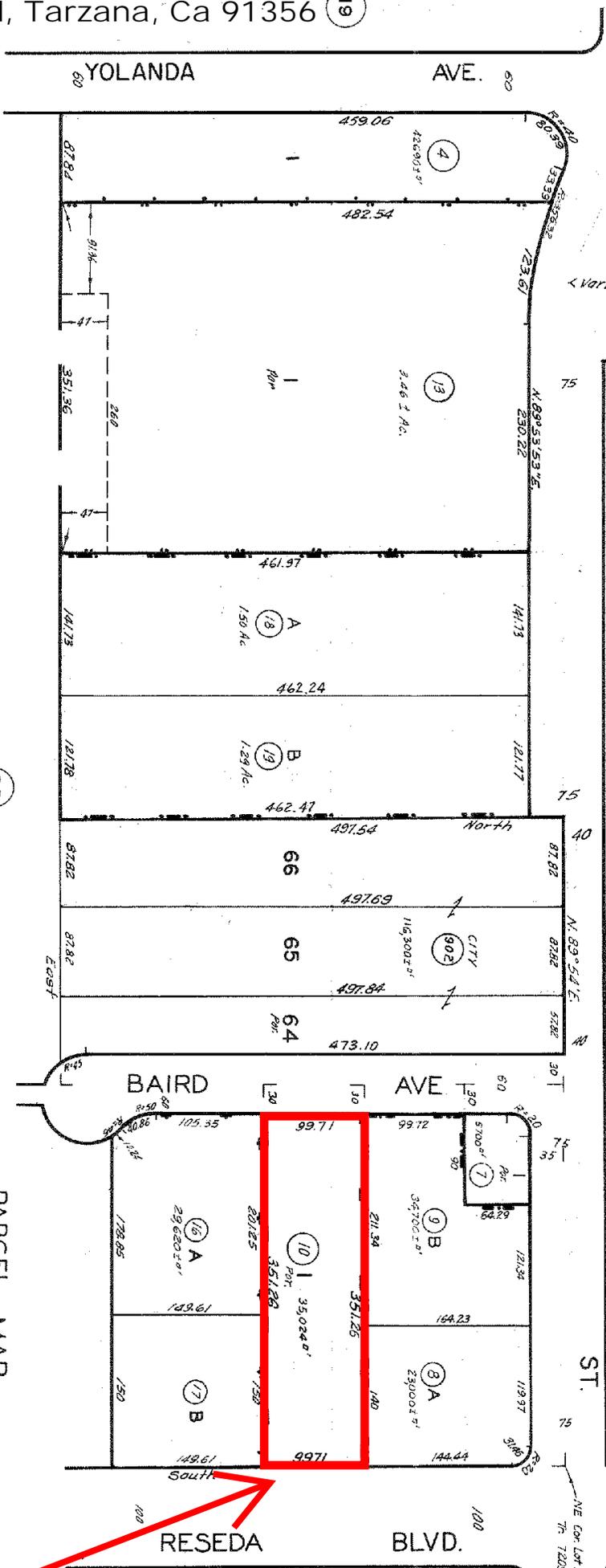
19

2156 | 6  
SCALE 1" = 100'

1998

OXNARD

BK. 2127



TRACT NO. 21993

TRACT NO. 7209

TRACT NO. 23275

CODE M.B. 702-70-71

M.B. 83-7-8

M.B. 625-5

TRACT NO. 26033

M.B. 669-47-48

PARCEL MAP

P.M. 34-46

PARCEL MAP

P.M. 7-66

PARCEL MAP

P.M. 17-95

FOR PREV. ASSWT. SEE:  
2156-30

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

910928404005002-02

1-28-66  
670202  
820316406  
820925307

690122203  
680909100  
690128008  
690128008

704800462  
710720213  
7107216051  
711124203  
130826593

8-22-66  
9-17-63  
4-18-64  
680122203  
690909100  
690128008  
690128008

SITE

BK. 2157