

FOR SALE OFFERING MEMORANDUM



15414  
CABRITO  
ROAD  
VAN NUYS, CA 91406



LEE & ASSOCIATES

## DISCLOSURE

The material contained herein is confidential and is presented strictly as information for the exclusive use of the prospective purchaser. Acceptance of this offering by the prospective purchaser constitutes an agreement not to divulge, share or distribute the information to any other party, except legal counsel and financial advisors, without the specific written authorization of the Seller or Lee & Associates. The materials herein have been obtained from sources believed to be reliable. Nevertheless, the Seller nor Lee & Associates make no warranties or representations, expressed or implied, concerning the accuracy or completeness of this information. This document is submitted subject to errors, omissions, changes in price; rental, market or otherwise and withdrawal without notice. No broker or agent, other than Lee & Associates Seller's exclusive representative, is authorized to present this investment opportunity. Interested buyers should be aware that the owner (the "Seller") of the property known as 15414 Cabrito Road, Van Nuys, CA 91406 ("Property") is selling the property in "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE, EXCEPT WARRANTY OF TITLE. 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 Buyer's choosing. Buyer shall not be entitled to, and should not, rely on the Seller, or its agents as the (i) the quality, nature, adequacy, and physical condition of the Property including, but not limited to the structural element, foundation, roof, appurtenances, access, landscaping, parking facilities and the electrical, HVAC, plumbing, sewage, and utility systems, facilities and appliances.

(ii) the quality, nature adequacy and physical condition of soils and geology and the existence of ground water, (iii) the existence, quality, nature adequacy and physical condition of utilities serving the Property, (iv) the development potential of the Property, its habitability, merchantability, or fitness, suitability or adequacy of the Property for any particular purpose, (v) the zoning or the legal status of the Property, (vi) the Property's or its operations' compliance with applicable codes, laws, regulations, statutes, ordinances, covenants, conditions and restrictions of any governmental, quasi-governmental entity or any other person or entity, (vi) the quality of any labor and materials, (viii) the compliance of Property with any environmental protection, pollution or land use laws, rules regulations, orders or requirements including but not limited to those pertaining to the handling, generating, storing or disposing of any hazardous materials, and (ix) except as expressly provided otherwise in an executed contract of sale, the condition of title and the nature, status and extent of any right-of-way, lease, right of redemption, possession, lien, encumbrance, license, reservation, covenant, condition restriction and any other matter affecting the title. 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. SELLER AND ITS AGENTS MAKE NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION.



# TABLE OF CONTENTS

CONTACT:

SCOTT CASWELL

Principal  
818.266.7772  
scaswell@lee-re.com  
DRE# 00853607

ERICA BALIN

Principal | Managing Director  
805.490.9908  
ebalin@lee-re.com  
DRE# 01481476

SECTION 1

**PROPERTY  
OVERVIEW**

SECTION 2

**PROPERTY  
PHOTOS**

SECTION 3

**FINANCIALS**

SECTION 4

**AERIALS &  
MAPS**



**1**  
PROPERTY  
OVERVIEW



## THE OPPORTUNITY

Lee & Associates is pleased to present this rare opportunity to purchase a very well maintained multi-tenant industrial building in Van Nuys, CA. The multi-tenant building is approximately 16,260 square feet located on approximately 29,172 square feet of land zoned LACM. The building consists of six (6) units and fully leased to stabilized tenancies of clean uses. The building was constructed in 1971 and of concrete tilt-up construction with a clear height of approximately 14' (below the beam).

Located in the heart of the Valley, Van Nuys is considered the "Hub of the Wheel" offering excellent access to the key freeway arteries. This location offers ideal quick ingress/egress to the San Diego (405) freeway via Roscoe Boulevard, which makes this a key building for tenants seeking quick access to the artery of surrounding freeways. Access to the heavily used Van Nuys Airport is only minutes away, which again adds value to ownership and tenants, for the property's strategic location.

The Central/East San Fernando Valley offers a dense industrial environment and contains approximately 56 million square feet of industrial space, as well is one of the largest centers of industrial manufacturing and warehousing in Southern California. Due to the Central Valley location, the area commands a 15+% higher lease rate than surrounding areas and a very low vacancy factor due to demand. The barrier of entry to build additional multi-tenant property in the area is extremely prohibitive and expensive due to the lack of available land and costs of construction which make ownership of industrial multi-tenant property a very safe, stable and appreciable asset.



<b>Address:</b>	15414 Cabrito Rd, Van Nuys, CA 91406
<b>Year Built:</b>	1971 / R 1984
<b>Zone:</b>	LACM
<b>Rentable Area</b>	16,260 SQ FT
<b>Occupancy:</b>	100%
<b>Number of Tenants:</b>	6
<b>Parking:</b>	31 stalls
<b>Land Size Total:</b>	29,172 SF (.67 Acres)

No warranty or representation is made to the accuracy of the foregoing information. All parties are responsible for independently responsible for their own due diligence and verification of all information herein. All terms are subject to change and/or withdrawal without notice.

Demographics



POPULATION	1 Mile	3 Miles	5 Miles
<b>2027 Projection</b>			
Total Population	45,201	328,221	789,310
<b>2022 Estimate</b>			
Total Population	44,229	320,302	772,722
<b>2010 Census</b>			
Total Population	43,052	309,474	747,910
<b>2000 Census</b>			
Total Population	42,803	298,568	716,093
<b>Daytime Population</b>			
Total Population			



HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2027 Projection</b>			
Total Households	12,477	328,221	789,310
<b>2022 Estimate</b>			
Total Households	43,711	316,936	761,595
Average (Mean) Household Size			
<b>2010 Census</b>			
Total Households	11,619	90,166	236,820
<b>2000 Census</b>			
Total Households	11,677	89,024	231,239



POPULATION	1 Mile	3 Miles	5 Miles
<b>2022 Estimate</b>			
\$150,000 or More	5.80%	11.80%	15.10%
\$125,000-\$149,999	2.90%	5.70%	6.40%
\$100,000-\$124,999	7.40%	9.70%	10.60%
\$75,000-\$99,000	11.20%	13.00%	13.70%
\$50,000-\$74,999	17.30%	16.60%	16.00%
\$35,000-\$49,999	16.20%	12.80%	11.50%
\$25,000-\$34,999	12.50%	9.40%	8.00%
\$15,000-\$24,999	13.20%	10.00%	8.60%
\$10,000-\$14,999	7.00%	5.50%	4.90%
\$0-\$9,999	6.60%	5.40%	5.10%
Average Household Income	\$63,455	\$84,715	\$96,939
Median Household Income	\$44,110	\$59,946	\$68,287
Per Capita Income	\$17,685	\$25,332	\$31,267

**POPULATION PROFILE**

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2022 Estimate Total Population	44,229	320,302	772,722
0 - 4 Years	7.70%	6.50%	5.90%
5 - 14 Years	15.40%	13.20%	12.10%
15 - 19 Years	6.20%	5.90%	5.90%
20 - 24 Years	7.10%	6.60%	6.50%
25 - 34 Years	19.30%	17.90%	17.40%
35 - 44 Years	15.40%	14.50%	14.20%
45 - 54 Years	11.90%	12.90%	12.80%
55 - 64 Years	9.20%	11.10%	11.60%
65 - 74 Years	5.00%	6.70%	7.60%
Median Age	9.20%	11.10%	11.60%

<b>Population 25+ by Education Level</b>			
2022 Estimate Total Population Age 25+	28,136	217,157	537,963
Elementary (0-8)	18.60%	12.70%	10.40%
Some High School (9-11)	13.80%	10.50%	9.20%
High School Graduate (12)	25.30%	24.10%	22.10%
Associates Degree Only	5.20%	7.00%	7.20%
Bachelor's Degree Only	12.90%	17.30%	20.20%
Graduate Degree	2.90%	5.50%	8.30%
Some College, No Degree	16.00%	18.70%	19.00%



# PROPERTY OVERVIEW

# STABLE CASH FLOW WITH VALUE ADD UPSIDE

## LISTING PRICE

**\$4,756,327**

\$292.51 Per SF

## ESTIMATED NOI

**\$268,421**

## PROPERTY INFO

**16,260 SQ FT.**

Built: 1971 / R 1994

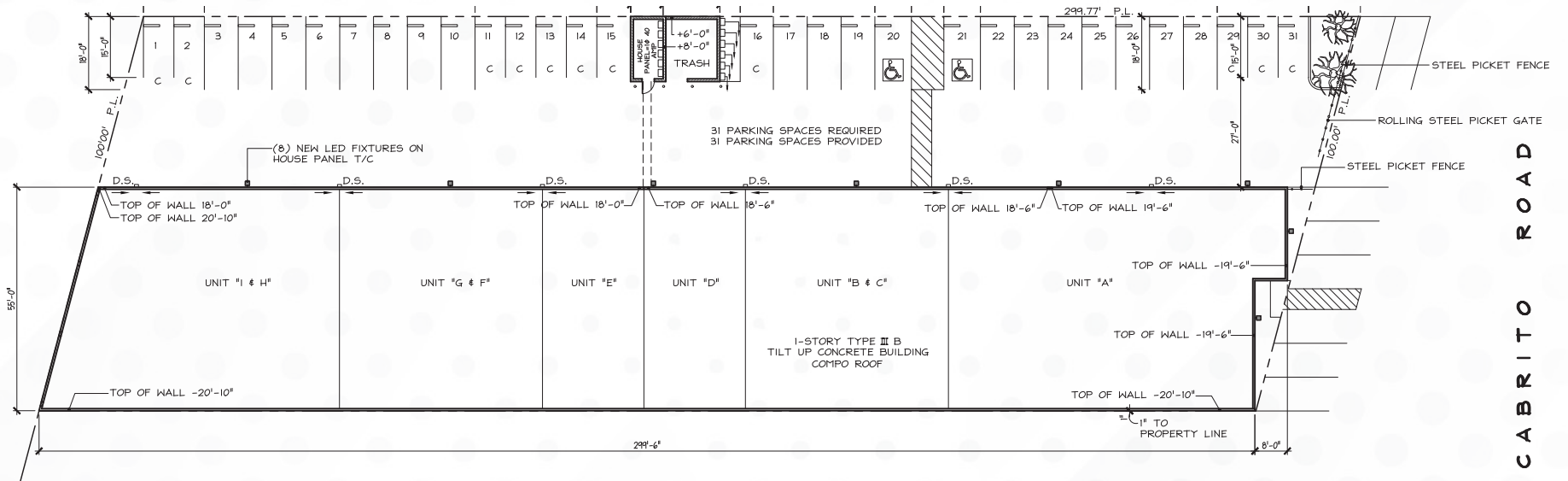
APN: 2654-039-014

Zone: LA CM

No warranty or representation is made to the accuracy of the foregoing information. All parties are responsible for independently responsible for their own due diligence and verification of all information herein. All terms are subject to change and/or withdrawal without notice.



# SITE PLAN



C A B R I T O R O A D





**2**  
PROPERTY  
PHOTOS





**3**  
FINANCIALS



## Rent Roll

Tenant Name	Suite	Square Feet	% Bldg Share	Commencement	Expiration	Monthly Rent per Sq. Ft	Total Rent Per Month	Total Rent Per Year	Lease Type	Rental Increases and Option Information
Advance Access Controls	A	4,310	26.51%	7/1/2023	6/30/2024	\$1.53	\$6,595.00	\$79,140.00	Modified Gross	-
Carte du Vin, Inc.	B/C	2,750	16.91%	8/1/2023	7/31/2025	\$1.80	\$4,950.00	\$59,400.00	Modified Gross	8-1-24: \$5,225
What Is Beauty, Inc.	D	1,375	8.46%	2/1/2023	1/31/2025	\$1.86	\$2,671.00	\$32,052.00	Modified Gross	
Authentic Signings, Inc.	E	1,375	8.46%	5/1/2023	4/30/2026	\$1.55	\$2,137.00	\$25,644.00	Modified Gross	5-1-24: \$2,222 5-1-25: \$2,311
David Simon	F/G	2,750	16.91%	9/1/2022	8/31/2025	\$1.79	\$4,909.00	\$58,908.00	Modified Gross	9-1-24: \$5,154
Dabble Electric	H/I	3,700	22.76%	11/1/2020	10/31/2026	\$1.48	\$5,493.00	\$65,916.00	Modified Gross	11-1-24: \$5,713 11-1-25: \$5,943
<b>Total</b>		<b>16,260</b>				<b>\$1.67</b>	<b>\$26,755.00</b>	<b>\$321,060.00</b>		



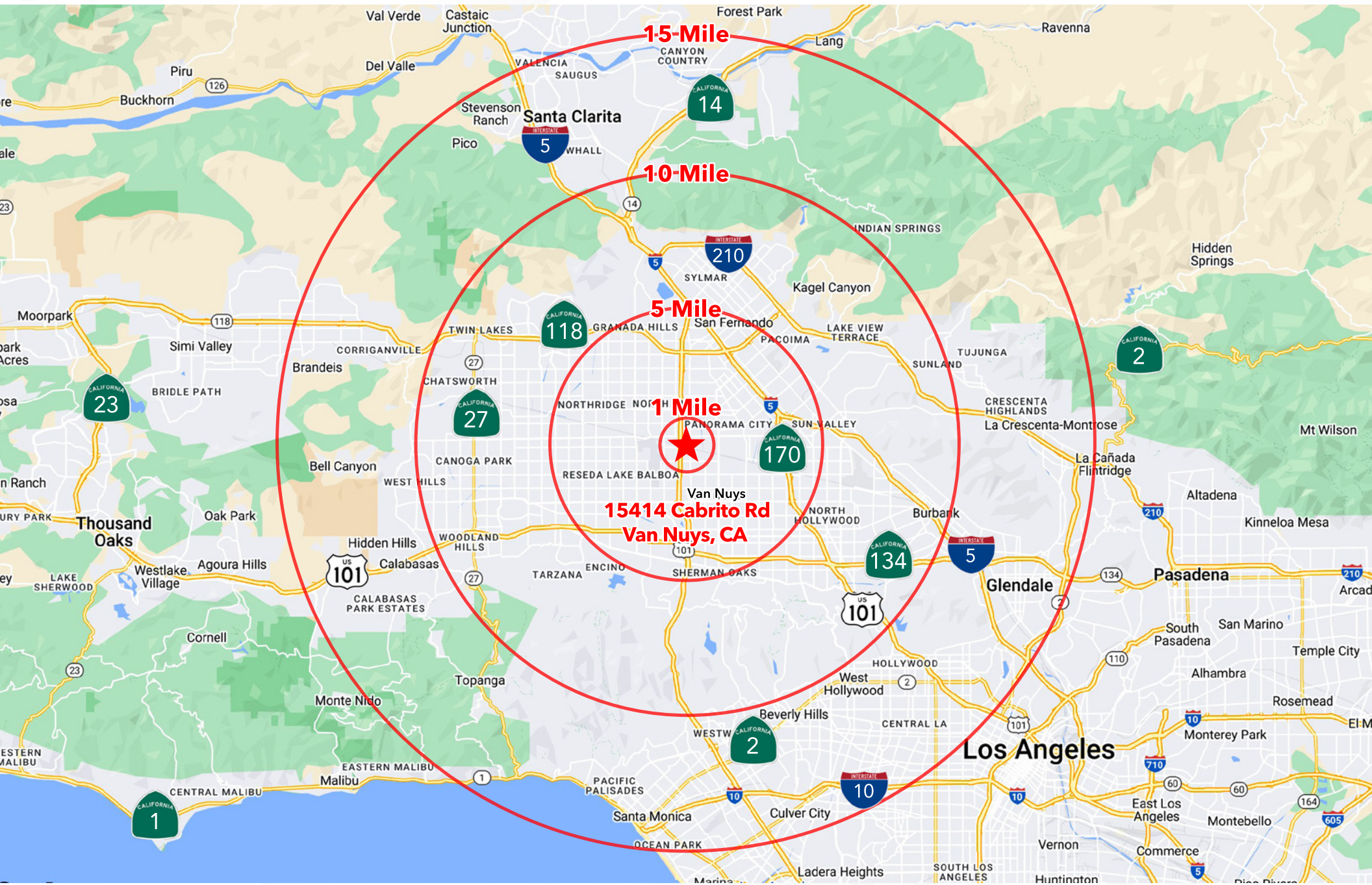
Operating Statement	2023	2023	2023	Pro-Forma 2024	Pro-Forma 2024	Pro-Forma 2024
	Annual	PSF	PSF/Mo.	Annual	PSF	PSF/Mo.
Rental Revenue	\$321,060	\$19.75	\$1.65	\$334,140	\$20.55	\$1.71
Property Tax Pass-Thru	\$-	\$-	\$-	\$50,977	\$3.14	\$0.26
Gross Income	\$321,060	\$19.75	\$1.65	\$385,117	\$23.68	\$1.97
Vacancy Factor (5%)	\$16,053	\$0.99	\$0.08	\$16,707	\$1.03	\$0.09
Effective Gross Income	\$305,007	\$18.76	\$1.56	\$368,410	\$22.66	\$1.89
<b>Property Expenses</b>						
Property Taxes (7/1/23-6/30/24)	\$8,629	\$0.53	\$0.04	\$59,606	\$3.67	\$0.31
Property Insurance	\$5,899	\$0.36	\$0.03	\$6,200	\$0.38	\$0.03
HVAC Service	\$1,485	\$0.09	\$0.01	\$1,484	\$0.09	\$0.01
Landscape	\$4,200	\$0.26	\$0.02	\$4,200	\$0.26	\$0.02
Maintenance	\$1,339	\$0.08	\$0.01	\$1,339	\$0.08	\$0.01
Refuse / Trash	\$10,801	\$0.66	\$0.06	\$10,800	\$0.66	\$0.06
Management	\$7,911	\$0.49	\$0.04	\$8,000	\$0.49	\$0.04
LA Co. Business Tax	\$359	\$0.02	\$0.00	\$360	\$0.02	\$0.00
Utilities	\$7,944	\$0.49	\$0.04	\$8,000	\$0.49	\$0.04
Total Expenses	\$48,567	\$2.99	\$0.25	\$99,989	\$6.15	\$0.51
Total Net Income	\$256,440.00	\$15.77	\$1.31	\$268,421	\$16.51	\$1.38



**4**  
AERIALS  
& MAPS











FOR FURTHER INFORMATION,  
PLEASE CONTACT:

15414

**SCOTT CASWELL**  
Principal  
818.266.7772  
scaswell@lee-re.com  
DRE# 00853607

**ERICA BALIN**  
Principal | Managing Director  
805.490.9908  
ebalin@lee-re.com  
DRE# 01481476



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates®- LA North/Ventura, Inc  
A Member of the Lee & Associates Group of Companies  
5707 Corsa Ave., Suite 200  
Westlake Village, CA 991362  
Office 818.223.4388 Fax 818.591.1450 ID # 01191898