



CALABASAS PORTFOLIO SALE

PRESENTED BY:
SCOTT CASWELL, SIOR & ERICA BALIN

LEE & ASSOCIATES – LA NORTH/VENTURA, INC.
No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



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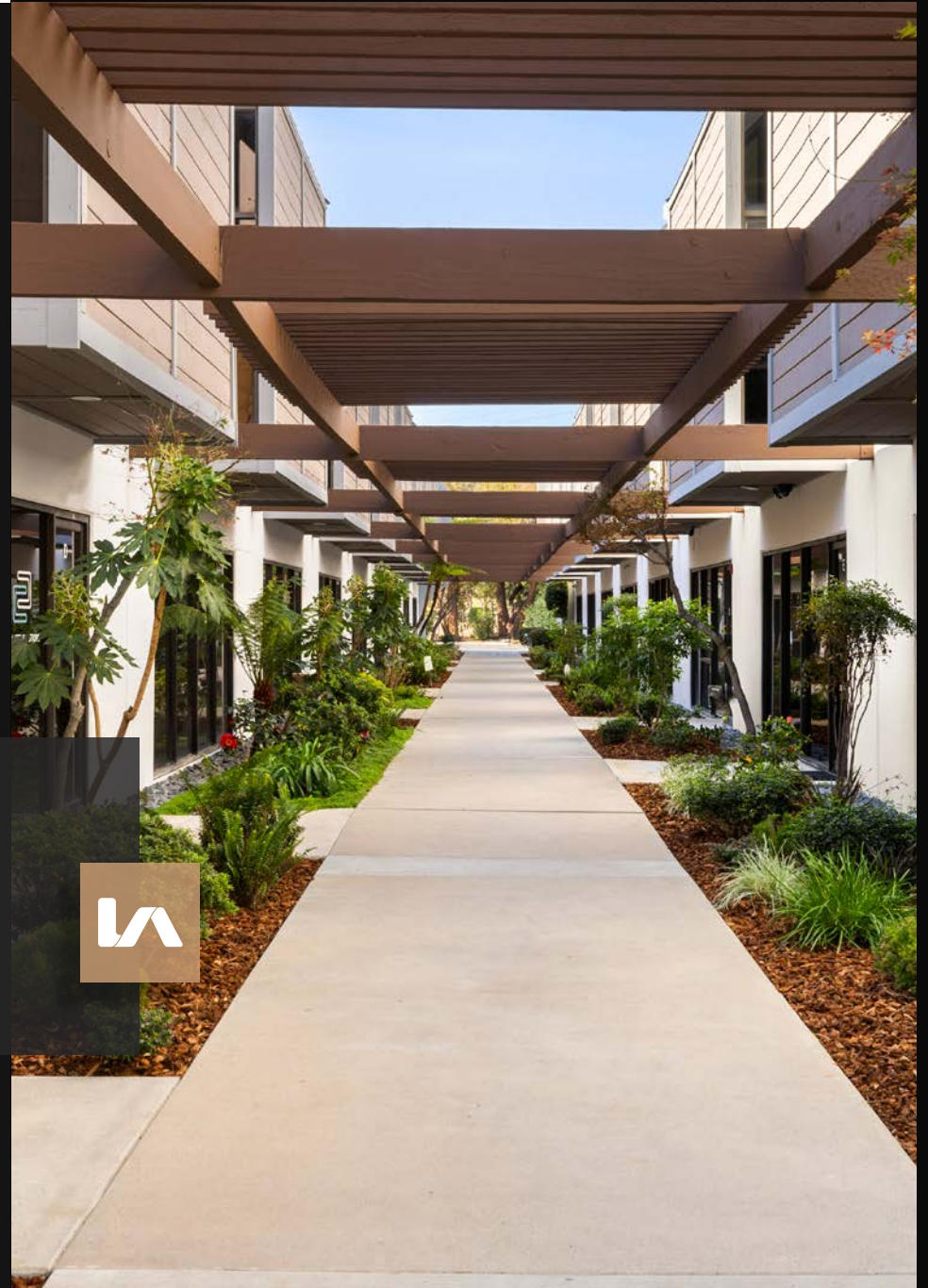
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INTRODUCTION & INVESTMENT OVERVIEW

Lee & Associates is pleased to present a rare opportunity to acquire a multi-tenant industrial portfolio strategically located in Calabasas, California. This portfolio consists of three separate projects spanning six buildings, totaling 106,647 square feet of industrial space on approximately 8.6 acres of land. Each property benefits from prime freeway visibility, high occupancy rates, and short-term leases, allowing for rent adjustments to market conditions. With strong fundamentals and future redevelopment potential, this portfolio represents a premier investment opportunity in one of Southern California's most sought-after markets.





CRAFTSMAN 1

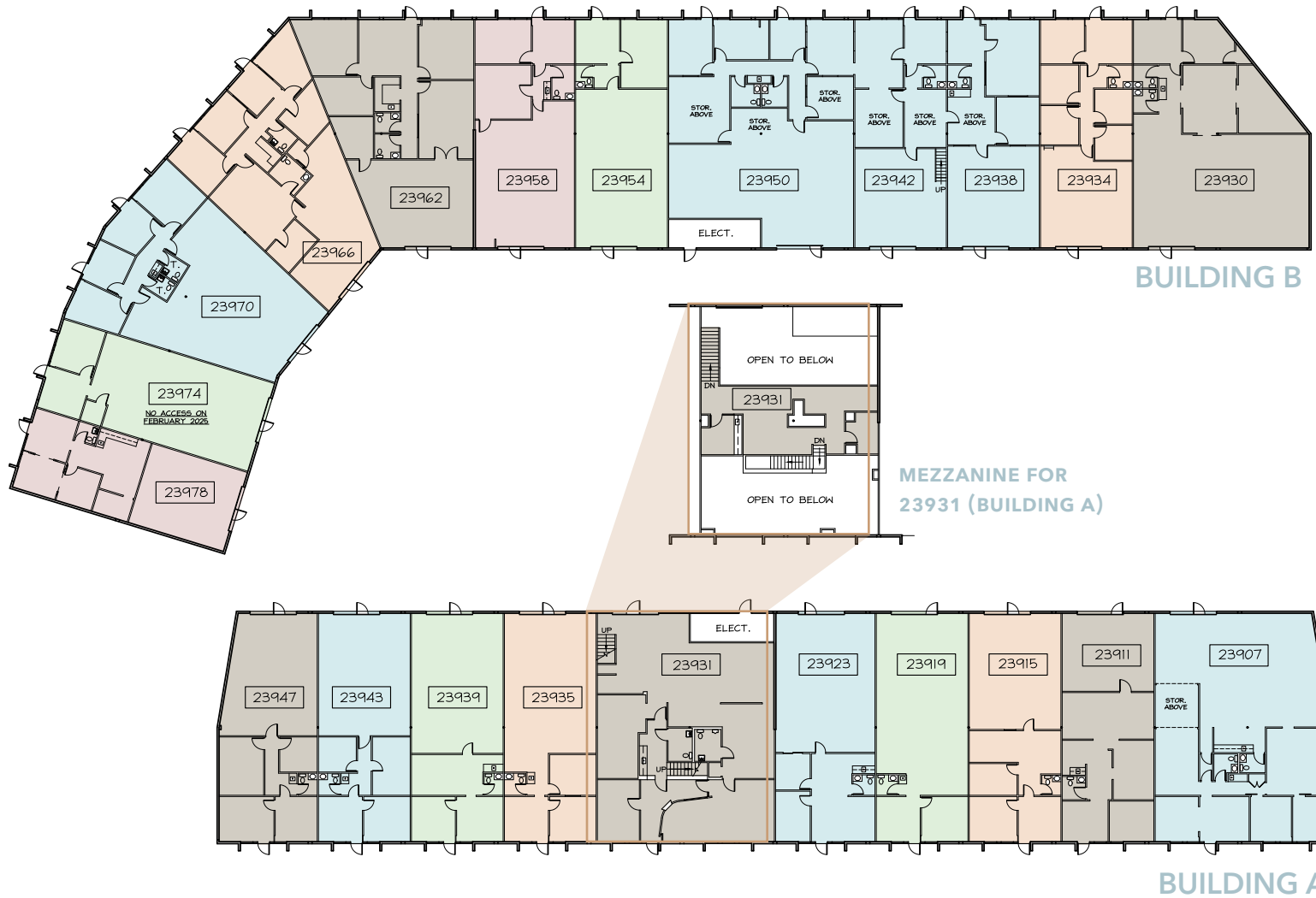
23907-23947 VENTURA BLVD. & 23930-23978 CRAFTSMAN ROAD, CALABASAS, CA – COUNTY OF LOS ANGELES

Craftsman 1 consists of two well-maintained multi-tenant industrial buildings totaling 38,429 square feet, situated on 94,470 square feet of LAMR-1 zoned land. The property includes 22 units, ranging from 1,298 to 2,930 square feet, each featuring rear bay loading doors for efficient access. Ten of the units front Ventura Blvd., providing prime 101 Freeway visibility, while the remaining 12 units face Craftsman Road. The buildings have a clear height of approximately 14 feet and a functional layout, ideal for a variety of industrial uses. Lease structures are designed for short-term flexibility, with three-year terms or less, annual rent increases, and no renewal options, allowing ownership to adjust rents in response to market conditions. Low-impact tenants are prioritized, and the majority have personal guarantees in place.

Disclaimer: All information contained herein is believed to be accurate and reliable; however, no guarantees, expressed or implied, are made regarding its completeness or accuracy. Buyer is advised to conduct their own due diligence and independently verify all information. The seller and its representatives assume no liability for errors, omissions, or any discrepancies.

CRAFTSMAN 1 SITE PLAN

23907-23947 VENTURA BLVD. & 23930-23978 CRAFTSMAN ROAD, CALABASAS, CA – COUNTY OF LOS ANGELES

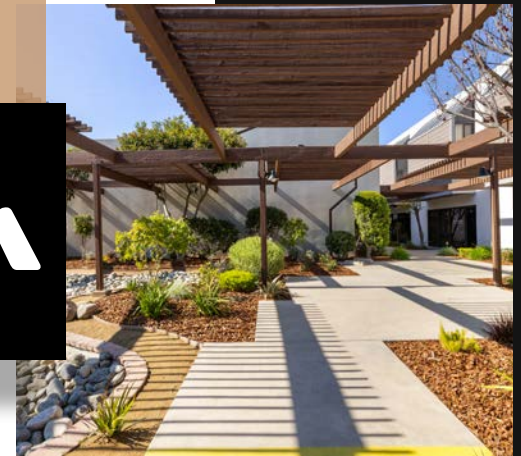


CRAFTSMAN 2 & 3

5101-5111 & 5115 DOUGLAS FIR ROAD, CALABASAS, CA – COUNTY OF LOS ANGELES

Craftsman 2 & 3 consists of three industrial buildings totaling 44,830 square feet, situated on 101,430 square feet of LAMR-1 zoned land. Craftsman 2, located at 5115 Douglas Fir Road, features two buildings totaling 35,516 square feet. This portion of the property includes 14 units, each with mezzanine space and rear bay doors for efficient loading access. The buildings surround a stunning central garden courtyard, providing an inviting atmosphere for tenants and visitors. With a clear height of approximately 12 feet, these units are well-suited for low-impact industrial and commercial uses. Lease terms are structured for short-term flexibility, with three-year terms or less, annual rent increases, and no renewal options, ensuring rents remain aligned with market conditions. The majority of tenants have personal guarantees in place.

Craftsman 3, located at 5101 & 5111 Douglas Fir Road, is a 9,314-square-foot building consisting of two similar sized units. The front corner unit at 5101 Douglas Fir Road is currently occupied by ownership as their property management office. Ownership plans a short-term lease-back while transitioning to a new facility, providing flexibility for the future owner to either occupy the space or lease it out. The remaining unit at 5111 Douglas Fir Road is fully leased and features a 17-foot clearance with natural light-filled warehouse space. A recessed front-loading bay door is positioned at the end of the building, optimizing accessibility.

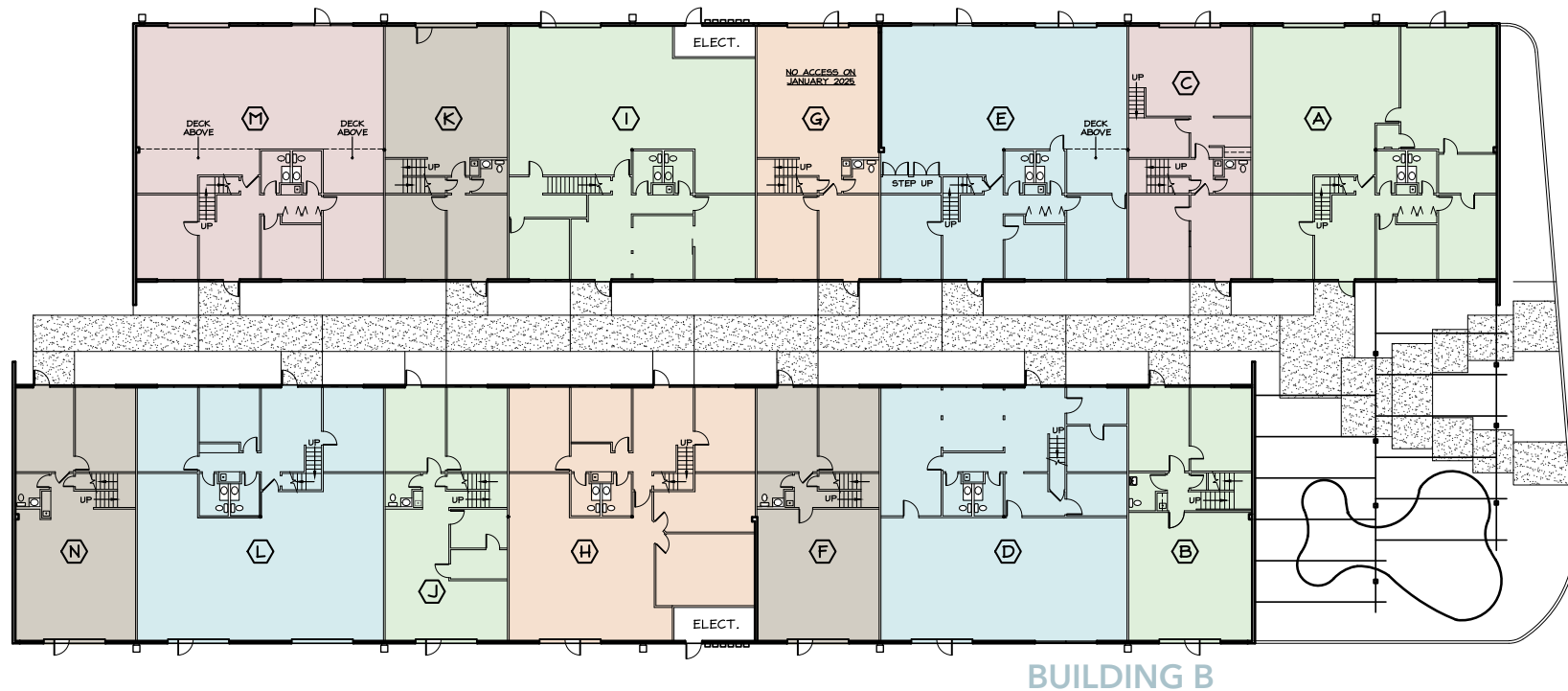


CRAFTSMAN 2 SITE PLAN – FIRST FLOOR

5115 DOUGLAS FIR ROAD, CALABASAS, CA – COUNTY OF LOS ANGELES



BUILDING A

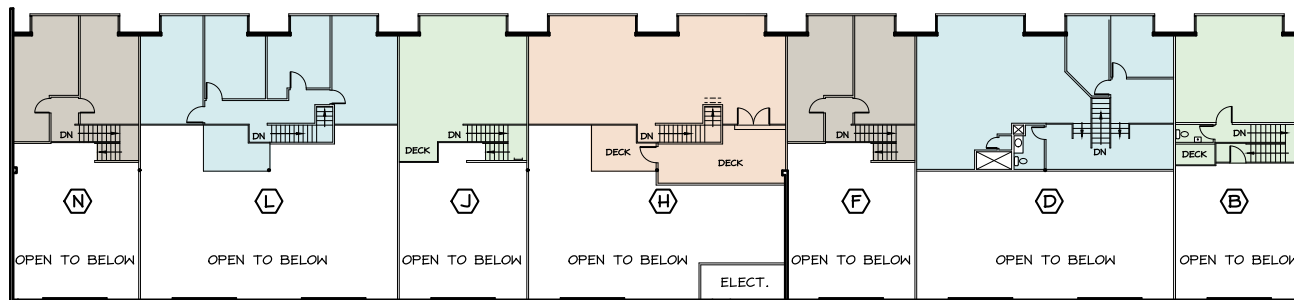
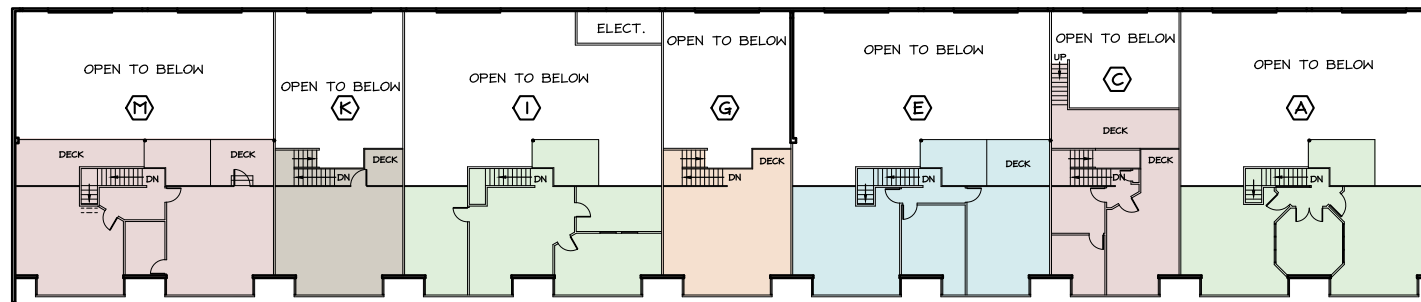


CRAFTSMAN 2 SITE PLAN – MEZZANINE

5115 DOUGLAS FIR ROAD, CALABASAS, CA – COUNTY OF LOS ANGELES



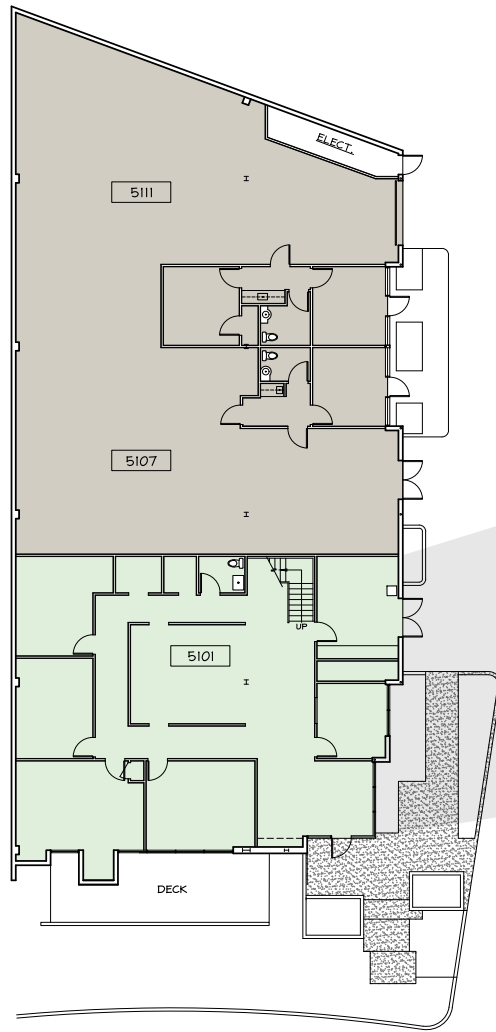
BUILDING A



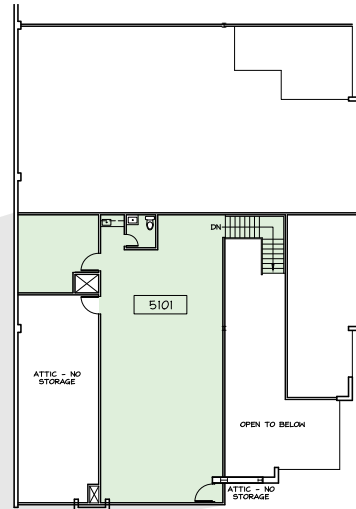
BUILDING B

CRAFTSMAN 3 SITE PLAN

5101-5111 DOUGLAS FIR ROAD, CALABASAS, CA – COUNTY OF LOS ANGELES



FIRST FLOOR



MEZZANINE



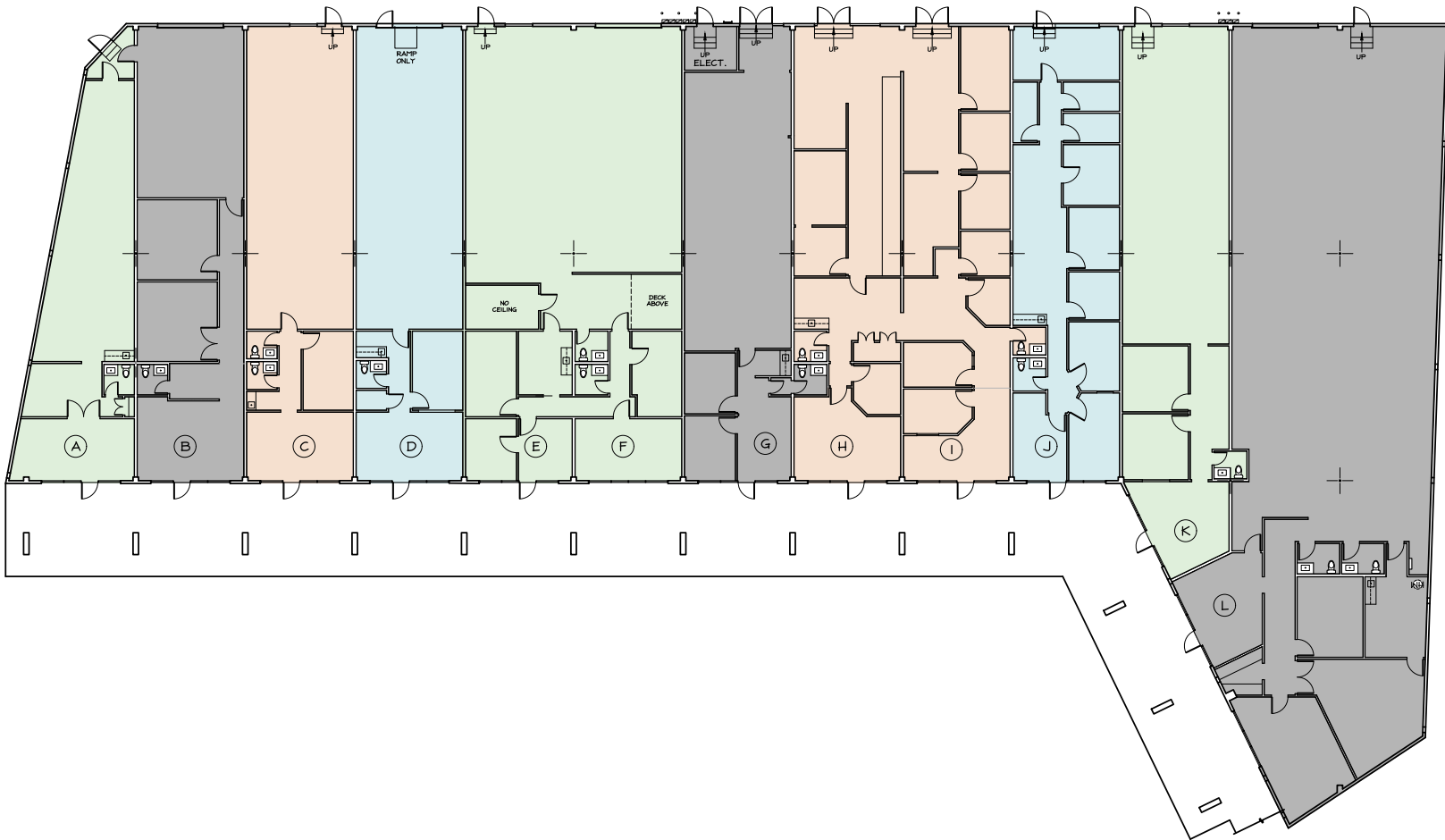
CALABASAS

23961 CRAFTSMAN ROAD, CALABASAS, CA –
COUNTY OF LOS ANGELES

The Calabasas project is a 23,388-square-foot multi-tenant industrial building consisting of 12 units, ranging in size from 1,300 to 5,188 square feet. Most units feature rear loading bays with a 14-foot clear height, providing functional and efficient access for industrial tenants. For units that do not currently have a rear bay door, additional bay doors can be added to accommodate tenant needs. The property offers ample parking in front of the building, ensuring convenience for both tenants and visitors. Lease terms are structured for short-term flexibility, with three-year terms or less, annual rent increases, and no renewal options, allowing ownership to adjust rents in response to market conditions. Low-impact tenants are prioritized, and the majority have personal guarantees in place.

CALABASAS SITE PLAN

23961 CRAFTSMAN ROAD, CALABASAS, CA – COUNTY OF LOS ANGELES



CRAFTSMAN 1 FINANCIAL OVERVIEW

23907-23947 VENTURA BLVD. & 23930-23978 CRAFTSMAN ROAD,
CALABASAS, CA – COUNTY OF LOS ANGELES



VALUATION (PV/IRR) DATE
JANUARY 2025

DATE OF SALE
DECEMBER 2034

DISCOUNT METHOD
ANNUAL

PERIOD TO CAP (AT SALE)
12 MO. AFTER SALE

For more information and access to detailed financials, prospective investors will be required to execute a Non-Disclosure Agreement (NDA).

NDA REQUIRED

CRAFTSMAN 2 & 3 FINANCIAL OVERVIEW

5101-5111 & 5115 DOUGLAS FIR ROAD, CALABASAS, CA – COUNTY OF LOS ANGELES



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JANUARY 2025

DATE OF SALE
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CALABASAS FINANCIAL OVERVIEW

23961 CRAFTSMAN ROAD, CALABASAS, CA – COUNTY OF LOS ANGELES



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PRICING OVERVIEW

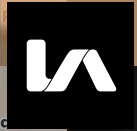
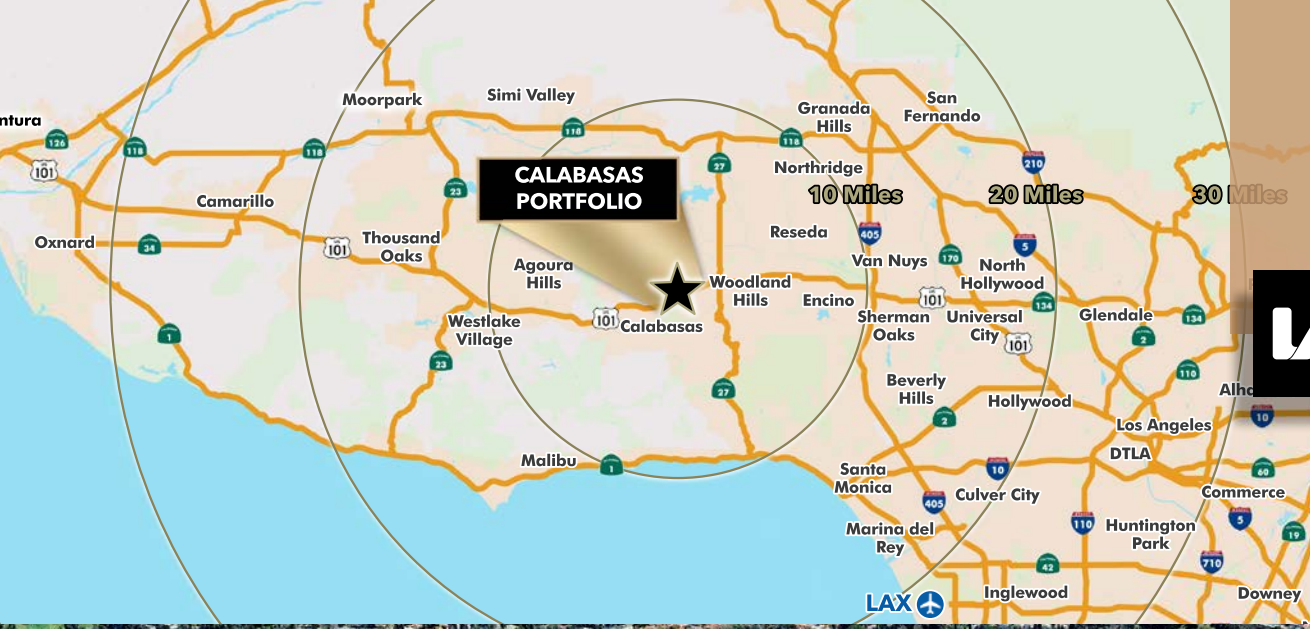
PORTFOLIO PRESENT VALUE



NDA REQUIRED

Note: Potential for parcels to be sold separately. Call brokers for details.





AMENITIES & LOCATOR MAP



CALABASAS PORTFOLIO

THE COMMONS at Calabasas

Calabasas City Hall

Hilton Garden Inn

US 101

VENTURA FWY (US-101)

Ventura Blvd

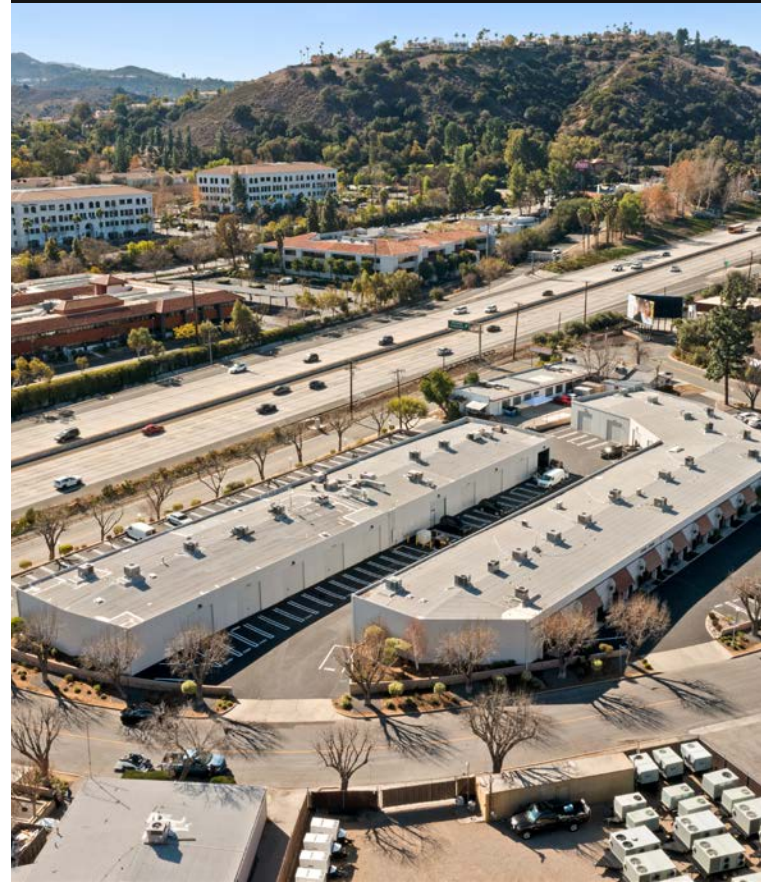
Parkway Calabasas

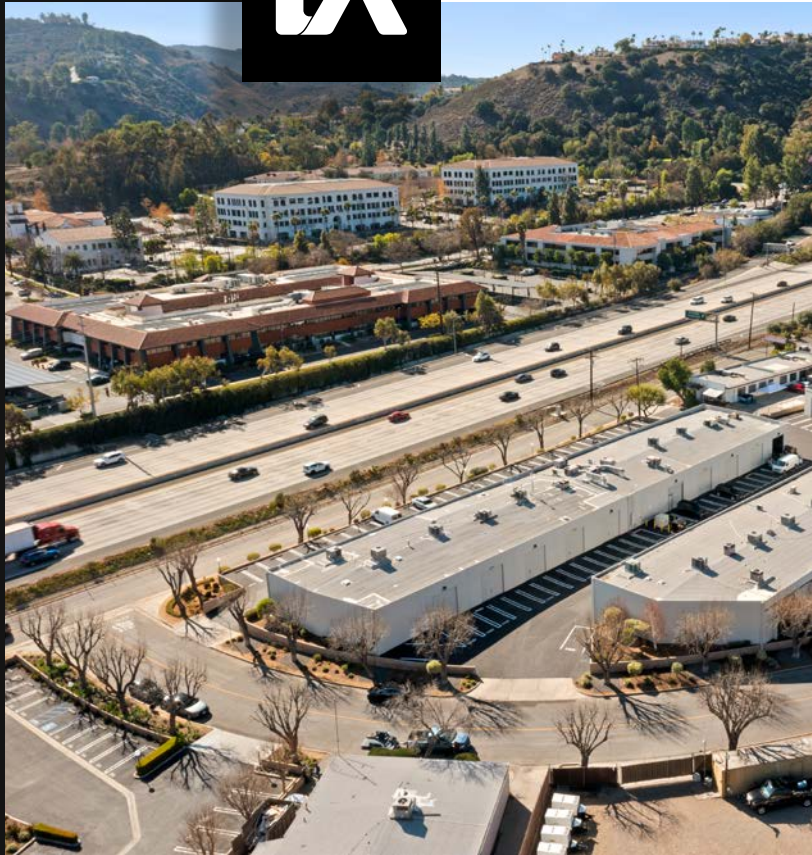
US 101



CALABASAS & HIDDEN HILLS COMMUNITY OVERVIEW

Calabasas and Hidden Hills are two of Los Angeles County's most affluent communities, known for their strong economic base, high-income demographics, and desirable business environment. These areas offer strategic access to major markets via the 101 Freeway, making them highly sought after for both businesses and investors. With ongoing economic development efforts, a pro-business city government, and an expanding retail and residential landscape, this region presents significant long-term growth potential.





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