

OFFICE FOR SALE

OWNER/USER - INVESTMENT

21112 VENTURA BLVD
WOODLAND HILLS, CA 91364
OFFERING MEMORANDUM



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21112 Ventura Boulevard, Woodland Hills, CA 91423

INFORMATIONAL BROCHURE

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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 21112 Ventura Boulevard, Woodland Hills, CA 91423 ("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, the zoning or the legal status of the Property, (v) 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. Although Seller's predecessors may have performed 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 unless agreed to in a separate commission agreement between all parties.

SELLER AND ITS AGENTS MAKE NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION.

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PROPERTY HIGHLIGHTS

Location

The Property benefits from being centrally located on the famous Ventura Blvd. in the heart of the thriving Woodland Hills and Warner Center areas. Being on a major street in this popular area brings ease of access, significant signage and identity as well owning a valuable asset in an area that has been a stable and prosperous part of town for over 50 years. This stretch of Ventura has the best retail and commercial business in Woodland Hills. With close access to the 101 FWY, and being by major north-south running streets, there are many quick and easy routes to take you where ever you want to go. And if you want to stay local, just walk out the door and choose one of the many places to go eat, drink and/or shop. 21112 Ventura is well located to everything and everyone in the area.

Demographics

±26,000 and ±55,500 employees within a 1 mile and 2 mile radius respectively. ±69,000 residents within 1 mile.



OWNER/USER PROPERTY BENEFITS

Rare Chance

- o Rare Chance to Own an Office Property on prime Ventura Boulevard. 1st Office building in 20 years available for purchase on Ventura Blvd in this area.
- o Occupy the entire building, or just half with an income producing tenant in the other part.
- o wCreate a beneficial advantage through ownership vs a lease scenario with tax benefits, equity and property appreciation.
- o Prominent building identity and signage exposure to pedestrian and vehicle traffic
- o Pride of Ownership

SITE SUMMARY

The Offering

List Price	\$2,900,000
Property Address	21112 Ventura Blvd. Woodland Hills, CA 91423
Property Type	Commercial Office Building
Assessor's Parcel	2167-002-016; 2167-002-015

Site Description

Gross Building Area	4,069 SF
Parcel Size	6,502 SF
Zoning	C4. ZI-2498 Local Emergency Temp Regs - Time Limits & Parking Relief - LAMC 16.02.1
Parking	9 spaces in Private Gated Parking Lot
Street Frontage	50 FT
Cross Street	Between Canoga Blvd & Desoto Ave.
Highway Access	On/Off Ramps for 101 FWY @ Canoga Blvd & Desoto Ave.





SITE SUMMARY

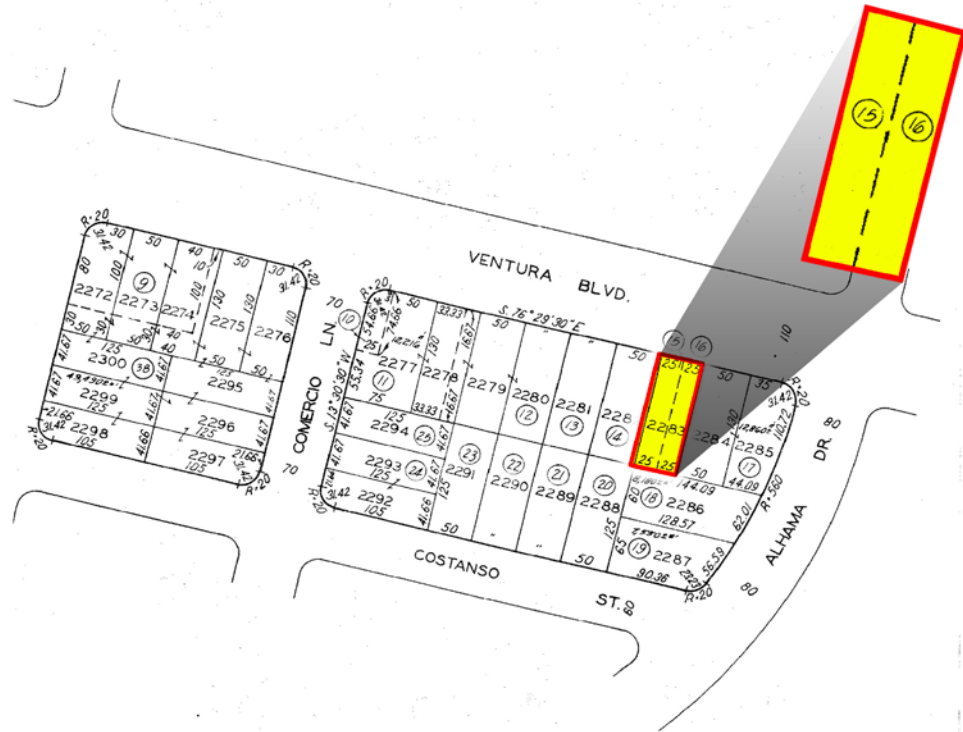
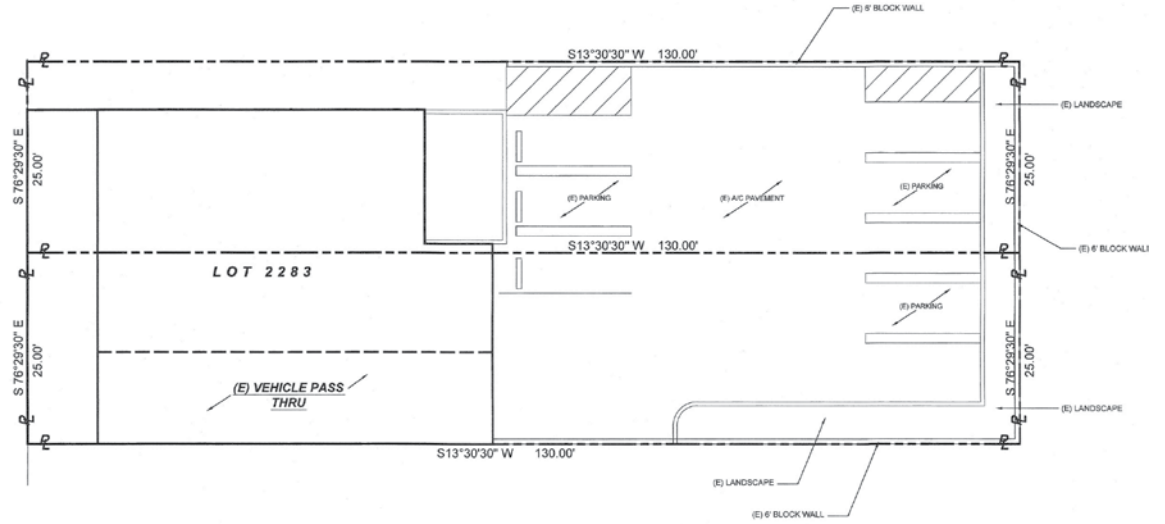
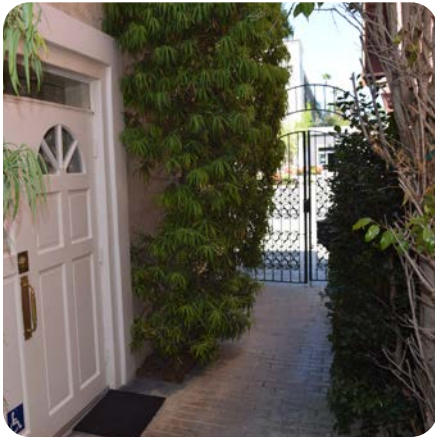
Property Detail

Year Built	1953 and 1995
Construction Type	Wood Frame with Stucco
Foundation	Concrete Slab on Grade
Balconies	Four (4) on the second floor
Patio	One (1) on the first floor

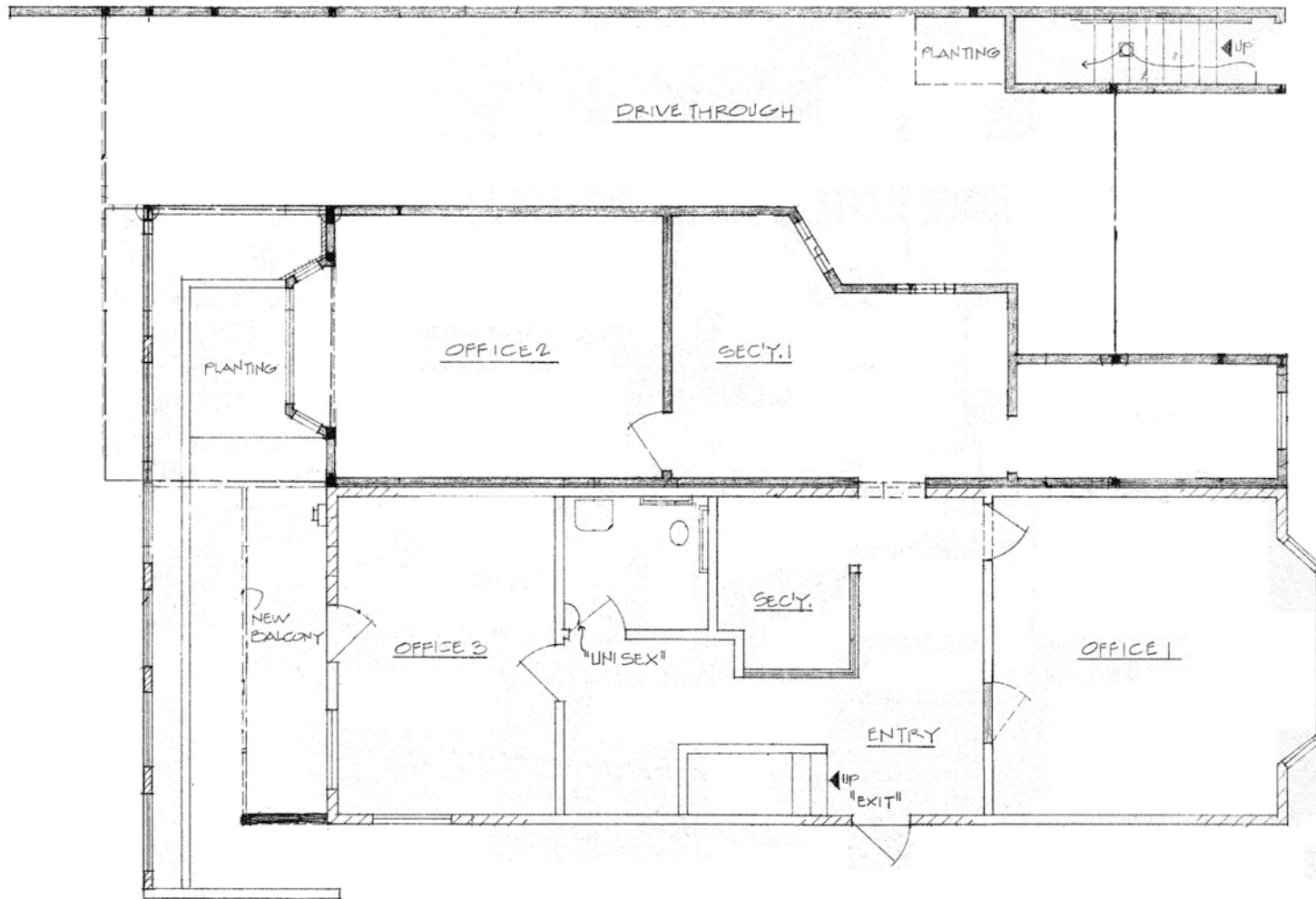
Interior Detail

Number of Stories	Two (2) Floors
Number of Suites	Two (2). 2nd floor has its own entrance and can be separated.
Telecommunications	Spectrum cable
HVAC	Two (2) Package Units
Water & Power	Department of Water & Power
Gas	Southern California Gas Company
Facade	Wood Framed Stucco
Balconies	Four (4)
Stairs	Two (2). One (1) internal and one (1) for private entrance to the second (2nd) floor
Kitchens	One (1) on the ground floor

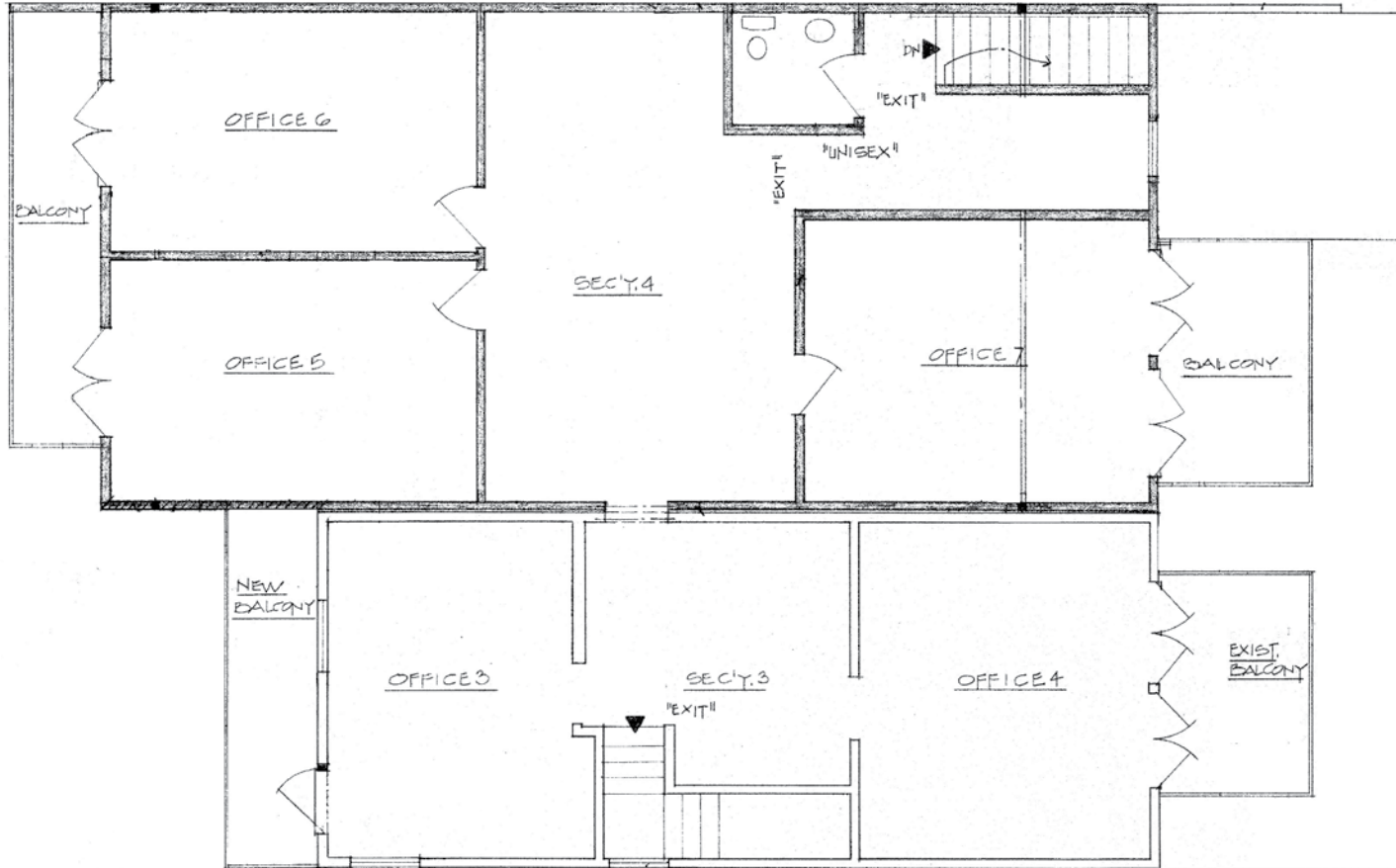
SITE PLAN & PARCEL MAP



1ST FLOOR PLAN



2ND FLOOR PLAN



AERIALS

AERIAL - TOP VIEW



AERIAL - REAR VIEW



AERIAL - EAST VIEW



AERIAL - WEST VIEW



Woodland Hills, a suburban community at the western end of the San Fernando Valley, is among the fastest growing markets in the city of Los Angeles.

The community spans 15 square miles and includes Warner Center, a business and transportation hub for the San Fernando Valley, as well as a lively commercial district that runs along Ventura Boulevard and houses every type of retail establishment from car dealerships to restaurants, groceries, bakeries, yoga and fitness studios, beauty salons, banks and other services from insurance to dry cleaners and shops that sell apparel, furniture and everything in between.

The Ventura (101) Freeway taking commuters east and west, is easily accessible from many points in Woodland Hills, as is Topanga Canyon Boulevard, which traverses the Valley from north to south, running all the way to Malibu. Some years ago, city officials designated Warner Center as a transit hub and established the Orange Line, a rapid transit busway operating between Chatsworth and North Hollywood where it connects

to the Metro Red Line subway system and downtown Los Angeles.

Woodland Hills' population of 76,848 residents is comprised mainly of educated professionals. Nearly half of adult residents have a bachelor's degree or higher and the median household income is \$98,000.

The majority of residents (63 percent) are homeowners, however that is changing as development focused in Warner Center brings ever greater numbers of apartment units to the area.

The passage of the Warner Center Specific Plan 2035 established a blueprint to balance housing, jobs and services within a walkable community and sent developers into the community in force. Today, about 5,000 apartment units are in planning or underway. Most of these developments include ground floor retail. Additionally, Mall of America

has acquired a 46-acre site with plans to redevelop the former home of Rocketdyne and the owners of Westfield Promenade are planning a \$1.5 billion overhaul of the center that will include 1,430 apartment units, a hotel, retail shops and a 7,500-seat entertainment center.

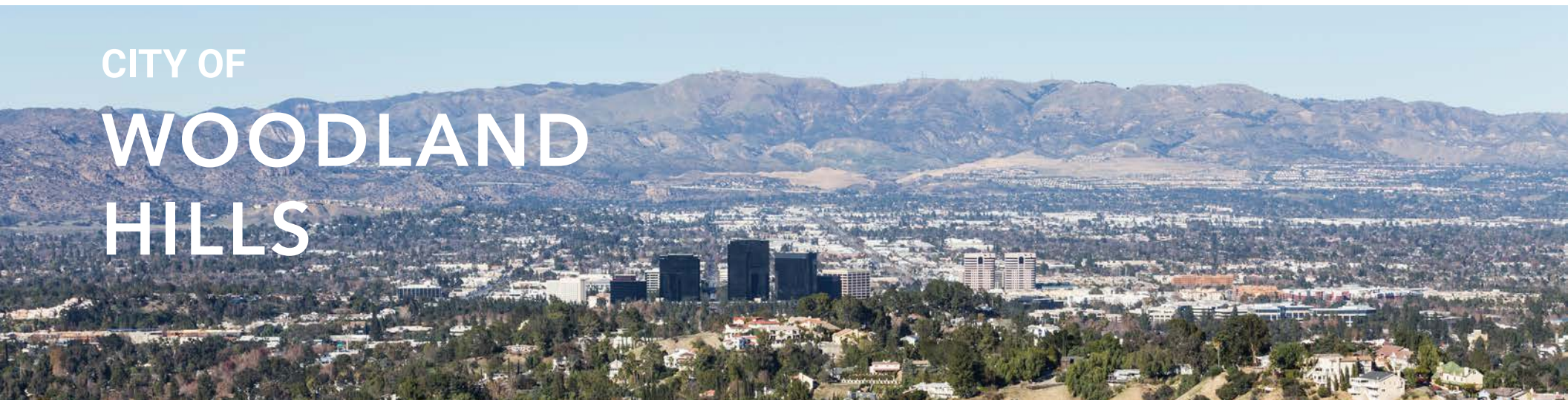
These efforts are certain to enhance what is already an amenity-rich neighborhood that has earned a Walk Score of 81. Woodland Hills enjoys a vast selection of restaurants serving everything from Mediterranean to vegan dishes and steak houses. It offers all the major grocery chains including Ralphs, Vons, Whole Foods, Sprouts and Smart & Final; a

Costco and major department stores including Target, Macys, Nordstrom and Neiman Marcus; Home Depot; fitness facilities from Equinox to independents and a number of hotels.

The office market, which includes the Tarzana/Woodland Hills submarkets and Warner Center, contains more than 11 million square feet. Among the corporate tenants are Anthem Blue Cross, Blackline Inc., B. Riley Financial, Inc., Northrop Grumman, Health Net, Inc. and Viking Cruises. Numerous professional services firms including insurance broker Poms & Associates and accounting firm SingerLewak are also housed in Woodland Hills, and Kaiser Permanente operates a regional medical center here.



CITY OF WOODLAND HILLS

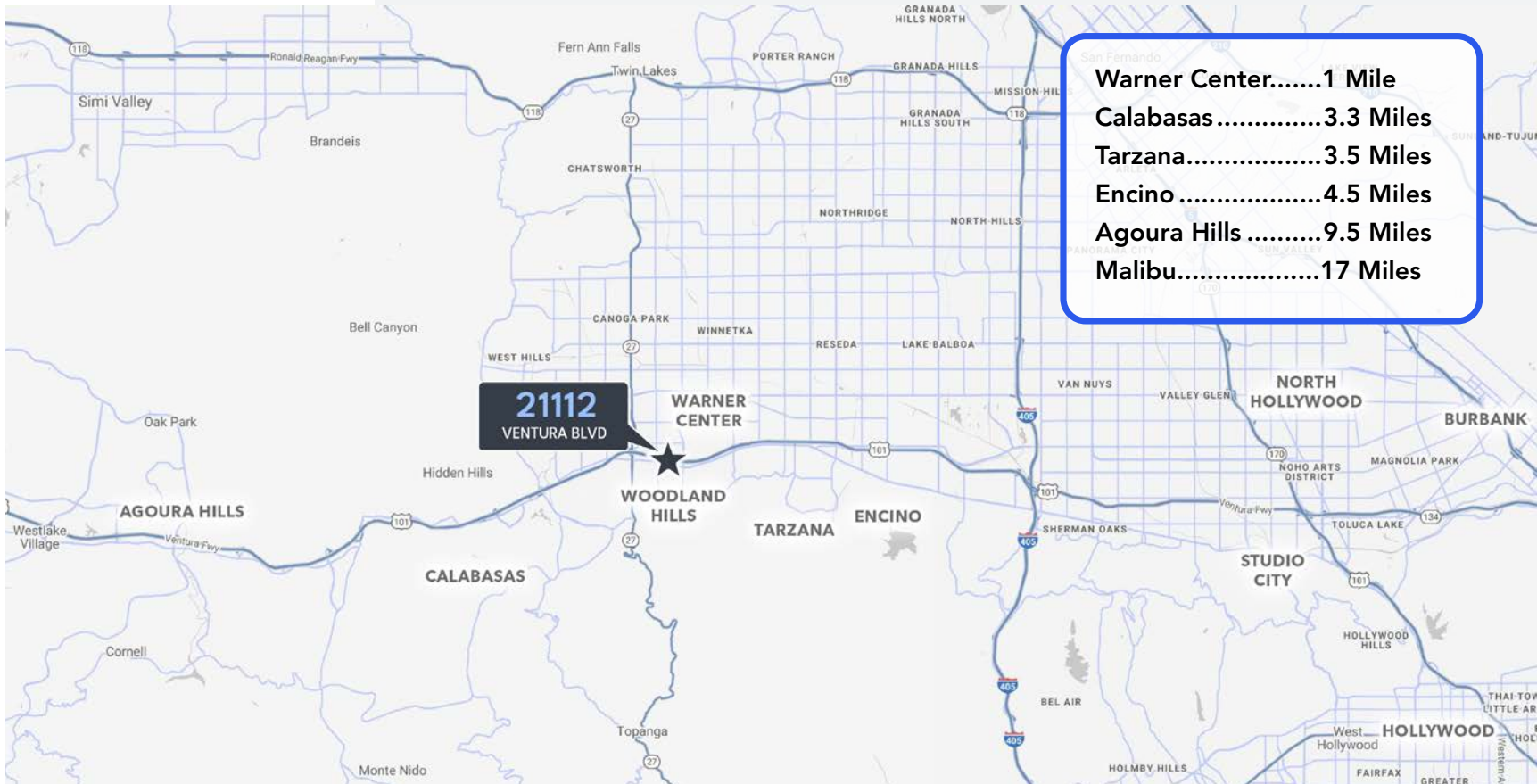


AREA AMENITIES

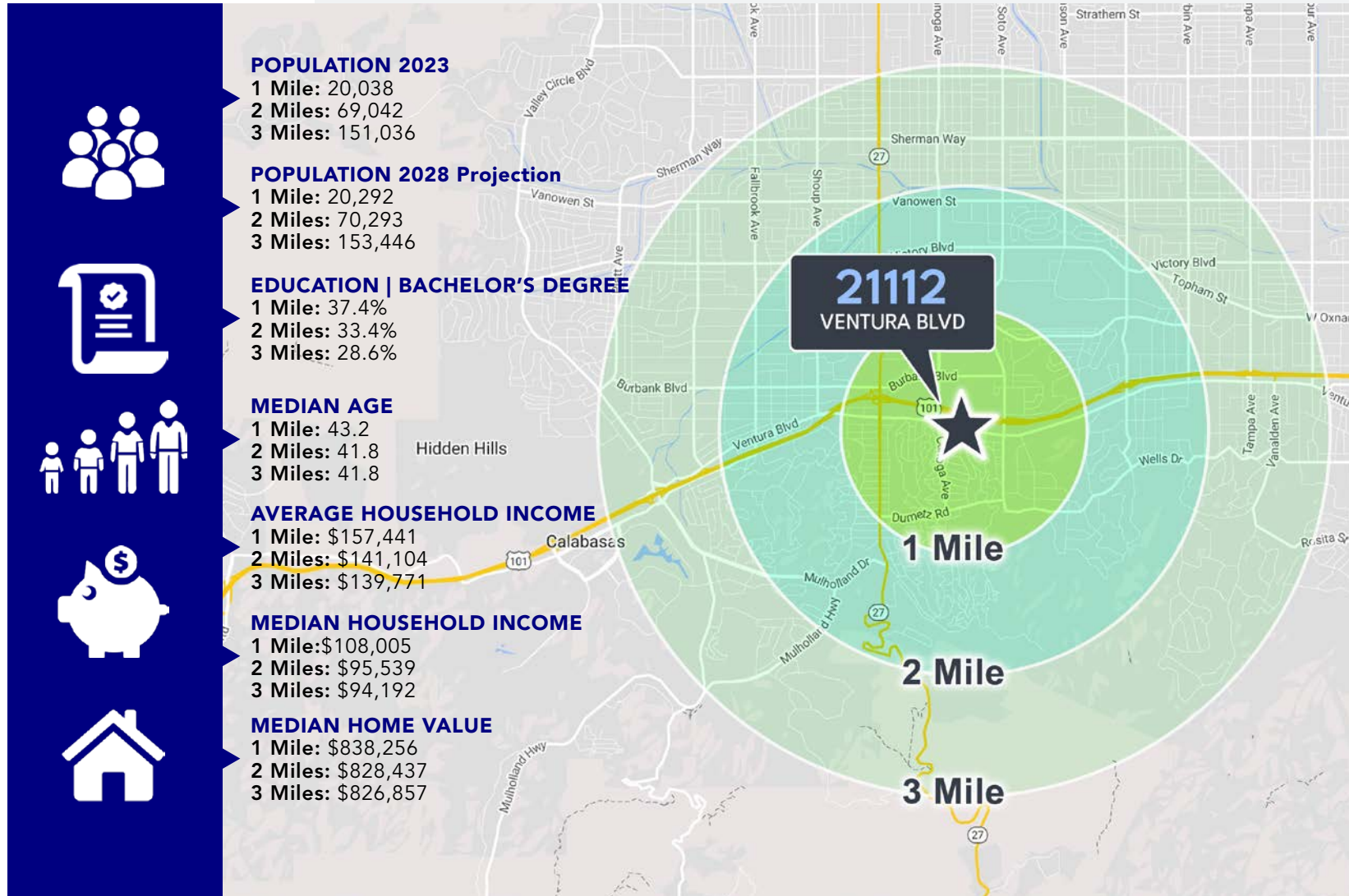


DRIVING DISTANCE

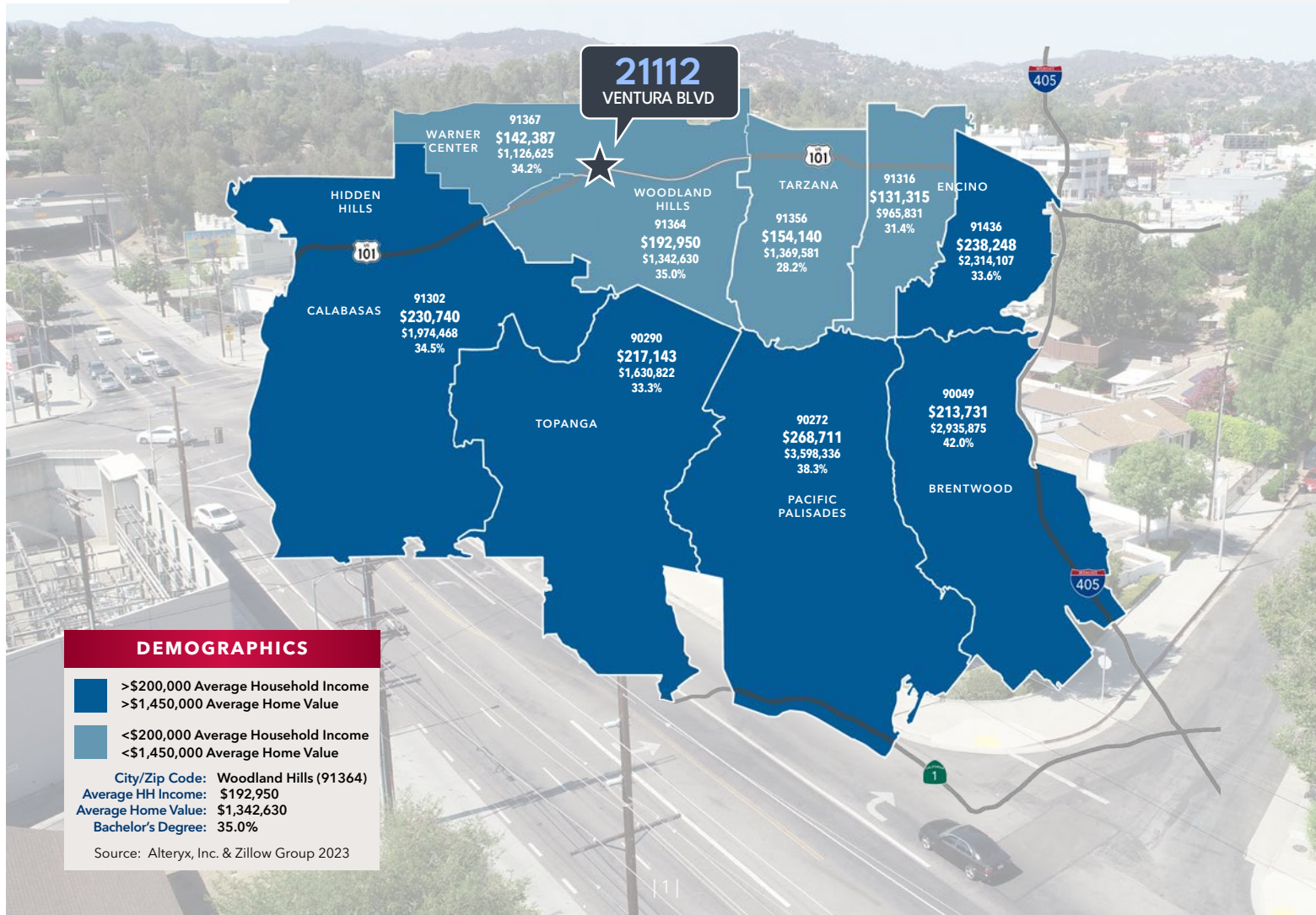
LOCATION / DRIVE TIMES



AREA DEMOGRAPHICS



EXECUTIVE HOUSING PROXIMITY



Workplace Environment Highlights

It's not all about being in the office all day. The thriving and active commercial, retail and residential community of Woodland Hills puts this property in a superb location in the heart of the business corridor of the San Fernando Valley.

USABLE/FUNCTIONAL OUTDOOR SPACE

Back patio and second floor balcony

HUNGRY

Within walking distance there are over 30 places to eat.

GOLF AND TENNIS

Golf, Tennis and Pickleball options nearby along with several parks for walking, jogging, picnicking or just relaxing.

MULHOLLAND HIKING TRAILS

Off of Topanga there are miles of great trails with beautiful views and a route to Malibu.

FITNESS

Many fitness options in the area from private training to spinning to large gyms such as Equinox and LA fitness.

EXCELLENT WALKABILITY

Walk to restaurants, coffee houses, theatres, music venues, gyms and parks within a safe and pedestrian friendly neighborhood. Over 300 businesses in the area that serve the community.

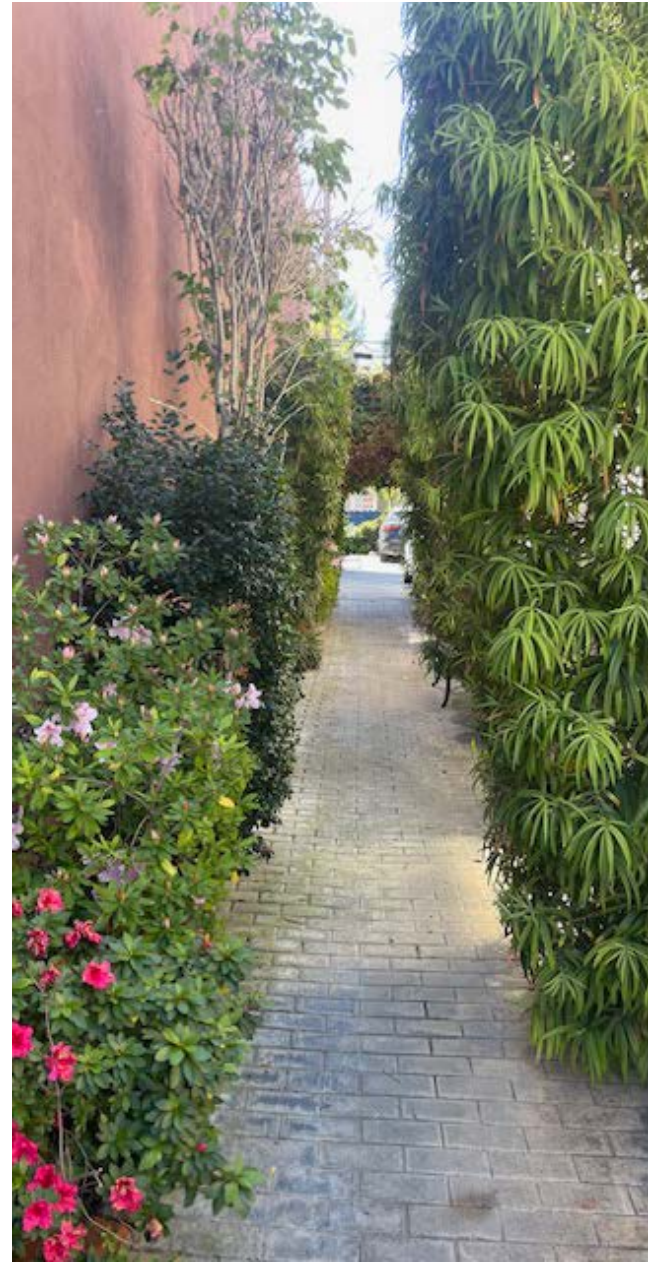
BANKING

Most major banks within 1 mile

TO DO LIST/ERRANDS

Within a 5 minute walk there are two major shopping centers and numerous retail service stores to accommodate all needs.







**FOR FURTHER
INFORMATION ON THIS
RARE OPPORTUNITY,
PLEASE CONTACT**

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