

7950 Woodley Avenue
Van Nuys, CA 91406

FOR SALE
OFFERING MEMORANDUM



Industrial Building- Approx. 28,860 SF



FEDER & ASSOCIATES
COMMERCIAL REAL ESTATE



Industrial Building

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01

Executive Summary

Investment Summary

Location Summary

7950 WOODLEY AVE. VAN NUYS

OFFERING SUMMARY

ADDRESS	7950 Woodley ave Van Nuys CA 91406
COUNTY	Los Angeles
MARKET	San Fernando Valley
SUBMARKET	Central Valley
BUILDING SF	28,860 SF
LAND ACRES	1.18
1ST FLOOR SF	26,060 SF
LAND SF	51,314 SF
YEAR BUILT	1954
APN	2206-006-019

FINANCIAL SUMMARY

OFFERING PRICE	\$10,072,140
PRICE PSF	\$349.00

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
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2021 Population	18,321	292,330	738,561
2021 Median HH Income	\$52,576	\$59,755	\$70,179
2021 Average HH Income	\$70,658	\$82,258	\$95,697

Highlights

- Rare Purchase Opportunity
- Excellent Van Nuys Airport Location
- Close to FedEx, USPS & UPS
- Currently 4 Units
- 5 Drive Ins



San Fernando Valley

- The San Fernando Valley Submarket covers a large area of Northern L.A. County and contains numerous small industrial hubs. Industrial product is typically older, lower-quality space that nevertheless typically has low vacancies. The typical warehouse size is less than 100,000 SF in this submarket, and it's rare to find buildings greater than 200,000 SF. The largest industrial buildings and industrial parks in the submarket are primarily multi-tenant facilities. Industrial inventory in the East San Fernando Valley is predominantly scattered between the two main highways, I-5 and I-210. I-5 is California's main north-south artery, while I-210 offers direct access to the Inland Empire's vast industrial landscape.
- Large tenants include a variety of companies that operate logistics centers and manufacturing facilities. The area also supports the growing entertainment and content-related industry centered in Burbank, Hollywood, and West Los Angeles. Vacancies are currently 1.0%, and availabilities are more limited than in many other industrial locations in L.A. County.
- Higher-quality spaces tend to lease quickly and may temporarily register as vacant for a quarter as tenants relocate. Rental rates continue to advance and increased by 7.5% year over year. The submarket currently has very modest levels of industrial space under construction, and additions have been limited over the past decade.

Regional Map



Locator Map



Opportunity Zones

What Are Opportunity Zones?

An opportunity zone is a disadvantaged community where new investments, under strict conditions, may be eligible for tax incentives provided through the Tax Cuts and Jobs Act of 2017.

The goal of this program is to encourage long-term investment in low-income neighborhoods. Since its implementation, the program has sought to foster job creation and economic stimulus in undercapitalized areas.

Twelve percent of U.S. census tracts are opportunity zones. These zones are nominated by state and territory governors and the mayor of Washington, D.C. and are officially designated by the U.S. Department of the Treasury.

How Do Opportunity Zone Funds Work?

Opportunity zones provide tax incentives to those with capital gains. Any corporation or individual can take their unrealized capital gains and invest them in an opportunity fund.

Different Qualified Opportunity Funds are started by active real estate investors – whether through partnerships, limited liability companies (LLC) or corporations. The fund must file the correct paperwork and adhere to IRS regulations. Any assets they invest in must be either operating, abandoned or undeveloped, and most show significant improvement within 30 days of being purchased.

What Tax Incentives Can Investors Claim?

There are three types of tax benefits investors can claim for investing unrealized capital gains in Opportunity Zone Funds. Investors can take advantage of one or more of these benefits.

Tax Deferral Unit 2026: Investors can invest assets with capital gains into opportunity funds. This defers the tax on the capital gains until 2026 or until the asset is disposed.

Basis Step-Up Of Deferral Gains: Capital gains in an opportunity fund for 5 years have an increase of 10% on the original investment. If the investment is in an opportunity fund for 7 years, the increase is 15%.

No Taxation On Appreciation Of Capital Gains – Investors pay no taxes on capital gains produced through investment in opportunity funds when they're held for at least 10 years. The purpose of these benefits is to incentivize investment in areas where investment could result in substantial improvement.

The Risks And Rewards Of Investing In An Opportunity Zone

Taking advantage of tax breaks while helping communities that could use a leg up seems like a win-win scenario. It is, for the most part. If you're investing for the tax benefit and the sense of philanthropy, you're in the right mindset.

One difficult thing about opportunity zones is that they tie up your money. To receive the full tax benefit of investing in one, your money will need to stay put for a minimum of 5 years. If you need the money at any time, withdrawing it from the opportunity fund could mean losing the tax benefit.

These funds are for serious and patient investors. Financial experts recommend you bring significant capital gains to the table when investing in opportunity zones. If you're not there yet, there may be better investment strategies for you. Like most investments, opportunity funds will perform best if you choose wisely. Research what you're putting your money into. There are over 8,700 different opportunity zones. Fund managers must choose communities that show growth and stability. This way, the fund grows and the community benefits.



7950 WOODLEY AVE. VAN NUYS

02

Property Description

Property Features

Aerial Map

Parcel Map

Additional Maps

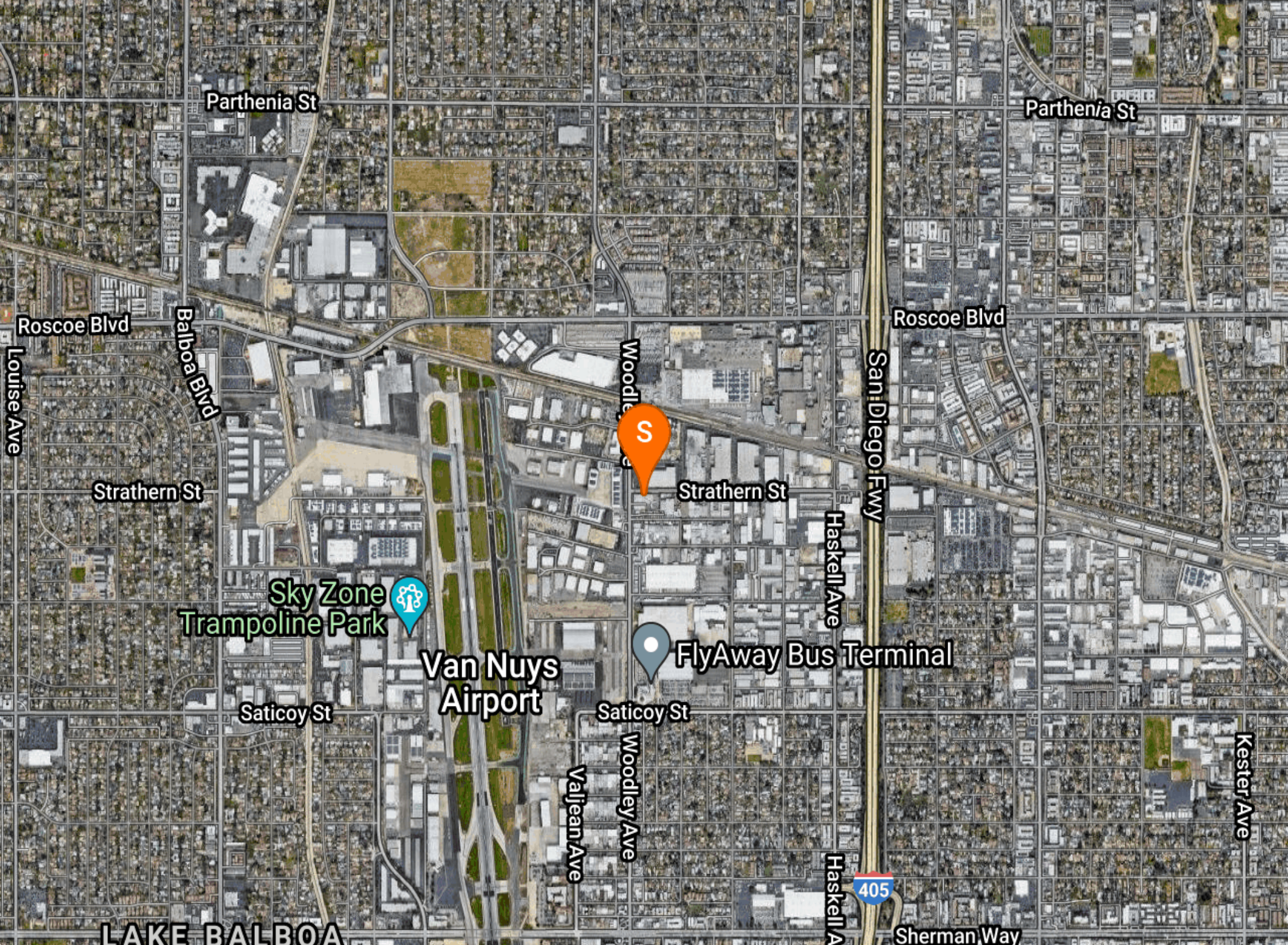
PROPERTY FEATURES

BUILDING SF	28,860 SF
1ST FLOOR SF	26,060 SF
LAND ACRES	1.18
LAND SF	51,314
YEAR BUILT	1954
# OF PARCELS	1
ZONING TYPE	LAM2
BUILDING CLASS	C
CONSTRUCTION	Masonry
NUMBER OF STORIES	2
NUMBER OF PARKING SPACES	44
DRIVE INS	5 total: 10'X10'
TENANCY	Multi Tenant
OPPORTUNITY ZONE	Yes

MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	1200 amps/480 volts, 3 phase





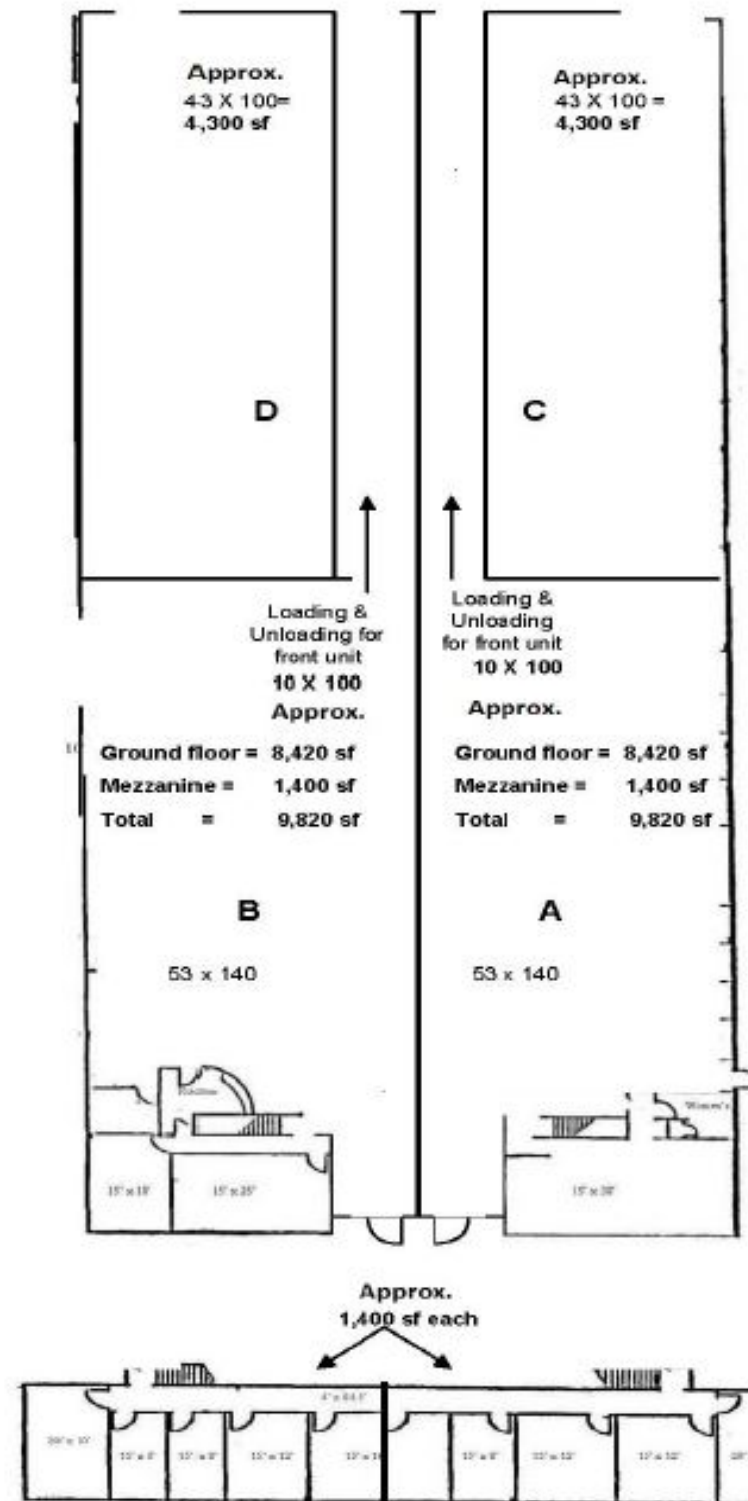
RENT ROLL FOR 7950 WOODLEY AVENUE AS OF 9/30/2021

Property Address	Tenant Name	SF	Monthly Rent	Cam Charges	Term	Lease Start	Lease End Date
7950 Woodley Ave., Unit A & C	Vacant	14,640	\$ -	\$ -	-		
7950 Woodley Ave., Unit B	Matrix Cab Parts, Inc	9,820	\$ 5,824.51	\$ 1,400.00	MO-TO-MO	06/15/10	06/14/16
7950 Woodley Ave., Unit D	US Arcades, LLC	4,400	\$ 5,500.00	\$ -	MO-TO-MO	03/01/17	02/29/20
Total:		28,860	\$ 11,324.51	\$ 1,400.00			

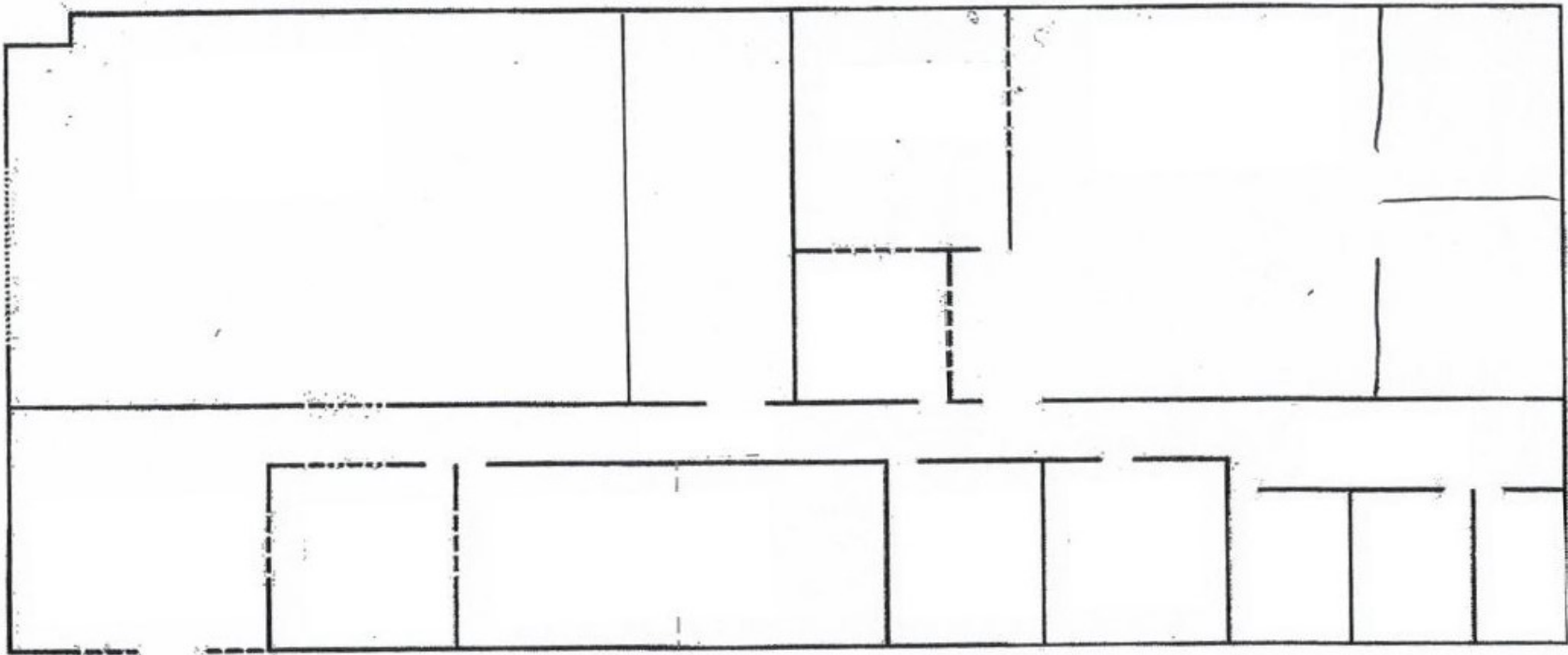
7950 Woodley Floor Plan

Measurements are approximate!

Approx.
28,860 SF

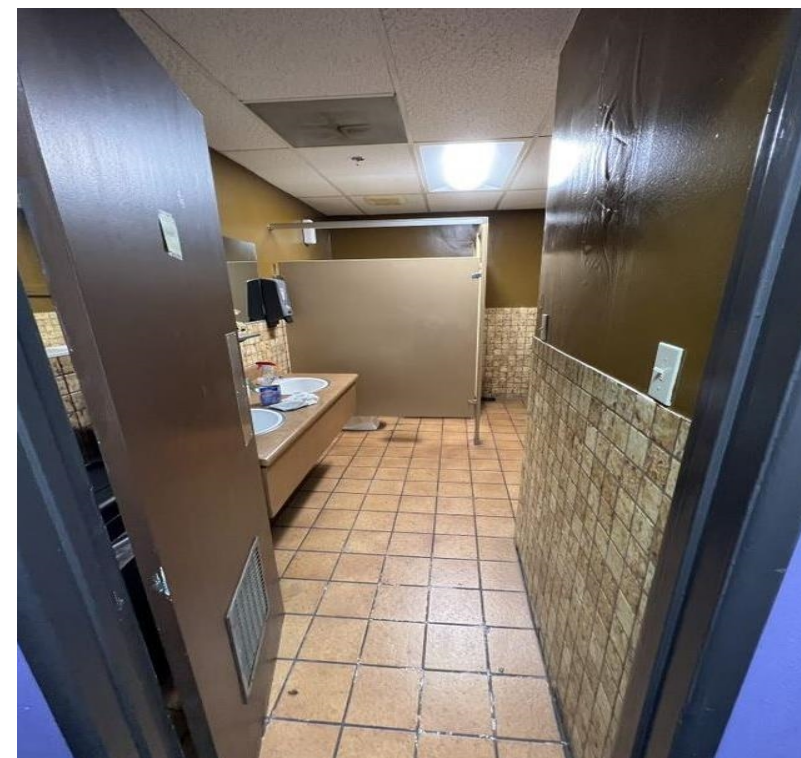
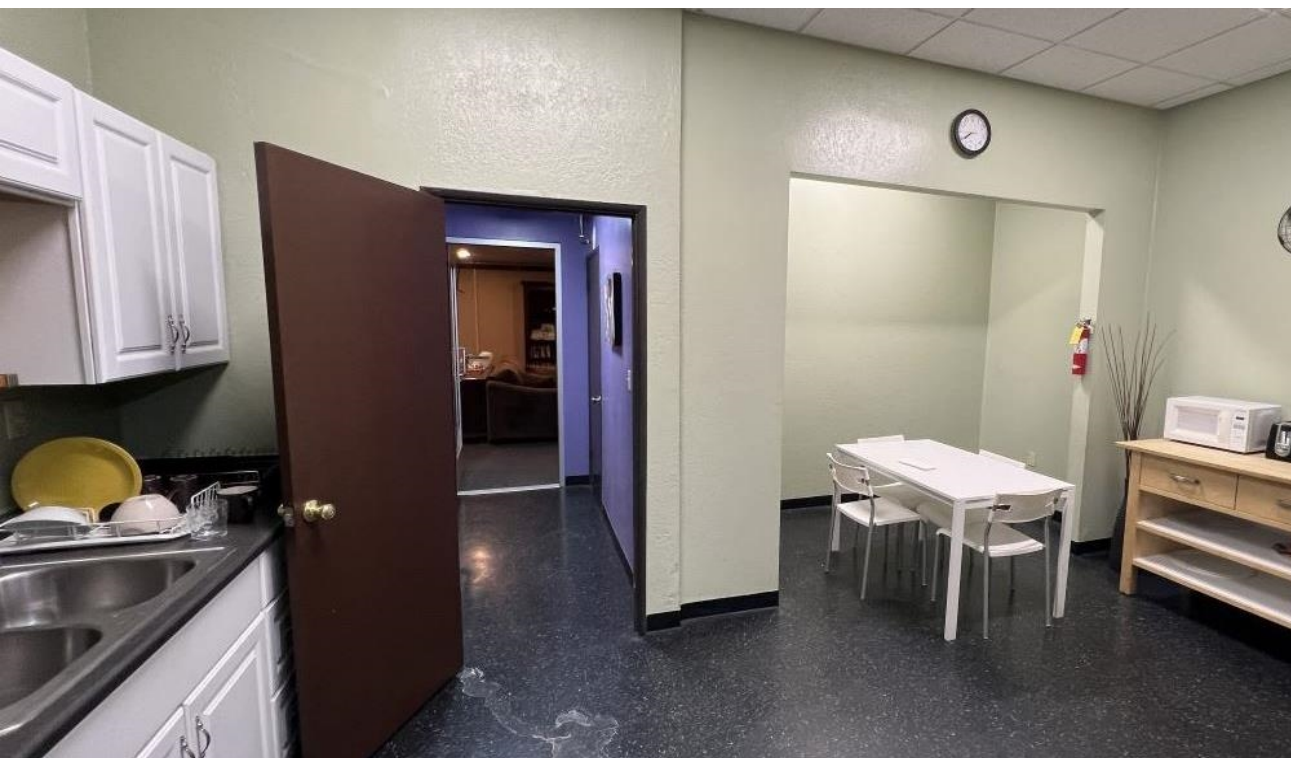


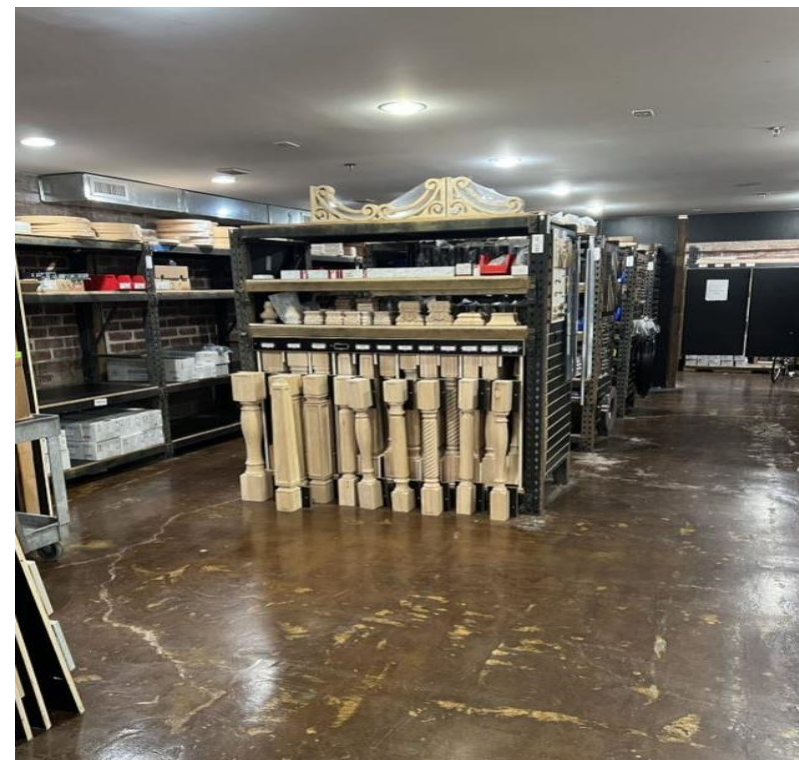
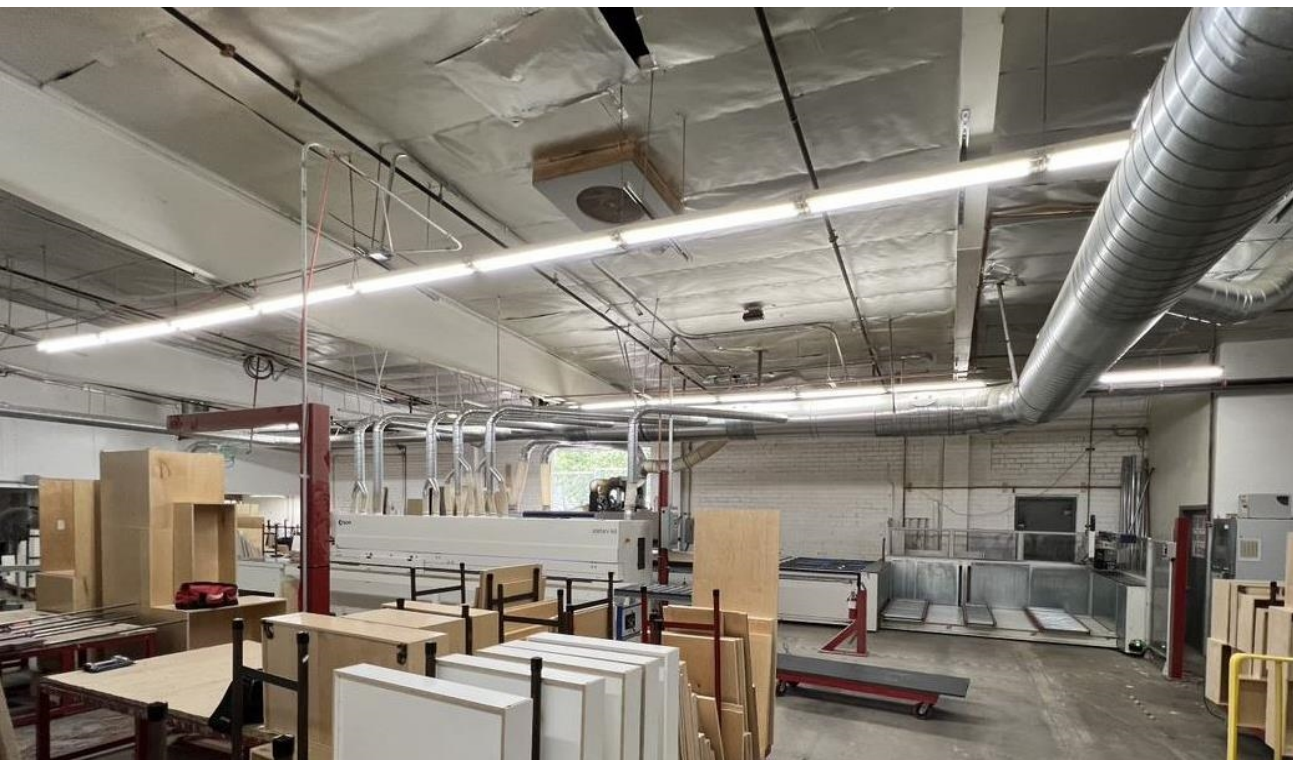
Unit D Floor Plan





Unit A&C









03

Sale Comps

Sale Comparables

Sale Comparables Summary

Sale Comparables Charts

Sale Comparables Map

1



7116 Valjean Ave
Van Nuys, CA 91406

BUILDING SF	18,710
LAND SF	29,999
YEAR BUILT	2000
SALE PRICE	\$6,285,000
PRICE/SF	\$335.92
CLOSING DATE	6/25/2021
DISTANCE	1.3 miles



2



2525 N Naomi St
Burbank, CA CA 91504

BUILDING SF	28,000
LAND SF	52,272
YEAR BUILT	1977
SALE PRICE	\$17,250,000
PRICE/SF	\$616.07
CLOSING DATE	7/7/2021
DISTANCE	14.1 miles



3



2517 N Ontario St
Burbank, CA 91504

BUILDING SF	20,160
LAND SF	39,640
YEAR BUILT	1976
SALE PRICE	\$8,500,000
PRICE/SF	\$421.63
CLOSING DATE	3/26/2021
DISTANCE	13.8 miles

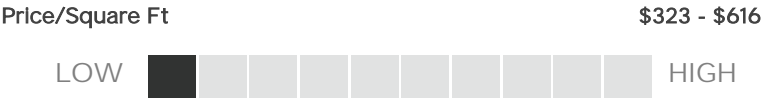


4



21010-21020 Superior St
Chatsworth, CA 91311

BUILDING SF	23,226
LAND SF	44,518
YEAR BUILT	1976
SALE PRICE	\$7,500,000
PRICE/SF	\$322.91
CLOSING DATE	5/19/2021
DISTANCE	8.3 miles



5



7116 Valjean Ave.
Van Nuys, CA 91406

BUILDING SF	18,710
LAND SF	30,056
YEAR BUILT	2000
SALE PRICE	\$6,285,000
PRICE/SF	\$335.92
CLOSING DATE	6/26/2021
DISTANCE	1.3 miles



6



16201 Stagg St.
Van Nuys, CA 91406

BUILDING SF	28,000
LAND SF	56,611
YEAR BUILT	2000
SALE PRICE	\$11,352,776
PRICE/SF	\$405.46
CLOSING DATE	12/4/2020
DISTANCE	0.4 miles



7



16160 - 16170 Stagg St.
Van Nuys, CA 91406

BUILDING SF	19,500
LAND SF	58,370
YEAR BUILT	1963
SALE PRICE	\$6,662,532
PRICE/SF	\$341.67
CLOSING DATE	12/4/2020
DISTANCE	0.4 miles










S

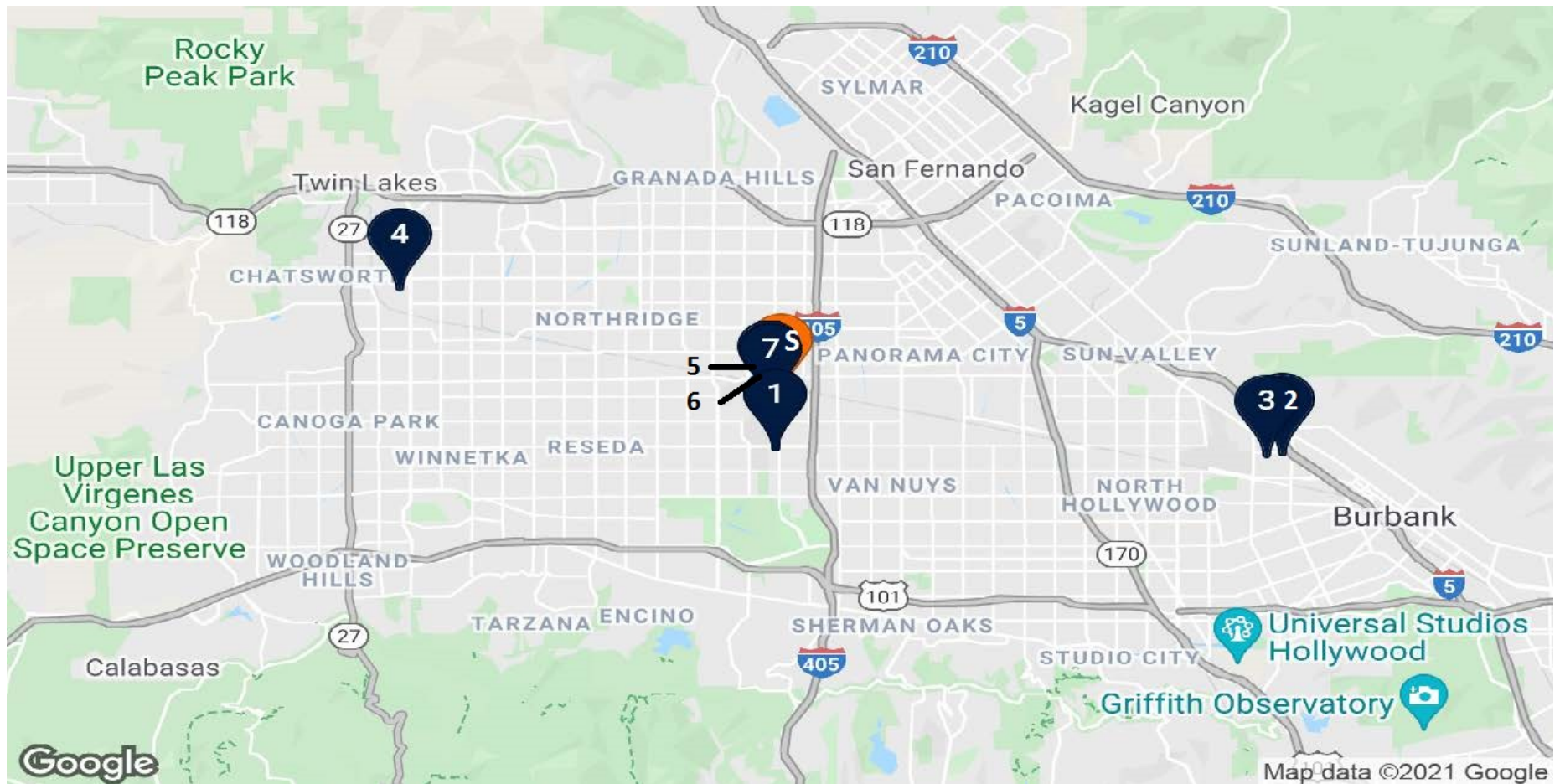


Industrial Building
7950 Woodley ave
Van Nuys, CA 91406

BUILDING SF	28,860
LAND SF	26,060
YEAR BUILT	51314
ASKING PRICE	\$10,072,140
PRICE/SF	\$349.00



		PROPERTY	BLDG SF	SALE PRICE	PSF	Built	Close Date	DISTANCE (mi)
1		7116 Valjean Ave Van Nuys, CA 91406	18,710	\$6,285,000	\$335.92	2000	6/25/2021	1.30
2		2525 N Naomi St Burbank, CA CA 91504	28,000	\$17,250,000	\$616.07	1977	7/7/2021	14.10
3		2517 N Ontario St Burbank, CA 91504	20,160	\$8,500,000	\$421.63	1976	3/26/2021	13.80
4		21010-21020 Superior St Chatsworth, CA 91311	23,226	\$7,500,000	\$322.91	1976	5/19/2021	8.30
5		7116 Valjean Ave. Van Nuys, CA 91406	18,710	\$6,285,000	\$335.92	2000	6/26/2021	1.30
6		16201 Stagg St. Van Nuys, CA 91406	28,000	\$11,352,776	\$405.46	2000	12/4/2020	0.40
7		16160 - 16170 Stagg St. Van Nuys, CA 91406	19,500	\$6,662,532	\$341.67	1963	12/4/2020	0.40
AVERAGES			22,329	\$9,119,330	\$397.08	1985		
SUBJECT			28,860	\$10,072,140	\$349.00			



#	Address	City
S	7950 Woodley ave	Van Nuys
1	7116 Valjean Ave	Van Nuys
2	2525 N Naomi St	Burbank
3	2517 N Ontario St	Burbank
4	21010-21020 Superior St	Chatsworth
5	7116 Valjean Ave.	Van Nuys
6	16201 Stagg St.	Van Nuys
7	16160 - 16170 Stagg St.	Van Nuys

COMPANY OVERVIEW

Peak Commercial is a full-service, professionally dedicated commercial real estate brokerage company with its headquarters located at 5900 Canoga Ave., Woodland Hills, CA.

Peak Commercial's management and agent team prides itself on a depth of experience spanning more than 100 years in local, national, and international commercial markets. Peak Commercial operates as one of the Peak Corporate Network group of companies. The Peak Corporate Network provides a full array of comprehensive real estate services nationwide, including commercial and residential brokerage services, financing,

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Industrial Building

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