

Comfort Dental Center

18511 Sherman Way, Reseda CA 91335



OFFERING MEMORANDUM

PEAK
COMMERCIAL

Comfort Dental Center



Exclusively Marketed by:

Michael Makabeh

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PEAK
C O M M E R C I A L

5900 Canoga Ave suite 110
Woodland hills, CA 91367

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01

Business Summary

INVESTMENT HIGHLIGHTS

BUSINESS NAME	Comfort Dental Center
OFFERING PRICE	\$650,000
Year Built	1963

Real Estate Notes

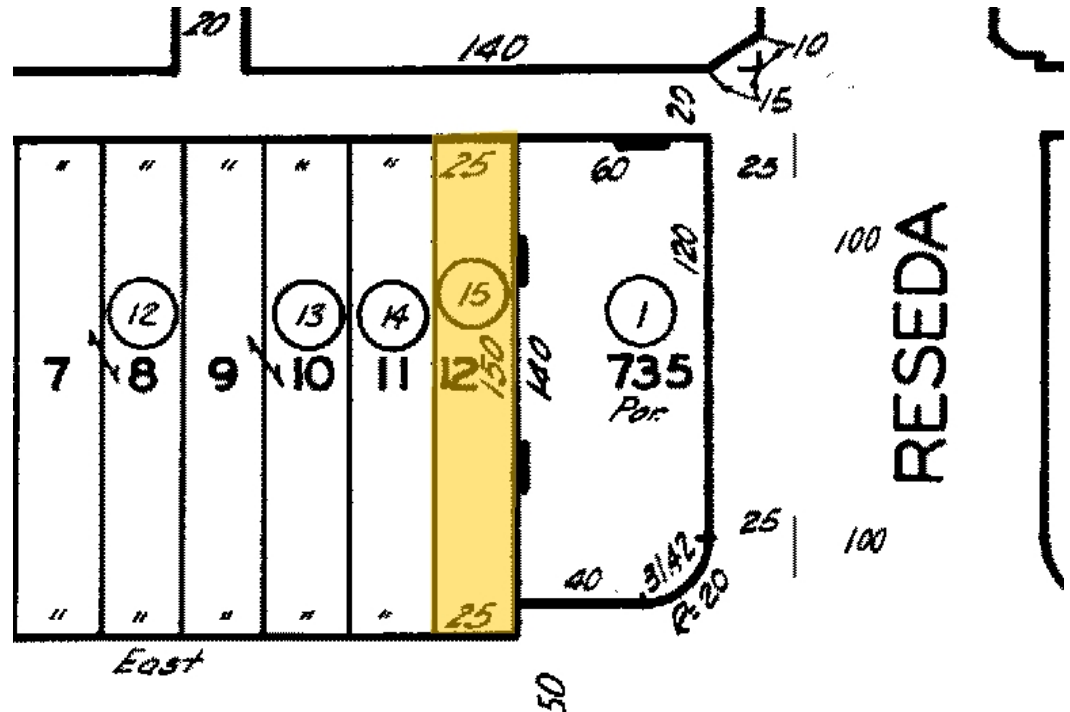
- Real Estate For Sale - \$2,200,000
- Building Includes Billboard

Practice Description

- 11 Years At This Location
- Sales \$650,000
- 6 Operatories
- 6 X-Rays
- 1 Lab
- Free City Parking Behind the Building
- 2 Story
- Building Sold Separately

Property Features

BUILDING SF	5,000
LAND SF	3,920
LAND ACRES	0.09
YEAR BUILT	1963
# OF PARCELS	1
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	2
ZONING TYPE	C2











02

Demographics

COMFORT DENTAL CENTER

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	35,930	215,488	541,737
2010 Population	39,767	228,876	573,200
2021 Population	41,466	236,657	597,804
2026 Population	42,593	238,906	609,492
2021 African American	1,562	10,074	27,013
2021 American Indian	282	1,346	3,355
2021 Asian	5,737	32,483	83,160
2021 Hispanic	23,486	101,545	261,703
2021 Other Race	11,110	46,950	121,356
2021 White	20,443	131,141	327,912
2021 Multiracial	2,283	14,301	34,152
2021-2026: Population: Growth Rate	2.70 %	0.95 %	1.95 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,333	7,256	17,464
\$15,000-\$24,999	1,147	5,404	13,900
\$25,000-\$34,999	937	5,556	14,933
\$35,000-\$49,999	1,527	8,023	20,160
\$50,000-\$74,999	2,272	13,118	33,557
\$75,000-\$99,999	1,555	10,020	25,353
\$100,000-\$149,999	2,107	15,161	35,671
\$150,000-\$199,999	892	7,697	18,138
\$200,000 or greater	716	6,972	21,889
Median HH Income	\$61,920	\$75,464	\$75,385
Average HH Income	\$81,894	\$97,814	\$104,445

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	12,119	79,341	194,986
2010 Total Households	12,261	77,774	194,388
2021 Total Households	12,486	79,205	201,064
2026 Total Households	12,698	79,495	204,774
2021 Average Household Size	3.27	2.96	2.93
2000 Owner Occupied Housing	5,124	39,961	93,365
2000 Renter Occupied Housing	6,405	36,706	95,467
2021 Owner Occupied Housing	5,337	39,939	93,854
2021 Renter Occupied Housing	7,149	39,266	107,210
2021 Vacant Housing	862	5,623	16,266
2021 Total Housing	13,348	84,828	217,330
2026 Owner Occupied Housing	5,398	40,189	94,445
2026 Renter Occupied Housing	7,300	39,305	110,329
2026 Vacant Housing	906	6,019	16,931
2026 Total Housing	13,604	85,514	221,705
2021-2026: Households: Growth Rate	1.70 %	0.35 %	1.85 %



2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	3,431	18,881	46,810
2021 Population Age 35-39	3,025	17,704	44,432
2021 Population Age 40-44	2,701	15,752	39,020
2021 Population Age 45-49	2,673	15,551	37,972
2021 Population Age 50-54	2,642	15,480	37,636
2021 Population Age 55-59	2,542	15,079	36,416
2021 Population Age 60-64	2,228	13,696	33,343
2021 Population Age 65-69	1,739	11,578	27,967
2021 Population Age 70-74	1,343	9,410	23,002
2021 Population Age 75-79	829	6,138	15,501
2021 Population Age 80-84	639	4,277	10,701
2021 Population Age 85+	1,123	5,282	12,617
2021 Population Age 18+	32,223	187,418	469,897
2021 Median Age	36	38	37

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$61,087	\$72,678	\$68,541
Average Household Income 25-34	\$78,964	\$89,508	\$87,201
Median Household Income 35-44	\$70,325	\$88,525	\$84,242
Average Household Income 35-44	\$89,842	\$109,066	\$112,120
Median Household Income 45-54	\$81,538	\$99,038	\$96,648
Average Household Income 45-54	\$98,492	\$119,667	\$126,663
Median Household Income 55-64	\$68,827	\$84,752	\$87,881
Average Household Income 55-64	\$86,732	\$107,542	\$122,062
Median Household Income 65-74	\$53,245	\$62,613	\$69,605
Average Household Income 65-74	\$72,619	\$85,991	\$99,572
Average Household Income 75+	\$47,609	\$59,354	\$69,268

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	3,422	18,287	47,535
2026 Population Age 35-39	3,415	18,631	46,857
2026 Population Age 40-44	3,011	17,420	43,760
2026 Population Age 45-49	2,692	15,409	38,289
2026 Population Age 50-54	2,616	15,102	36,961
2026 Population Age 55-59	2,593	14,941	36,246
2026 Population Age 60-64	2,391	13,785	33,527
2026 Population Age 65-69	2,017	12,296	30,004
2026 Population Age 70-74	1,567	10,215	24,918
2026 Population Age 75-79	1,208	8,082	19,811
2026 Population Age 80-84	742	5,010	12,512
2026 Population Age 85+	1,155	5,483	13,139
2026 Population Age 18+	33,629	191,366	484,602
2026 Median Age	38	40	38

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$76,242	\$84,898	\$79,157
Average Household Income 25-34	\$93,022	\$103,353	\$100,331
Median Household Income 35-44	\$86,732	\$103,758	\$100,078
Average Household Income 35-44	\$106,653	\$127,904	\$131,613
Median Household Income 45-54	\$95,338	\$110,495	\$107,801
Average Household Income 45-54	\$115,813	\$138,231	\$144,113
Median Household Income 55-64	\$82,929	\$100,369	\$101,063
Average Household Income 55-64	\$104,724	\$124,591	\$138,133
Median Household Income 65-74	\$59,017	\$71,252	\$78,854
Average Household Income 65-74	\$86,463	\$100,919	\$114,911
Average Household Income 75+	\$59,108	\$70,360	\$82,359

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