

# Celebrity Dentist

9201 Sunset Blvd. #618, West Hollywood CA 90069



OFFERING MEMORANDUM

**PEAK**  
COMMERCIAL

# Celebrity Dentist

*Exclusively Marketed by:*

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**PEAK**  
C O M M E R C I A L

5900 Canoga Ave suite 110  
Woodland hills, CA 91367

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

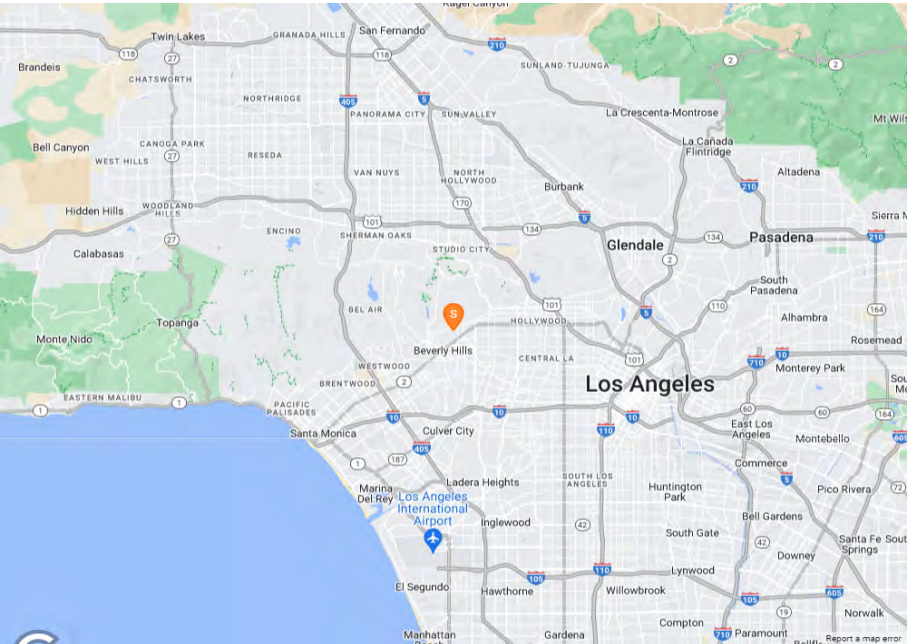


INVESTMENT HIGHLIGHTS

BUSINESS NAME	Celebrity Dentist
OFFERING PRICE	\$1,000,000

Property Features

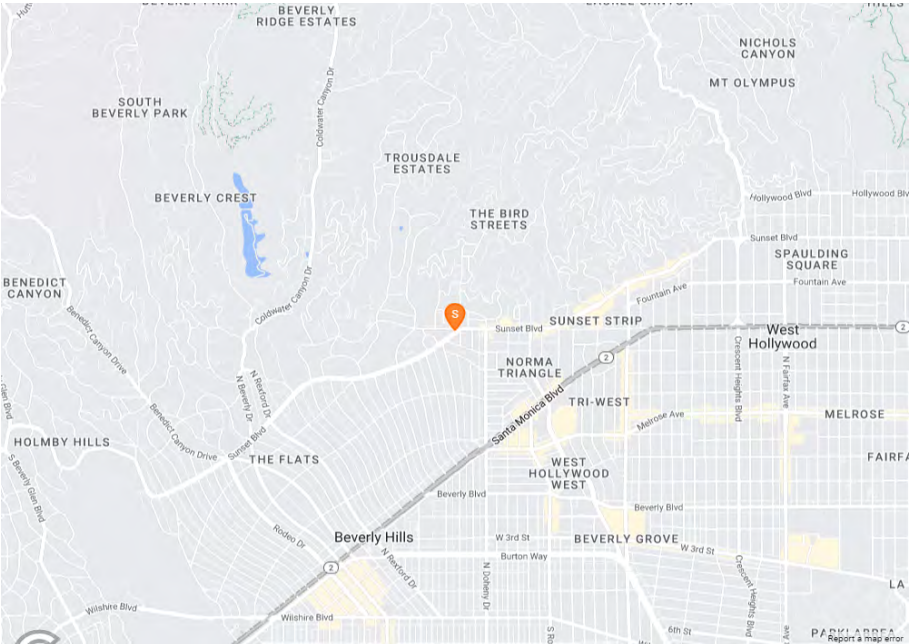
BUILDING SF	17,821
LAND SF	81,457
LAND ACRES	1.87
YEAR BUILT	1963
YEAR RENOVATED	2012
# OF PARCELS	1
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	9
ZONING TYPE	C2A
NUMBER OF PARKING SPACES	423
PARKING RATIO	2.37/1000



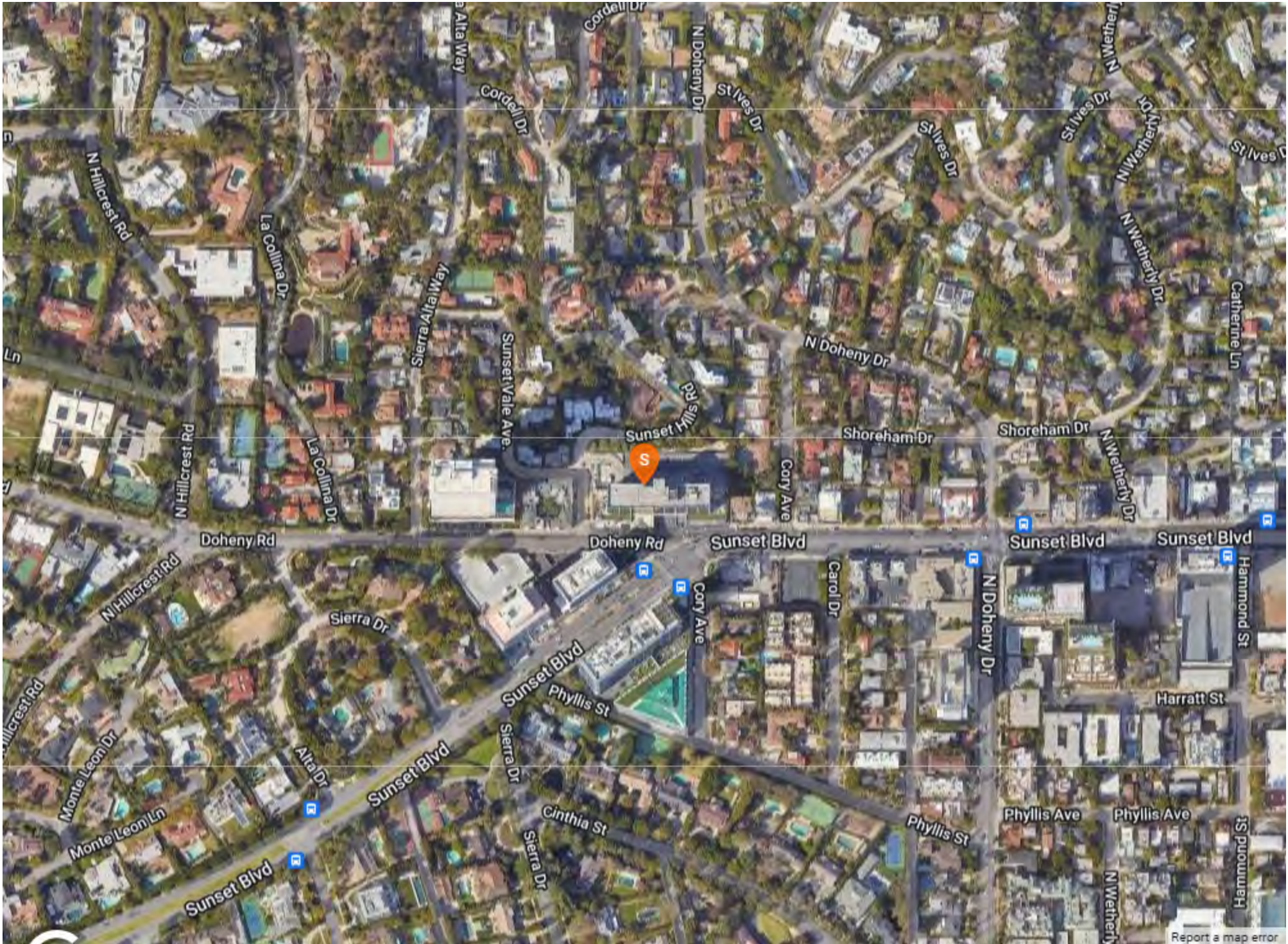
Locator Map

Office Space Information

- 1,100 SF
- Lease Expiration - 2024 + 5 Year Options
- 3 Operating Rooms
- All Rooms Have X-Rays
- Two (2) Private Doctor's Office





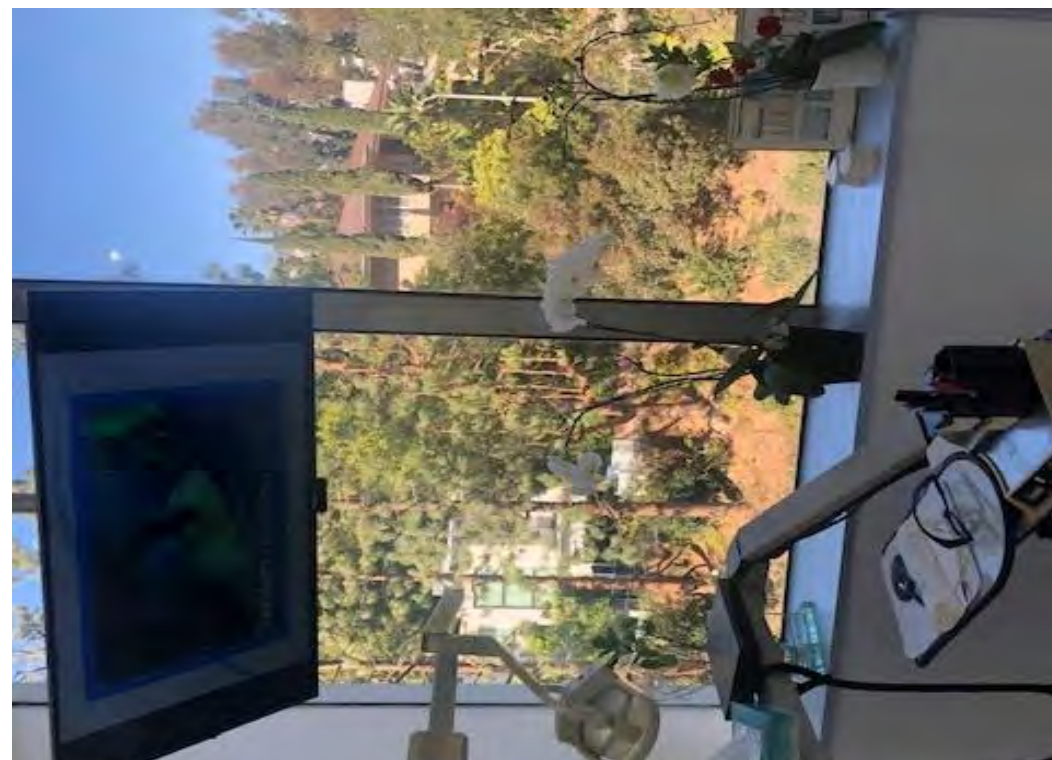


Report a map error





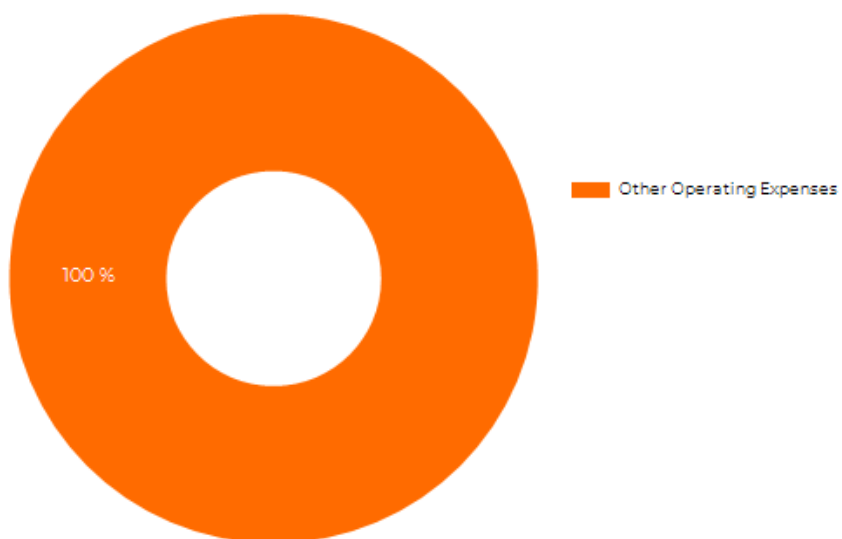




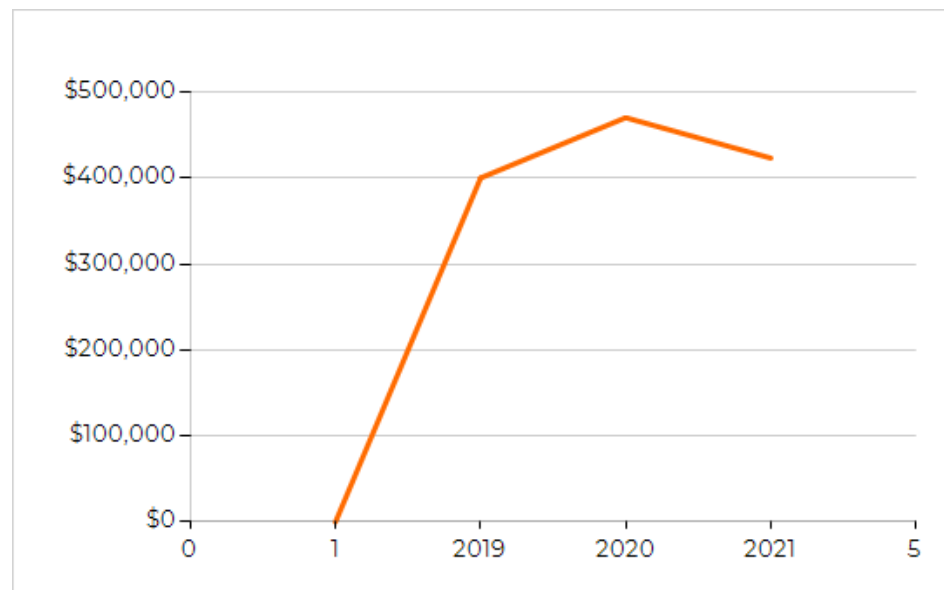
	2021	2020	2019
<b>Income Highlights</b>			
Revenue	\$900,000	\$1,000,000	\$850,900
Net Income	\$477,000	\$530,000	\$451,000
<b>Balance Sheet Highlights</b>			

	2021	2020	2019
<b>Operating Expenses</b>			
Other Operating Expenses	\$423,000	\$470,000	\$399,923
<b>Total Operating Expense</b>	<b>\$423,000</b>	<b>\$470,000</b>	<b>\$399,923</b>

2021 REVENUE



TOP THREE REVENUE



Other Operating Expenses



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	18,568	196,524	647,392
2010 Population	18,590	197,289	654,105
2021 Population	18,657	203,441	683,628
2026 Population	18,778	205,974	701,894
2021 African American	491	7,301	49,281
2021 American Indian	33	479	2,922
2021 Asian	1,238	20,484	98,999
2021 Hispanic	1,715	18,887	150,405
2021 Other Race	485	5,692	68,216
2021 White	15,536	159,138	426,074
2021 Multiracial	852	10,189	37,355
2021-2026: Population: Growth Rate	0.65 %	1.25 %	2.65 %

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	894	9,791	32,158
\$15,000-\$24,999	351	5,598	19,398
\$25,000-\$34,999	563	5,169	18,750
\$35,000-\$49,999	728	7,374	25,384
\$50,000-\$74,999	1,236	14,449	45,114
\$75,000-\$99,999	1,299	12,319	37,733
\$100,000-\$149,999	1,944	18,648	53,074
\$150,000-\$199,999	979	10,047	27,922
\$200,000 or greater	2,925	22,954	57,098
Median HH Income	\$107,141	\$96,161	\$84,981
Average HH Income	\$161,349	\$144,409	\$129,956

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	11,870	109,359	316,426
2010 Total Households	10,899	103,795	304,398
2021 Total Households	10,919	106,351	316,640
2026 Total Households	10,964	107,315	324,052
2021 Average Household Size	1.71	1.90	2.10
2000 Owner Occupied Housing	5,222	33,887	95,468
2000 Renter Occupied Housing	5,922	70,456	206,615
2021 Owner Occupied Housing	4,861	33,238	95,685
2021 Renter Occupied Housing	6,058	73,112	220,955
2021 Vacant Housing	1,317	10,480	30,383
2021 Total Housing	12,236	116,831	347,023
2026 Owner Occupied Housing	4,830	33,437	96,366
2026 Renter Occupied Housing	6,133	73,878	227,686
2026 Vacant Housing	1,359	10,882	31,332
2026 Total Housing	12,323	118,197	355,384
2021-2026: Households: Growth Rate	0.40 %	0.90 %	2.30 %





2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	1,874	20,512	65,841
2021 Population Age 35-39	1,849	20,031	60,321
2021 Population Age 40-44	1,472	15,947	50,128
2021 Population Age 45-49	1,513	14,264	45,012
2021 Population Age 50-54	1,485	13,275	42,523
2021 Population Age 55-59	1,414	12,685	40,807
2021 Population Age 60-64	1,290	11,883	37,613
2021 Population Age 65-69	1,122	10,280	31,748
2021 Population Age 70-74	998	9,373	26,905
2021 Population Age 75-79	756	6,826	18,705
2021 Population Age 80-84	541	5,079	12,829
2021 Population Age 85+	522	6,903	15,831
2021 Population Age 18+	16,958	176,916	584,060
2021 Median Age	46	42	38

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$98,631	\$89,359	\$81,302
Average Household Income 25-34	\$129,137	\$115,556	\$104,592
Median Household Income 35-44	\$118,221	\$107,243	\$96,454
Average Household Income 35-44	\$173,291	\$160,123	\$144,440
Median Household Income 45-54	\$149,354	\$132,661	\$117,275
Average Household Income 45-54	\$210,209	\$193,114	\$172,977
Median Household Income 55-64	\$132,093	\$116,366	\$102,741
Average Household Income 55-64	\$200,247	\$181,372	\$160,763
Median Household Income 65-74	\$88,616	\$83,994	\$75,759
Average Household Income 65-74	\$133,524	\$129,187	\$118,686
Average Household Income 75+	\$101,768	\$92,413	\$86,256

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,561	18,270	64,491
2026 Population Age 35-39	1,801	18,392	58,600
2026 Population Age 40-44	1,698	17,671	53,876
2026 Population Age 45-49	1,438	14,766	46,519
2026 Population Age 50-54	1,423	13,259	42,367
2026 Population Age 55-59	1,403	12,552	40,890
2026 Population Age 60-64	1,299	11,670	37,740
2026 Population Age 65-69	1,210	10,757	33,738
2026 Population Age 70-74	1,035	9,592	28,937
2026 Population Age 75-79	899	8,101	23,279
2026 Population Age 80-84	595	5,798	15,293
2026 Population Age 85+	580	7,066	16,850
2026 Population Age 18+	16,968	180,008	604,225
2026 Median Age	47	42	39

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$111,286	\$102,431	\$93,559
Average Household Income 25-34	\$155,230	\$135,898	\$123,185
Median Household Income 35-44	\$141,850	\$126,170	\$111,041
Average Household Income 35-44	\$204,211	\$186,474	\$166,675
Median Household Income 45-54	\$174,582	\$152,372	\$132,582
Average Household Income 45-54	\$235,895	\$217,758	\$195,413
Median Household Income 55-64	\$153,631	\$135,876	\$118,252
Average Household Income 55-64	\$224,084	\$206,110	\$183,500
Median Household Income 65-74	\$103,736	\$98,446	\$86,791
Average Household Income 65-74	\$159,833	\$151,183	\$138,303
Average Household Income 75+	\$123,297	\$111,685	\$103,913

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