

Comfort Dental Center

4648 Lankershim Blvd., North Hollywood CA 91602



OFFERING MEMORANDUM

PEAK
COMMERCIAL

Comfort Dental Center

Exclusively Marketed by:

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5900 Canoga Ave suite 110
Woodland hills, CA 91367

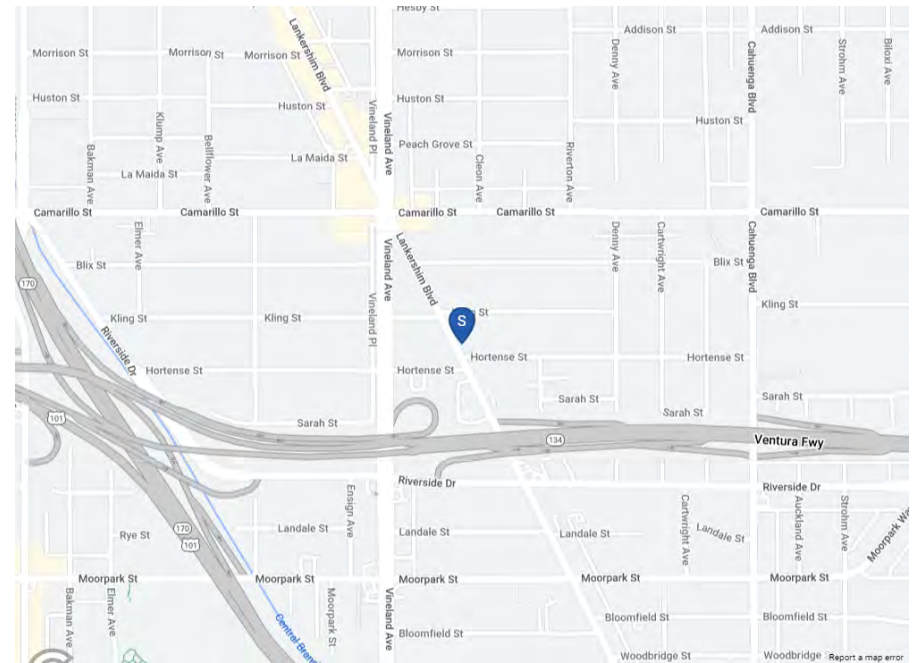
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INVESTMENT HIGHLIGHTS

BUSINESS NAME	Comfort Dental Center
OFFERING PRICE	\$400,000

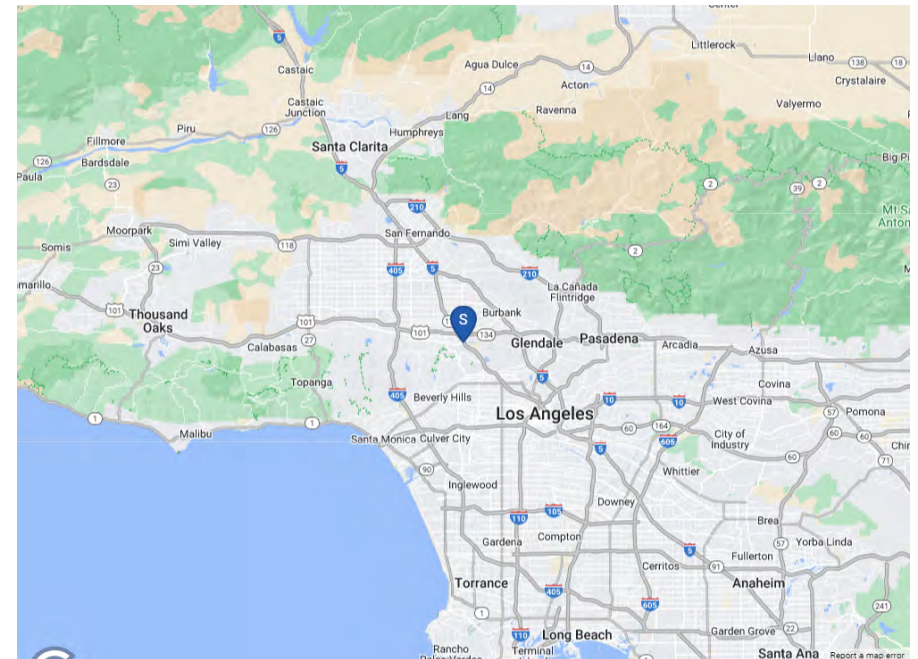
Property Features

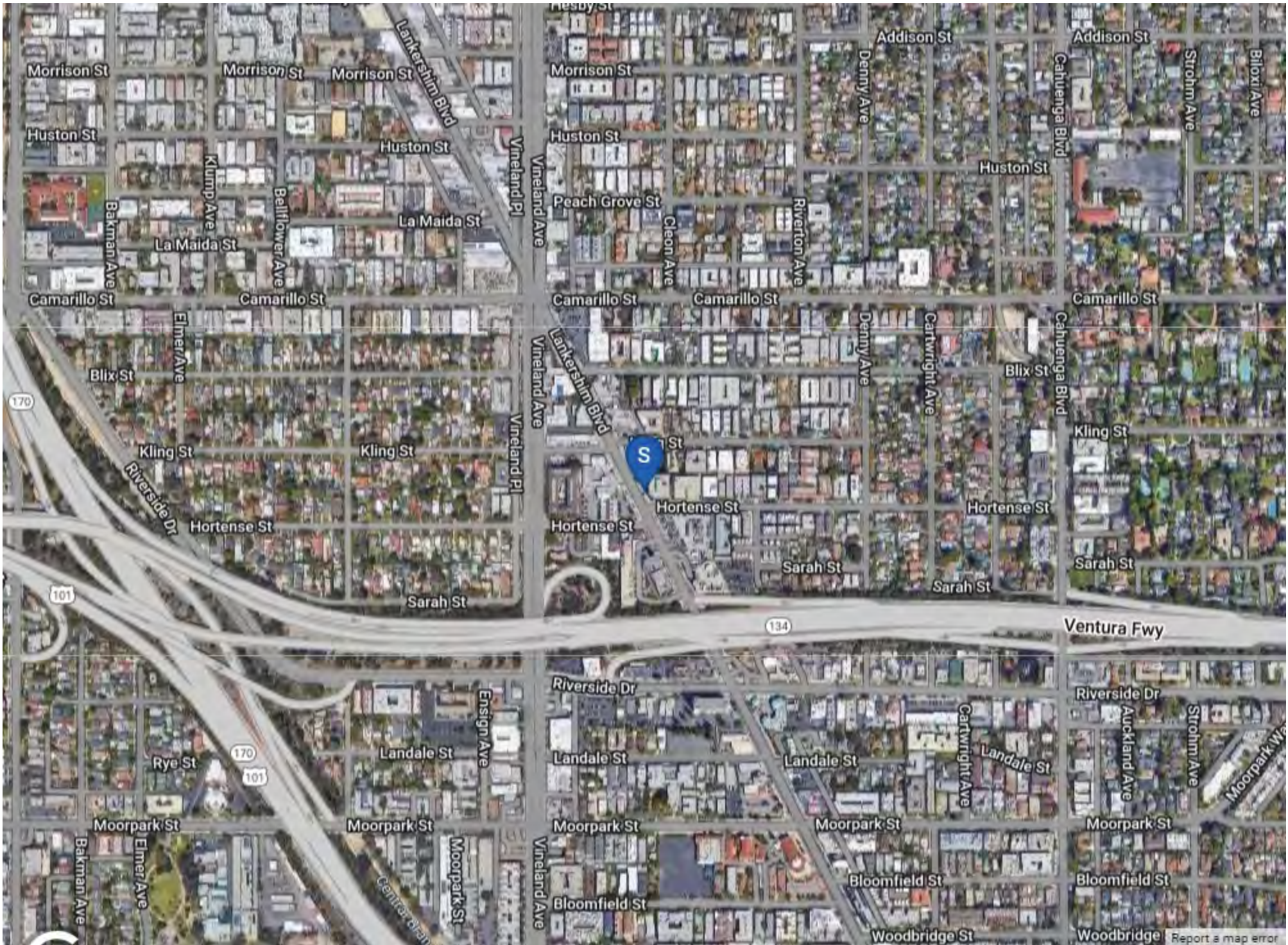
BUILDING SF	1,300
LAND SF	4,966
LAND ACRES	0.11
YEAR BUILT	1938
# OF PARCELS	1
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	1
ZONING TYPE	LAC2
NUMBER OF PARKING SPACES	6



Highlights

- Rare opportunity to purchase a well equipped Dental Practice on Lankershim Blvd.
- Existing practice with all Dental Improvements and equipment in good condition.
- Located on Lankershim Blvd. in San Fernando Valley , one of the best streets of Los Angeles with high traffic.
- With its own parking.
- 7 years lease + 2 x 5 options
- Rent \$4,000
- 4 Operatories
- 1,300 SF









POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	35,507	200,462	589,513
2010 Population	38,744	205,668	592,641
2022 Population	43,756	218,010	614,410
2027 Population	43,243	215,141	608,804
2022 African American	3,662	11,159	27,638
2022 American Indian	351	2,164	6,151
2022 Asian	3,906	18,163	51,704
2022 Hispanic	9,108	62,309	186,641
2022 Other Race	4,264	32,101	104,074
2022 White	26,006	124,489	345,890
2022 Multiracial	5,505	29,635	78,167
2022-2027: Population: Growth Rate	-1.20 %	-1.30 %	-0.90 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,141	7,922	25,160
\$15,000-\$24,999	1,337	5,314	17,688
\$25,000-\$34,999	1,281	5,482	15,914
\$35,000-\$49,999	1,768	7,718	23,561
\$50,000-\$74,999	3,606	13,362	40,606
\$75,000-\$99,999	3,121	11,889	32,464
\$100,000-\$149,999	4,595	17,712	46,602
\$150,000-\$199,999	1,989	9,704	24,314
\$200,000 or greater	2,987	16,787	43,829
Median HH Income	\$83,580	\$90,652	\$82,837
Average HH Income	\$119,056	\$135,210	\$127,797

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	19,191	90,967	260,580
2010 Total Households	20,156	89,194	253,118
2022 Total Households	22,827	95,892	270,144
2027 Total Households	22,635	94,795	268,764
2022 Average Household Size	1.91	2.25	2.24
2000 Owner Occupied Housing	4,342	34,373	88,258
2000 Renter Occupied Housing	14,125	53,061	162,452
2022 Owner Occupied Housing	5,123	36,668	91,238
2022 Renter Occupied Housing	17,704	59,224	178,906
2022 Vacant Housing	1,588	5,791	19,347
2022 Total Housing	24,415	101,683	289,491
2027 Owner Occupied Housing	5,125	36,361	90,616
2027 Renter Occupied Housing	17,510	58,434	178,148
2027 Vacant Housing	1,673	7,136	21,848
2027 Total Housing	24,308	101,931	290,612
2022-2027: Households: Growth Rate	-0.85 %	-1.15 %	-0.50 %

2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	5,247	18,650	56,179
2022 Population Age 35-39	4,560	18,385	53,251
2022 Population Age 40-44	3,704	16,420	46,199
2022 Population Age 45-49	3,013	15,364	42,210
2022 Population Age 50-54	2,913	15,295	41,200
2022 Population Age 55-59	2,615	14,547	38,827
2022 Population Age 60-64	2,177	12,844	35,155
2022 Population Age 65-69	1,818	10,493	29,377
2022 Population Age 70-74	1,300	8,146	23,437
2022 Population Age 75-79	891	5,511	16,619
2022 Population Age 80-84	550	3,593	10,920
2022 Population Age 85+	633	3,912	12,035
2022 Population Age 18+	38,506	180,807	512,133
2022 Median Age	38	39	39

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$82,340	\$82,513	\$78,978
Average Household Income 25-34	\$105,655	\$111,903	\$109,945
Median Household Income 35-44	\$92,810	\$100,553	\$93,153
Average Household Income 35-44	\$131,016	\$145,786	\$139,176
Median Household Income 45-54	\$102,506	\$116,555	\$106,305
Average Household Income 45-54	\$144,982	\$167,983	\$157,306
Median Household Income 55-64	\$94,603	\$106,736	\$98,666
Average Household Income 55-64	\$134,451	\$155,502	\$147,145
Median Household Income 65-74	\$69,478	\$80,270	\$72,885
Average Household Income 65-74	\$112,038	\$123,682	\$116,032
Average Household Income 75+	\$84,043	\$95,159	\$86,700

2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	4,861	18,862	54,931
2027 Population Age 35-39	4,152	16,960	51,083
2027 Population Age 40-44	3,659	16,246	47,840
2027 Population Age 45-49	3,121	15,012	42,662
2027 Population Age 50-54	2,646	13,972	38,766
2027 Population Age 55-59	2,566	14,052	38,023
2027 Population Age 60-64	2,191	12,702	34,401
2027 Population Age 65-69	1,862	10,926	30,453
2027 Population Age 70-74	1,442	8,878	25,646
2027 Population Age 75-79	1,032	6,574	19,388
2027 Population Age 80-84	669	4,322	13,147
2027 Population Age 85+	631	4,074	12,695
2027 Population Age 18+	38,421	180,907	512,594
2027 Median Age	38	40	40

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$100,189	\$101,862	\$97,639
Average Household Income 25-34	\$131,701	\$140,338	\$135,547
Median Household Income 35-44	\$111,917	\$122,556	\$114,931
Average Household Income 35-44	\$161,561	\$176,920	\$168,702
Median Household Income 45-54	\$120,357	\$141,346	\$128,614
Average Household Income 45-54	\$174,743	\$197,861	\$186,853
Median Household Income 55-64	\$115,929	\$130,142	\$119,768
Average Household Income 55-64	\$166,994	\$187,490	\$176,736
Median Household Income 65-74	\$100,949	\$103,572	\$95,509
Average Household Income 65-74	\$147,383	\$155,598	\$146,482
Average Household Income 75+	\$118,452	\$130,018	\$118,599

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