



OFFERING MEMORANDUM

Balboa Professional Plaza

10605 Balboa Blvd, Granada Hills CA

Medical/Office – Major Value Add Opportunity | ±66,087 SqFt



THE OFFERING

Peak Commercial and Anvers Capital Partners present an outstanding investment opportunity in the medical office space with the Balboa Medical Plaza. This three-story, ±66,087-square foot medical office building and four-story parking structure are situated in Granada Hills (Los Angeles), California, and provide a unique value-add opportunity for investors.

Balboa Medical Plaza is one of the premier buildings in its submarket, thanks to its unique architecture, ample parking, and history of attracting large healthcare tenants.

Balboa Professional provides stable cash flow, with the County of Los Angeles recently having extended their lease for 9 years and Kaiser Permanente having exercised an recent extension option.

Presently ±66.86 percent occupied, the property provides the potential to create significant value through strategic repositioning and lease-up. The high visibility along Balboa Blvd, with a traffic count of approximately ±37,000 cars per day, and spanning block to block, provides an excellent opportunity for tenants to establish a prominent presence in the area.

Granada Hills is a highly desirable location for medical professionals and office spaces, with excellent demographics and easy accessibility to major arterials. The area has over ±542,540 people living within a 5-mile radius, providing a vast potential patient base for medical professionals to expand their practices. The average household income of ±\$103,391 within a 1-mile radius further demonstrates the area's affluence and potential for growth.

Investors have the potential to generate strong returns on their investment through strategic repositioning and lease-up of the medical office building. With excellent demographics, a desirable location, stable cash flow, and a history of attracting large healthcare tenants, Balboa Medical Plaza presents a rare value-add opportunity for investors seeking to capitalize on the growth of the medical office sector.



\$16,200,000

OFFERING PRICE

Offering Summary

Listing Price	\$16,200,000
Price Per SqFt	\$234
±Building SqFt	±66,087 (69,520 as per title)
Occupancy	66.86%
Stories	3 Stories plus separate Parking Structure
Year Built	1989
Parking Spaces	±4.20/1,000 Sf ±278 spots
APN #	2695-008-019 & 2695-008-026
Recent Cap Ex	Upgraded HVAC System, Updated Roofing, Automated Parking System, Complete Elevator Modernization



Investment Highlights



TREMENDOUS VALUE ADD

Various opportunities to increase value, including maximizing on the medical component, and gradual increase of current rents to market



CASH FLOW WITH CREDIT TENANTS

Combined, LA County Behavioral Health and Kaiser Permanente make up over 50% of the building, both have recently extended.



IMPRESSIVE DEMOGRAPHICS

Strong Income levels and High Population Count within the immediate radius.



OPTIMAL FLOOR PLATES

Versatile and Appealing Floor Plates
Accommodate a Diverse Tenant Mix



\$16,200,000

67% Occupied \$234 PSF

INVESTMENT HIGHLIGHTS

TREMENDOUS VALUE ADD OPORTUNITY- The Property provides the opportunity to capitalize on increasing levels of office demand and offers excellent prospects for rent growth as the availability of large contiguous blocks of space decreases across Los Angeles County. Currently $\pm 67\%$ occupied, allowing an investor to maximize the medical component of the project, and gradually increase under-market rents

IN-PLACE CASH FLOW WITH CREDIT TENANTS- The Property generates stable in-place cash flow from credit tenants that include County of Los Angeles and Kaiser Permanente, both of which have been at the property for over ± 20 years. The property has a history of attracting large healthcare tenants, and currently has stable cash flow with the County of Los Angeles having recently extended their lease for 9 years and Kaiser Permanente exercising an extension option.

IMPRESSIVE DEMOGRAPHICS – Balboa Medical Plaza is located in a highly desirable location for medical professionals and office spaces, thanks to its excellent demographics. The property benefits from a population of over $\pm 542,540$ within a 5-mile radius, providing a vast potential patient base for medical professionals to expand their practices. Additionally, the average household income within a 1-mile radius is $\pm \$103,391$, demonstrating the affluence of the area and its potential for growth. These demographics make the property an attractive location for healthcare tenants and office users seeking to establish a prominent presence in the area.

OPTIMAL FLOOR PLATES & PARKING- The building boasts approximately 20,000-square-foot floor plates that can easily be subdivided to accommodate users requiring less than 1,000 square feet. This versatility allows for a diverse tenant mix, making it an ideal location for small medical practices and office users. Furthermore, the building's unique architecture and ample parking appeal to larger tenants seeking a prominent identity in the area. The property's four-story parking structure provides easy and convenient access to the building for both tenants and visitors. Overall, Balboa Medical Plaza is a well-positioned property that offers a range of options for tenants of all sizes.



10605 Balboa Blvd



EXTERIOR
AERIAL
PHOTO II



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10605 Balboa Blvd

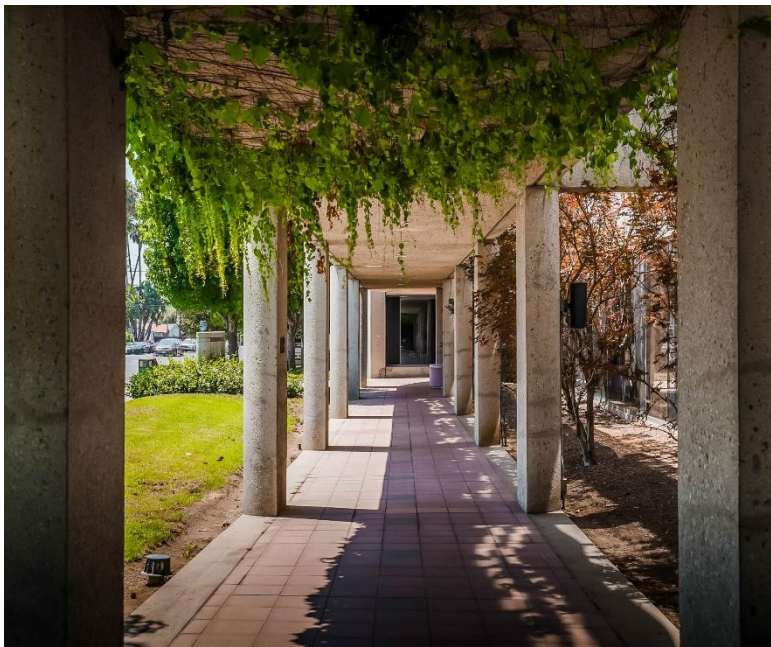


EXTERIOR PHOTOS





EXTERIOR PHOTOS





PARKING PHOTOS



10605 Balboa Blvd

EXTERIOR
PROPERTY
AERIAL



ANVERS CAPITAL PARTNERS

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DEMOGRAPHICS

10605 Balboa Blvd, Granada Hills California



POPULATION

1 MILE 3 MILES 5 MILES

2022 Population	23,044	167,659	542,540
Median Age	41.1	38.9	36.9



HOUSEHOLDS

1 MILE 3 MILES 5 MILES

2022 Households	7,675	52,021	156,417
Avg. Household Size	2.9	3	3.4
Total Specified Consumer Spending	\$303.2M	\$2.2B	\$6B



HOUSEHOLD INCOME

1 MILE 3 MILES 5 MILES

Avg Household Income	\$103,391	\$114,251	\$97,404
Median Household Income	\$83,100	\$92,964	\$74,616



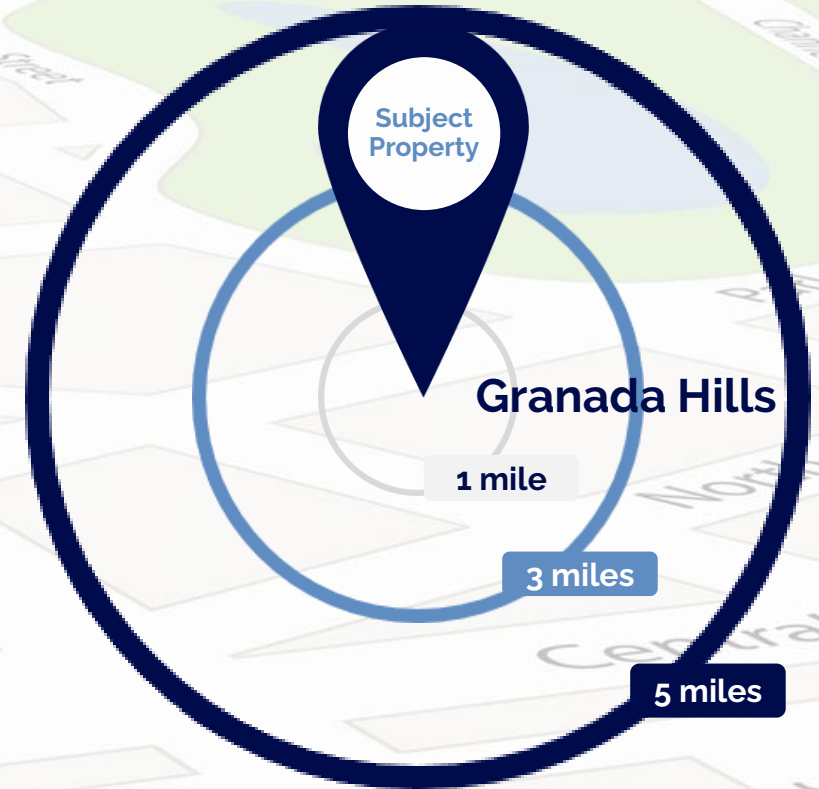
542K+

Total Population
(5 miles)



\$114k

22 Avg. Household Income.
(3 miles)



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