

7002-7008 CANBY AVE. & 18419 HART ST.

Reseda, CA 91335

FOREIGN & DOMESTIC COLLISION
818-708-9925 7008 CENTER



PEAK
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& 18419
HART ST.**



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PROPERTY INFORMATION

PURCHASE PRICE

\$3,100,000.00

PROPERTY ADDRESS

**7002-7008 Canby Ave. & 18419 Hart St.
Reseda, CA 91335**

PROPERTY SIZE

6,025 Sq. Ft.

LAND SIZE

15,092.00 Sq. Ft.

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

PROPERTY OVERVIEW

Highlights

1. Great Owner-User or Investment Opportunity
2. Rare Body Shop & Automotive Repair w/ Large M1 Yard & Spray Booth
3. 6,025 SF of Building Sitting on 15,092 SF of Land Allowing for Outdoor Storage
4. 3 Tenants, All MTM Leases (Current Gross Rent of \$7,545/Month)



7002-7008 CANBY AVE. & 18419 HART ST.

PROPERTY PHOTOS



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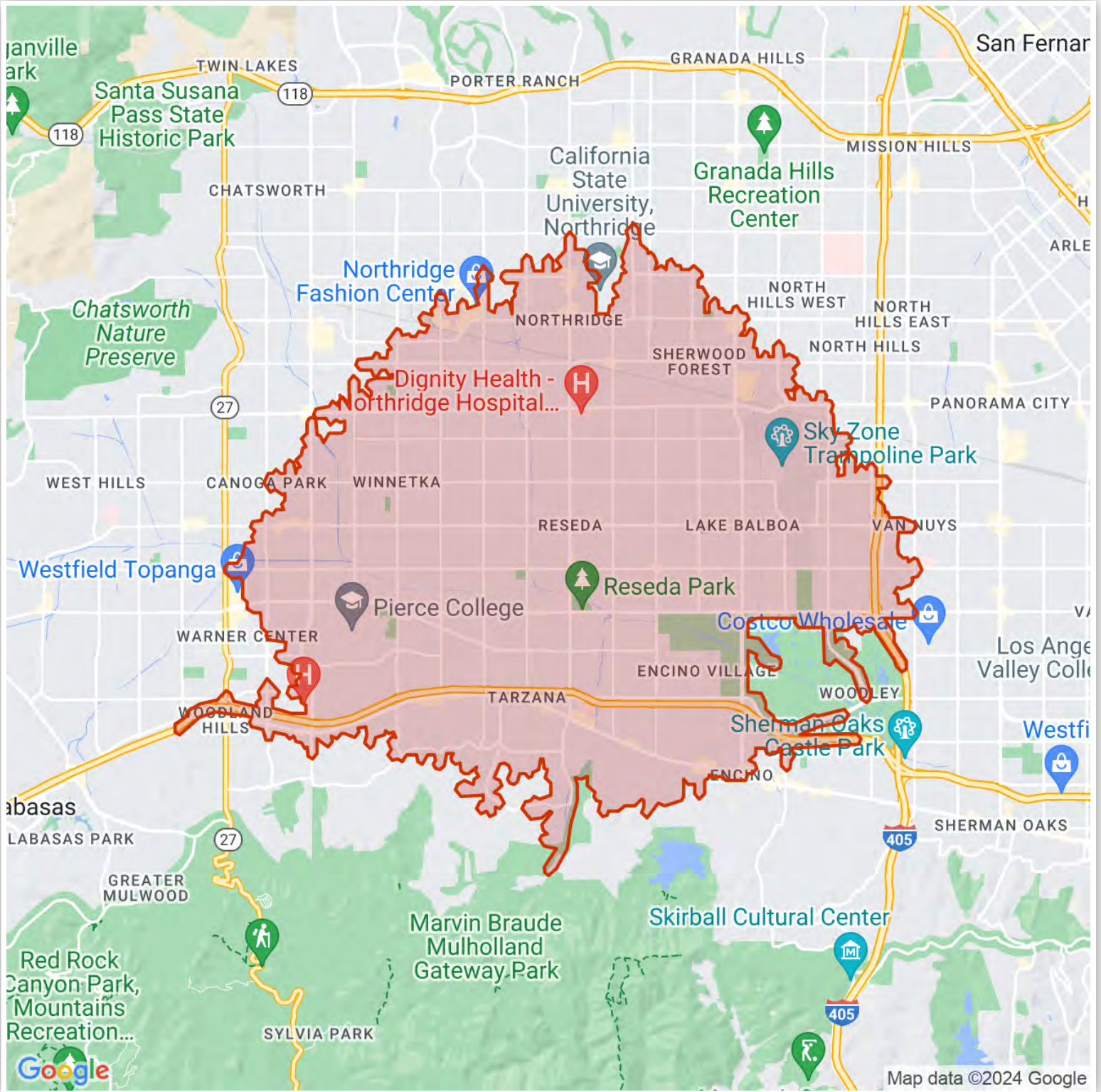


PROPERTY PHOTOS

7002-7008 CANBY AVE. & 18419 HART ST.



LOCATION/STUDY AREA MAP (DRIVE TIME: 10 MINUTES)



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INFOGRAPHIC: KEY FACTS (DRIVE TIME: 10 MINUTES)

KEY FACTS

294,567

Population



Average Household Size

37.4

Median Age

\$74,288

Median Household Income

EDUCATION

17%

No High School Diploma



21%

High School Graduate



28%

Some College



35%

Bachelor's/Grad/Pr of Degree

BUSINESS



16,590

Total Businesses



114,029

Total Employees

EMPLOYMENT



67%

White Collar



19%

Blue Collar



14%

Services

9.2%

Unemployment Rate

INCOME



\$74,288

Median Household Income



\$33,607

Per Capita Income



\$84,853

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (18.3%)

The smallest group: \$15,000 - \$24,999 (6.8%)

Indicator	Value	Difference	
<\$15,000	9.2%	-0.5%	<div style="width: 9.2%;"></div>
\$15,000 - \$24,999	6.8%	-0.6%	<div style="width: 6.8%;"></div>
\$25,000 - \$34,999	7.3%	0	<div style="width: 7.3%;"></div>
\$35,000 - \$49,999	10.2%	+0.1%	<div style="width: 10.2%;"></div>
\$50,000 - \$74,999	16.8%	+1.0%	<div style="width: 16.8%;"></div>
\$75,000 - \$99,999	12.8%	+0.1%	<div style="width: 12.8%;"></div>
\$100,000 - \$149,999	18.3%	+1.2%	<div style="width: 18.3%;"></div>
\$150,000 - \$199,999	9.3%	+0.7%	<div style="width: 9.3%;"></div>
\$200,000+	9.2%	-2.3%	<div style="width: 9.2%;"></div>

Bars show deviation from 06037 (Los Angeles County)

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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PEAK
COMMERCIAL

COMMUNITY PROFILE

294,567 0.4% 2.9 83.5 37.4 \$74,288 \$84,853 \$650,852 21% 65% 14%

Population Total Pop Growth Average HH Size Diversity Index Median Age Median HH Income Median Net Worth Median Home Value Under 18 Ages 18 to 65 Aged 66+



13.9%
Service Workers

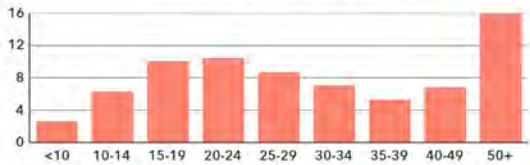


18.9%
Blue Collar Workers

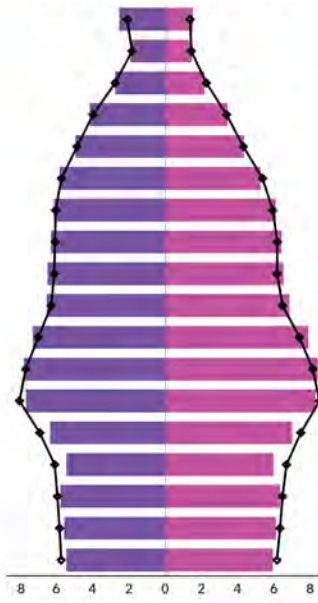


67.2%
White Collar Worker

Mortgage as Percent of Salary



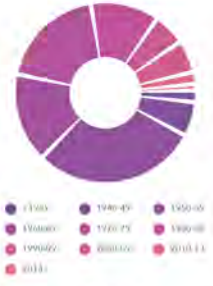
Age Profile: 5 Year Increments



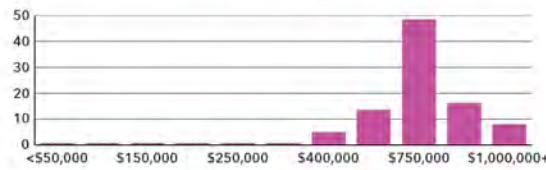
Home Ownership



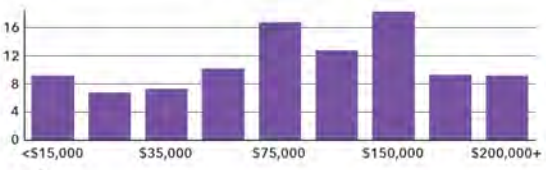
Housing: Year Built



Home Value



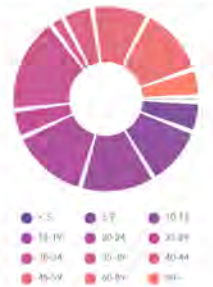
Household Income



Educational Attainment



Commute Time: Minutes



Dots show comparison to 06037 (Los Angeles County)

Source: U.S. Census Bureau, Census of Population, Economic, and Housing Characteristics for 2021 and 2019



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INFOGRAPHIC: POPULATION TRENDS (DRIVE TIME: 10 MINUTES)

POPULATION TRENDS AND KEY INDICATORS

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298,852	104,877	2.82	37.5	\$81,984	\$657,152	92	58	86
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



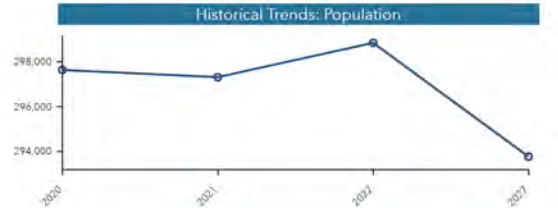
\$12,652

Avg Spent on Mortgage & Basics

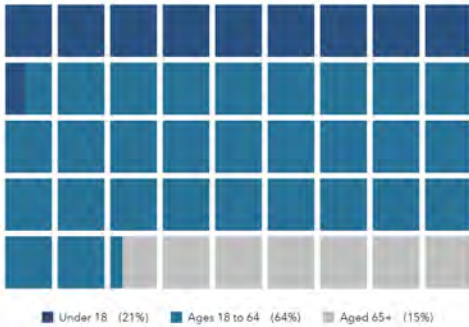


42.2%

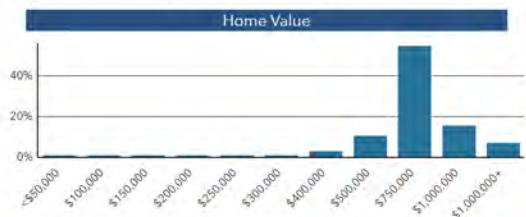
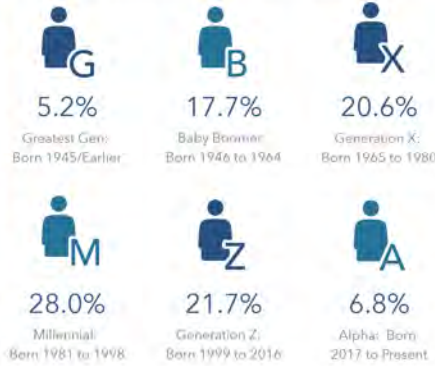
Percent of Income for Mortgage



POPULATION BY AGE



POPULATION BY GENERATION



Source: Esri, Esri-U.S., BLS, ACS
Esri forecasts for 2022, 2027, 2022, 2017-2021
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W & DOMESTIC

9925

7008

**COLLISION
CENTER**

L&M AUTO BODY
Auto Collision
Repair & Paint
Insurance Work • Frame & Body

CONTACT

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