

8201 SEPULVEDA PL | PANORAMA CITY

3,974 SF INDUSTRIAL WAREHOUSE



Alex Matevosian REALTOR®

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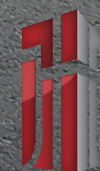


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**Matevosian
Investment
Group**

Commercial Real Estate Advisors



JOHNHART
COMMERCIAL · RE

DEMOGRAPHICS

8201 Sepulveda Pl | Panorama City

HOUSEHOLDS

| Description | 1 mile | 3 miles |
|-----------------------------|----------|----------|
| Population | 62,123 | 336,666 |
| Households | 15,986 | 96,010 |
| Median Age | 31.30 | 34.90 |
| Median HH Income | \$41,179 | \$58,373 |
| Daytime Employees | 18,323 | 95,914 |
| Population Growth '21 - '26 | 1.58% | 0.28% |
| Household Growth '21 - '26 | 1.51% | 0.11% |

MARKET CONDITIONS

| Vacancy Rates | Current | Current |
|--------------------|---------|---------|
| Subject Property | 1.0% | -0.9% |
| Submarket 1-2 Star | 0.0% | 0.0% |
| Market Overall | 1.9% | -1.2% |

| Market Rent Per Area | | |
|----------------------|-----------|------|
| Submarket 1-2 Star | \$1.44/SF | 7.7% |
| Subject Property | \$1.50/SF | 6.3% |
| Market Overall | \$1.25/SF | 8.2% |

| Submarket Leasing Activity | | |
|----------------------------|--------------|---------|
| Months on Market | 3.1 | -0.6 mo |
| 12 Mo. Leased | 2,069,447 SF | 10.5% |

| Submarket Sales Activity | Current | Prev Year |
|----------------------------|----------|-----------|
| Market Sale Price Per Area | \$289/SF | \$251/SF |
| 12 Mo. Sales Volume | \$415M | \$248.01M |

DEMOGRAPHICS

8201 Sepulveda Pl | Panorama City

TRAFFIC

| Collection Street | Cross Street | Traffic Volume | Count Year | Distance from Property |
|-------------------|------------------|----------------|------------|------------------------|
| Sepulveda Blvd | Lanark St SE | 36,915 | 2020 | 0.05 mi |
| Roscoe Blvd | Sepulveda Pl E | 45,638 | 2020 | 0.11 mi |
| Roscoe Blvd | Sepulveda Pl E | 37,860 | 2018 | 0.11 mi |
| Roscoe Blvd | Sepulveda Blvd E | 47,488 | 2020 | 0.16 mi |
| Roscoe Blvd | Sepulveda Blvd E | 44,294 | 2018 | 0.17 mi |
| N Sepulveda Blvd | Raymer St S | 37,675 | 2018 | 0.22 mi |
| N Sepulveda Blvd | Raymer St S | 41,598 | 2020 | 0.22 mi |
| Sepulveda Blvd | Chase St N | 34,955 | 2020 | 0.24 mi |
| N Sepulveda Blvd | Raymer St S | 33,338 | 2020 | 0.34 mi |
| Roscoe Blvd | Orion Ave E | 58,410 | 2018 | 0.36 mi |

8201 SEPULVEDA PL PANORAMA CITY

Rare freestanding flex building with 4,400 square feet including office space, warehouse space, and showroom space! Property has one 12 foot roll up door, and On-site parking available. Property is zoned C2, and is suitable for multiple business users.

- **Structure**
3,974 SF
- **Lot**
10,019 SF
- **Zoning**
LAC2
- **Land Use**
Light Industrial
- **Parcel**
2654-035-035

Listed for \$5,500/month
Modified Gross



PROPERTY PHOTOS

8201 Sepulveda Pl | Panorama City



PARCEL MAP

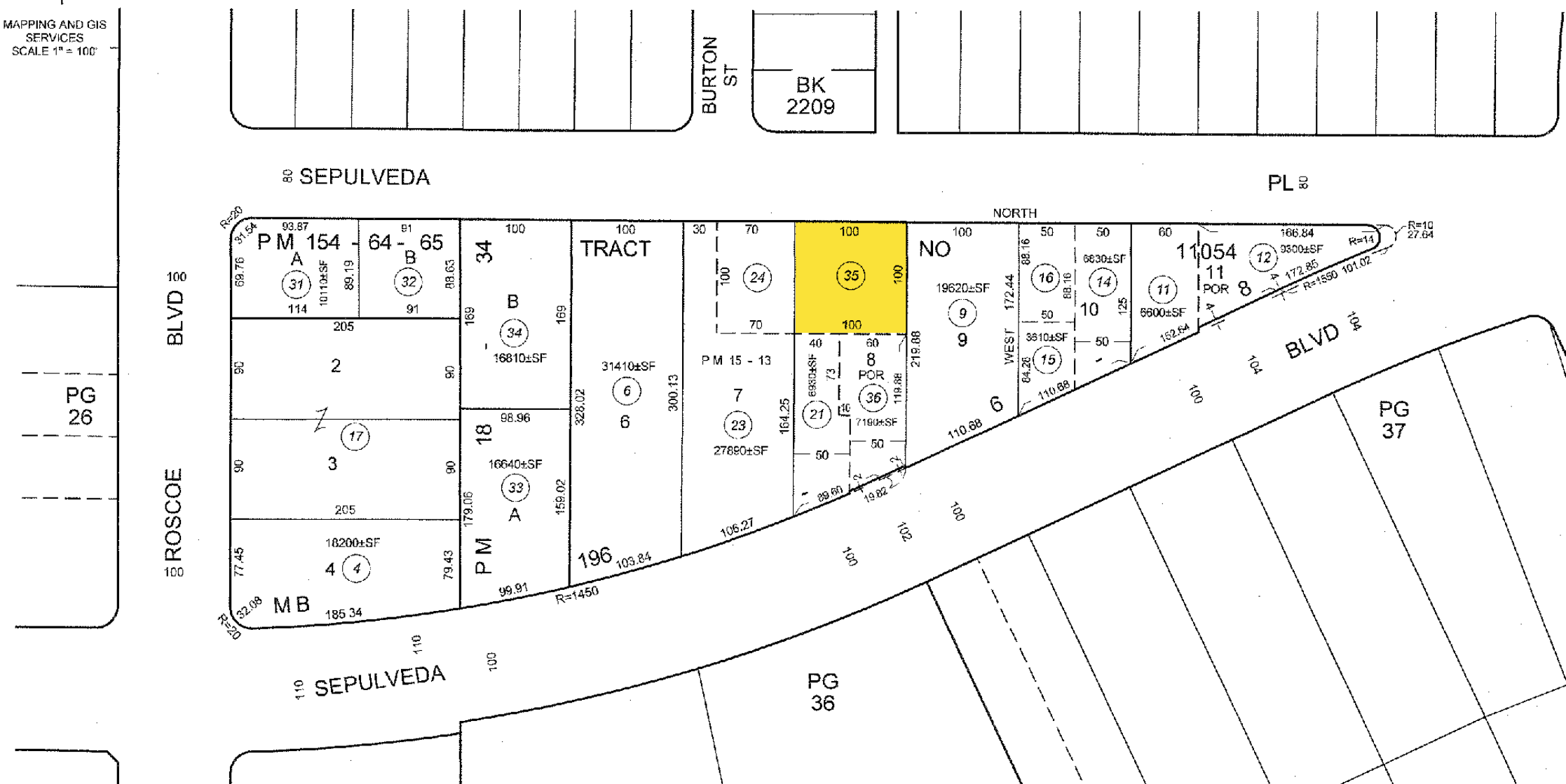
8201 Sepulveda Pl | Panorama City

| | | | | | | | | |
|------|-------------|------------------|-------------|--|--|--|-------------------|---|
| 2654 | 35 SHEET | P. A. 2654-35 | TRA 8859 | REVISED 950221 200707;200402001-03 | | | SEARCH NO 1506 | OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002 |
|------|-------------|------------------|-------------|--|--|--|-------------------|---|

2008



MAPPING AND GIS
SERVICES
SCALE 1" = 100'

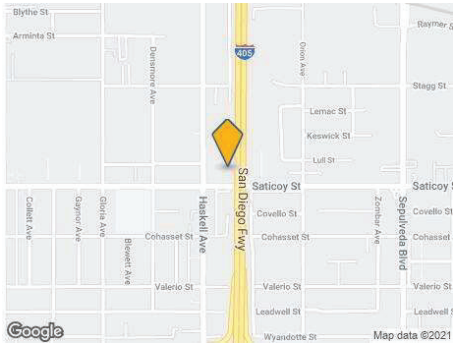


COMPS

8201 Sepulveda Pl | Panorama City

1 15635 Saticoy St
Van Nuys, CA 91406 - West San Fernando Valley Submarket

★★★★★



MARKET AT LEASE

| Vacancy Rates | 2021 Q2 | YOY |
|--------------------|---------|---------|
| Current Building | 26.6% | ▲ 26.6% |
| Submarket 2-4 Star | 2.4% | ▼ -0.9% |
| Market Overall | 2.4% | ▼ -0.8% |

| Same Store Asking Rent/SF | 2021 Q2 | YOY |
|---------------------------|---------|--------|
| Current Building | \$1.45 | ▲ 7.0% |
| Submarket 2-4 Star | \$1.44 | ▲ 5.6% |
| Market Overall | \$1.21 | ▲ 6.4% |

| Submarket Leasing Activity | 2021 Q2 | YOY |
|----------------------------|-----------|---------|
| 12 Mo. Leased SF | 2,856,849 | ▲ 32.6% |
| Months On Market | 5.1 | ▲ 1.4 |

TENANT

Tenant Name: **Maccam, Inc.**

LEASE

SF Leased: **4,017 SF**
Sign Date: **Jun 2021**
Space Use: **Industrial**
Lease Type: **Direct**
Floor: **1st Floor**
Suite: **A**

RENTS

Asking Rent: **\$1.50/IG**

CONCESSIONS AND BUILDOUT

Buildout Status: **Partial Build-Out**
Space Condition: **Excellent**

PROPERTY EXPENSES

Taxes: **\$1.03/SF (2020)**

LEASE TERM

Start Date: **Jul 2021**
Expiration Date: **Jul 2024**
Lease Term: **3 Years**

TIME ON MARKET

Date On Market: **Apr 2021**
Date Off Market: **Jun 2021**
Months on Market: **3 Months**

LEASING REP

Lee & Associates
5707 Corsa Ave, Suite 200
Westlake Village, CA 91362-4058
Scott G. Caswell (818) 444-4911
Erica Balin (818) 444-4912

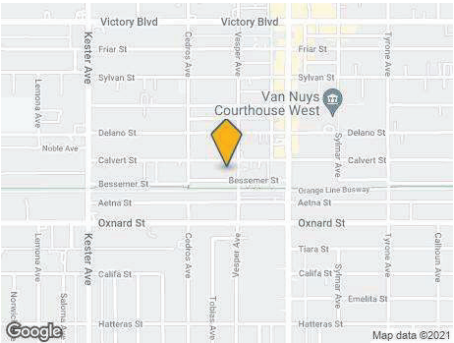
PROPERTY

Property Type: **Industrial**
Status: **Built 1975**
Tenancy: **Multi**
Class: **B**
Construction: **Reinforced Concrete**
Parking: **20 Surface Spaces a...**

Rentable Area: **15,125 SF**
Stories: **1**
Floor Size: **15,125 SF**
Ceiling Height: **15'-16'**
Vacancy at Lease: **26.6%**
Land Acres: **0.59**

2 14611 Bessemer St
Van Nuys, CA 91411 - East San Ferndo Villy Submarket

★★★★★



MARKET AT LEASE

| Vacancy Rates | 2021 Q2 | YOY |
|--------------------|---------|---------|
| Current Building | 0.0% | ↔ 0.0% |
| Submarket 1-2 Star | 1.5% | ▼ -0.4% |
| Market Overall | 2.4% | ▼ -0.8% |

| Same Store Asking Rent/SF | 2021 Q2 | YOY |
|---------------------------|---------|--------|
| Current Building | \$1.53 | ▲ 6.1% |
| Submarket 1-2 Star | \$1.40 | ▲ 6.0% |
| Market Overall | \$1.21 | ▲ 6.4% |

| Submarket Leasing Activity | 2021 Q2 | YOY |
|----------------------------|-----------|---------|
| 12 Mo. Leased SF | 2,081,190 | ▲ 18.7% |
| Months On Market | 3.1 | ▼ -0.1 |

LEASE

SF Leased: **4,225 SF**
Sign Date: **Apr 2021**
Space Use: **Industrial**
Lease Type: **Direct**
Floor: **1st Floor**

LEASE TERM

Start Date: **May 2021**
Lease Term: **2 Years**

TIME ON MARKET

Date On Market: **Mar 2021**
Date Off Market: **Apr 2021**
Months on Market: **1 Months**

LEASING REP

Lee & Associates Commercial Real Esta...
15250 Ventura Blvd, Suite 100
Sherman Oaks, CA 91403-3201
Patrick Reddy (818) 986-9800

PROPERTY

Property Type: **Industrial**
Status: **Built 1980**
Tenancy: **Single**
Class: **B**
Construction: **Reinforced Concrete**
Parking: **Surface Spaces @ \$...**

RENTS

Asking Rent: **\$1.50/IG**

PROPERTY EXPENSES

Taxes: **\$1.22/SF (2020)**

TIME VACANT

Date Occupied: **May 2021**



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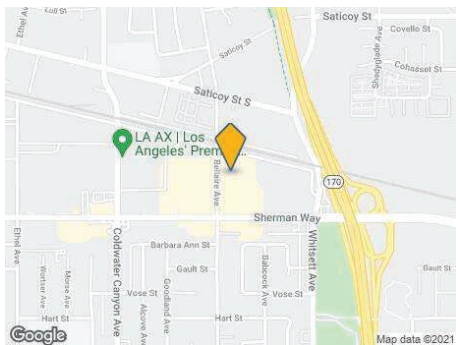


COMPS

8201 Sepulveda Pl | Panorama City

3 7240-7260 Bellaire Ave

North Hollywood, CA 91605 - East San Ferndo Villy Submarket



MARKET AT LEASE

| Vacancy Rates | 2021 Q1 | YOY |
|--------------------|---------|---------|
| Current Building | 8.7% | ▲ 8.7% |
| Submarket 1-3 Star | 1.6% | ▼ -0.4% |
| Market Overall | 2.8% | ↔ 0.0% |

| Same Store Asking Rent/SF | 2021 Q1 | YOY |
|---------------------------|---------|--------|
| Current Building | \$1.35 | ▲ 4.1% |
| Submarket 1-3 Star | \$1.33 | ▲ 4.8% |
| Market Overall | \$1.19 | ▲ 4.9% |

| Submarket Leasing Activity | 2021 Q1 | YOY |
|----------------------------|-----------|--------|
| 12 Mo. Leased SF | 1,945,368 | ▲ 8.1% |
| Months On Market | 3.7 | ▲ 1.2 |

LEASE

| | |
|-------------|------------|
| SF Leased: | 4,000 SF |
| Sign Date: | Mar 2021 |
| Space Use: | Industrial |
| Lease Type: | Direct |
| Floor: | 1st Floor |
| Suite: | 7258 |

LEASE TERM

Start Date: Apr 2021

TIME ON MARKET

Date On Market: Feb 2021
Date Off Market: Mar 2021
Months on Market: 1 Months

LEASING REP

Delphi Business Properties

7100 Hayvenhurst Ave, Suite 211

Van Nuys, CA 91406-3874

Michael A. Centurioni (818) 780-7878 X123

PROPERTY

| | |
|----------------|------------------------|
| Property Type: | Industrial |
| Status: | Built 1979 |
| Tenancy: | Multi |
| Class: | C |
| Construction: | Reinforced Concrete |
| Parking: | 4 Surface Spaces ar... |

RENTS

Asking Rent: \$1.35

PROPERTY EXPENSES

Taxes: \$2.54/SF (2020)

TIME VACANT

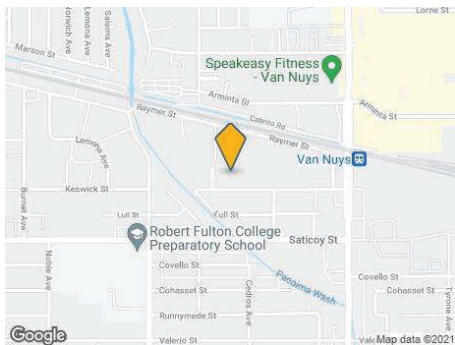
Date Vacated: Feb 2021
Date Occupied: Apr 2021
Months Vacant: 2 Months

| | |
|-------------------|-----------|
| Rentable Area: | 46,008 SF |
| Stories: | 1 |
| Floor Size: | 46,008 SF |
| Ceiling Height: | 14' |
| Vacancy at Lease: | 8.7% |
| Land Acres: | 4.29 |



4 14721 Keswick St

Van Nuys, CA 91405 - East San Ferndo Villy Submarket



MARKET AT LEASE

| Vacancy Rates | 2021 Q1 | YOY |
|--------------------|---------|---------|
| Current Building | 0.0% | ↔ 0.0% |
| Submarket 1-3 Star | 1.6% | ▼ -0.4% |
| Market Overall | 2.8% | ↔ 0.0% |

| Same Store Asking Rent/SF | 2021 Q1 | YOY |
|---------------------------|---------|--------|
| Current Building | \$1.37 | ▲ 3.2% |
| Submarket 1-3 Star | \$1.33 | ▲ 4.8% |
| Market Overall | \$1.19 | ▲ 4.9% |

| Submarket Leasing Activity | 2021 Q1 | YOY |
|----------------------------|-----------|--------|
| 12 Mo. Leased SF | 1,945,368 | ▲ 8.1% |
| Months On Market | 3.7 | ▲ 1.2 |

TENANT

Tenant Name: Arutyun Pisikyan
Industry: Transportation and Warehousing
NAICS: Support Activities for Road Transportation - 488490

LEASE

SF Leased: 5,600 SF
Sign Date: Jan 2021
Space Use: Industrial
Lease Type: Direct
Floor: 1st Floor
Suite: B

LEASE TERM

Start Date: Feb 2021

TIME ON MARKET

Date On Market: Oct 2020
Date Off Market: Feb 2021
Months on Market: 4 Months

LEASING REP

Spectrum Commercial Real Estate, Inc.

21700 Oxnard St, Suite 1295

Woodland Hills, CA 91367-3642

Yair Haimoff, SIOR (818) 252-9900

Barry Jakov (661) 567-1248 X105

PROPERTY

| | | | |
|----------------|------------------------|-------------------|-----------|
| Property Type: | Industrial | Rentable Area: | 49,033 SF |
| Status: | Built 1964 | Stories: | 1 |
| Tenancy: | Multi | Floor Size: | 49,033 SF |
| Class: | B | Ceiling Height: | 16' |
| Construction: | Masonry | Vacancy at Lease: | 0.0% |
| Parking: | 15 free Surface Spa... | Land Acres: | 1.86 |



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RECENT SALES

8201 Sepulveda Pl | Panorama City



14737 Calvert St, Van Nuys | \$1,405,000
5,000 SF Building / 7,500 SF Lot / M2 Zoning



7317 Ethel Ave, North Hollywood | \$2,195,000
7,300 SF Building / 16,000 SF Lot / M2 Zoning



2908 N Naomi St, Burbank | \$1,450,000
4,400 SF Building / 8,000 SF Lot / M1 Zoning



2834 N Naomi St, Burbank | \$2,450,000
5,025 SF Building / 13,000 SF Lot / M1 Zoning



9879 San Fernando Rd, Pacomia | \$3,250,000
4,800 SF Building / 44,000 SF Lot / M1 Zoning



Commercial Real Estate Advisors

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