

12722

RIVERSIDE DRIVE | VALLEY VILLAGE | CA 91607

OFFERING MEMORANDUM



Marcus & Millichap
BRANDON MICHAELS
GROUP

12722

RIVERSIDE DRIVE | VALLEY VILLAGE | CA 91607

EXCLUSIVELY LISTED BY

BRANDON MICHAELS

Senior Managing Director Investments
Senior Director, National Retail Group
Tel: 818.212.2794
brandon.michaels@marcusmillichap.com
CA License: 01434685

BMG TEAM

STEVEN SCHECHTER

First Vice President Investments
CA License: 01089464

GARY WINFIELD

Associate
CA License: 02177405

EMIN GABRIMASSIHI

Associate
CA License: 02112980

DANIEL GAMBOA

Associate
CA License: 02235252

06

EXECUTIVE SUMMARY
SECTION 1

22

FINANCIALS
SECTION 2

28

AREA OVERVIEW
SECTION 3

EXECUTIVE SUMMARY

The Brandon Michaels Group of Marcus & Millichap, as Exclusive Advisor, is pleased to present 12722 Riverside Drive, a 14,342 square foot, two story multi-tenant office building situated on 0.45 acres of land (19,738 SF), located just east of the SE signalized corner of Riverside Drive & Coldwater Canyon Avenue at the border of Los Angeles submarkets Valley Village and Studio City, CA.

12722 Riverside Drive is currently 100% occupied by eight (8) tenants on short-term leases. Because all tenants are on leases that expire within one (1) year, except Wohl & Company occupying their unit through 12/31/2026, the subject property is the ideal owner-user or value-add opportunity. An owner-user can occupy the entire first floor with the ability to expand into the second floor as Wohl & Company’s lease expires. Alternatively, a value-add investor can take advantage of the short-term leases by nearly immediately repositioning all units with market rent paying tenants.

The property’s in place tenancy pays \$29,182.34 per month (\$2.18/SF) or \$350,188.07 annually, a rent well below market. Current ownership intentionally provided the existing tenants short term leases to provide a buyer flexibility, as many tenants have expressed interest in renewing with longer term leases. In the event the tenancy is repositioned, the property’s thirteen (13) units are divided into ideal sizes that can accommodate a variety of uses. The average unit is 1,031 SF, with the largest unit 2,412 SF and the smallest unit 183 SF.

The subject property benefits from excellent visibility along the highly coveted Riverside Drive with approximately 120 feet of frontage. The property is situated centrally between Coldwater Canyon Avenue and Whitsett Avenue, less than 0.25 miles from the on and off ramps of the 101 Freeway and less than 1.0 miles from Studio City’s Ventura Boulevard. Patrons and guests of the property will enjoy the site’s thirty-eight (38) dedicated parking spaces, a parking ratio of 2.65 spaces per 1,000 SF, as well as its wide and spacious office corridors.

PROPERTY SUMMARY

\$4,220,000
Price

\$294
Price/SF (BLDG)

14,342 SF
Building Size

\$214
Price/SF (LAND)

19,738 SF
Lot Size

38 Spaces
Parking

CR-1VL-RIO & P-1VL-RIO
Zoning

2.65 Space(s) Per 1,000
Parking Ratio

1968
Year Built

Riverside Drive & Coldwater Canyon Blvd
Cross Streets

100%
Occupancy

22,180 VPD
Traffic Counts



NORTH HOLLYWOOD



BURBANK



UNIVERSAL CITY

STUDIO CITY

RIVERSIDE DRIVE (22,180 VPD)



INVESTMENT HIGHLIGHTS

Excellent Value-Add or Owner-User Multitenant Office Building in a Prime Valley Village, CA Location

Immediate Value-Add or Owner-User Opportunity

All tenants (85% of the building) are on short term leases that expire within one (1) year, except Wohl & Company (15%), who occupys their unit through 12/31/2026

Fully Occupied with Immediate Rental Upside

The property is currently 100% occupied by eight (8) tenants with existing rents averaging \$2.18 per square foot 38% below market rents

Multitenant, Two (2) Story Office Asset

A 14,342 square foot, two story multitenant office asset situated on 0.45 acres of land (19,738 SF) consisting of 13 units

Owner-User Opportunity

An owner-user can occupy the entire first floor and a large portion of the second floor with the ability to expand into the entire second floor as Wohl & Company’s lease expires in December of 2026



100% Occupancy

Existing Rents Average \$2.18 Per Square Foot, 38% Below Market



Immediate Value-Add Or Owner-User Opportunity

85% of the Existing Leases Expire Within One Year



Prime Valley Village, CA Location

0.1 Miles From the 101 Freeway On/Off Ramps with Direct Freeway Access and Visibility



BURBANK

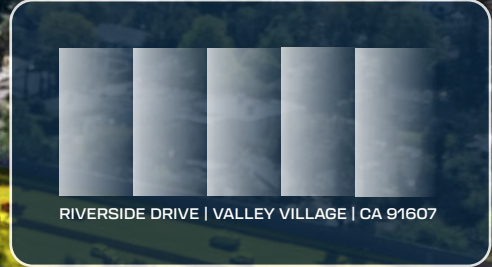
UNIVERSAL CITY

STUDIO CITY



RIVERSIDE DRIVE (22,180 VPD)

LA MAIDA ST



RIVERSIDE DRIVE | VALLEY VILLAGE | CA 91607



INVESTMENT HIGHLIGHTS

Excellent Asset Fundamentals

Excellent Frontage

Outstanding visibility with approximately 120 feet of frontage along Riverside Drive, a highly desirable east-west avenue

Ideal Unit Sizes

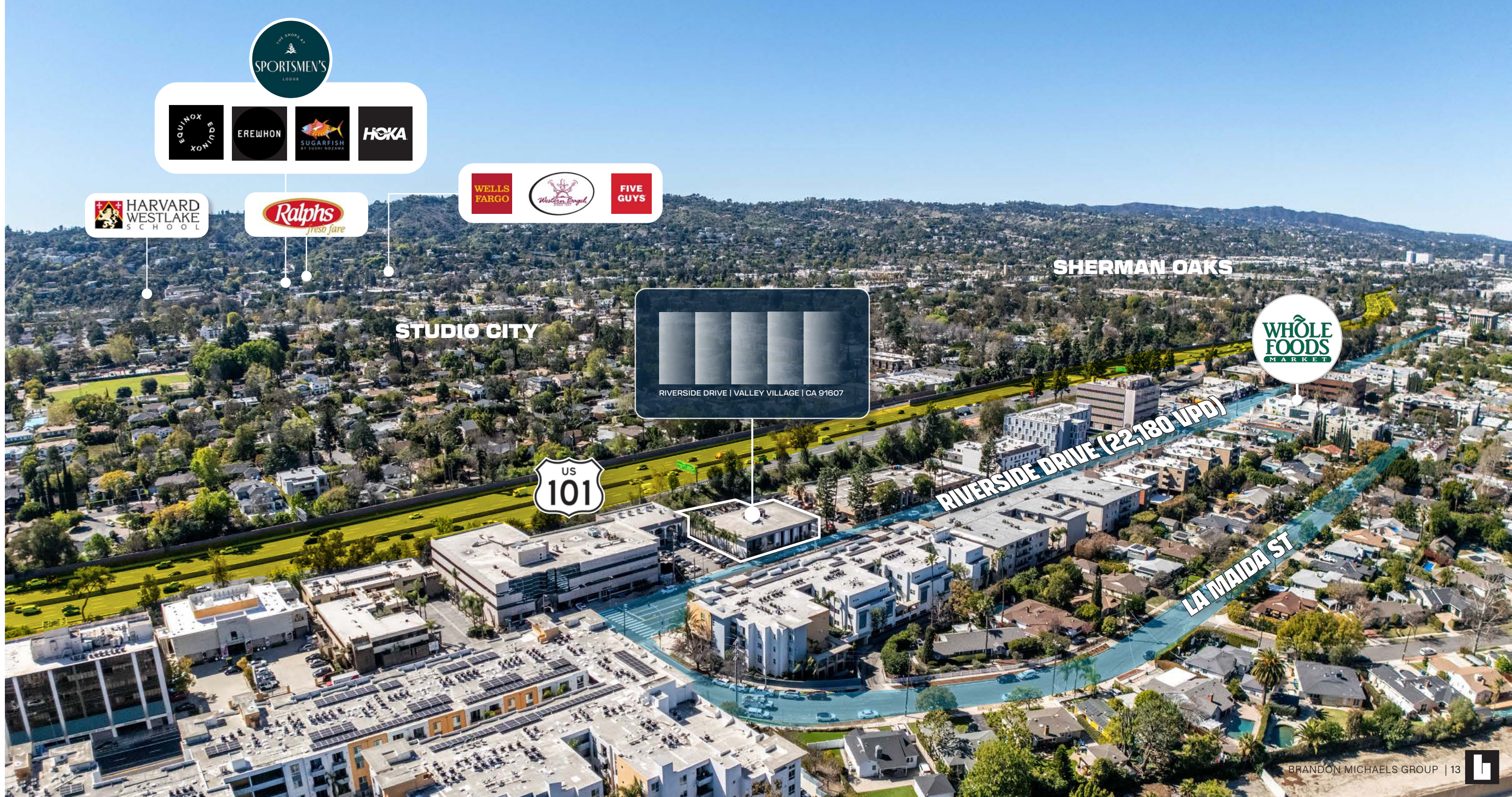
The property's thirteen (13) units are divided into ideal sizes that can accommodate a variety of uses with an average unit size of 1,031 SF, the largest unit 2,412 SF, and the smallest unit 183 SF

Dedicated Parking

Patrons and guests of the property will enjoy the site's thirty-eight (38) dedicated parking spaces, a parking ratio of 2.65 spaces per 1,000 SF

Ease of Ingress/Egress

The orientation of the subject property provides dedicated entry and exit only driveways from either side of the property accessible from both directions of traffic on Riverside Drive



INVESTMENT HIGHLIGHTS

Prime Studio City Location Adjacent to the 101 Freeway

101 Freeway Access

Less than 0.1 miles from the 101 Freeway on/off ramp via Coldwater Canyon Avenue

Proximity to Ventura Boulevard

Less than 1.0 mile to Ventura Boulevard, the San Fernando Valley's premier commercial corridor connecting Universal City to the east to Calabasas in the west

Access to Nearby Amenities

Proximate to major retail centers like the Shops at Sportsman's Lodge and Westfield Fashion Square, Lakeside Golf Club, and studios like CBS Studios, Universal Studios, Warner Brothers Studios, and Walt Disney Studios

Nearby Developments

Adjacent to major Studio City potential developments on or near Ventura Boulevard like The Residences at Sportsmen's Lodge and Harvard Westlake River Park expected to add more character to Studio City's already bustling commercial corridor



INVESTMENT HIGHLIGHTS

Strong & Dense Immediate Demographics

Population of more than 34,100 people within one mile of the subject property, 267,800 people within three miles, and 564,000 people within five miles

Dense Submarket


34,100
People Within
1-Mile Radius


2,100
Businesses Within
1-Mile Radius

Household Density

15,300 HH
1-Mile

113,900 HH
3-Mile

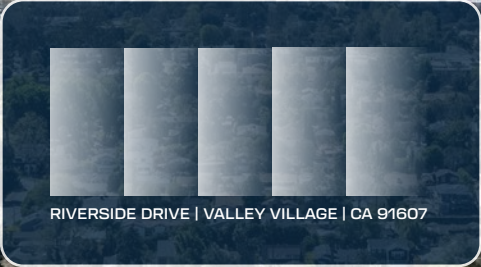

\$1,073,600
Median Home Value


\$569 MIL
Annual Spending

Within a 3-Mile Radius


267,800
Population


\$109,400
Avg HH Income



RENT ROLL

TENANT INFORMATION

UNIT NUMBER	TENANT	SF	FLOOR	%	LEASE START	LEASE EXPIRATION	RENT	RENT/SF	INCREASES	OPTIONS	TIME AT CENTER	TERM REMAINING	LEASE TYPE	PF RENT	PF RENT/SF	PF LEASE TYPE
101	Med Care	2,412	1	18.0%	1/1/2022	7/31/2025	\$5,279.00	\$2.19	-	-	15+ Year(s)	0.4 Year(s)	FSG	\$7,236.00	\$3.00	FSG
104	Therapist	509	1	3.8%	1/1/2022	5/31/2025	\$1,252.00	\$2.46	-	-	2.0 Year(s)	0.2 Year(s)	FSG	\$549.00	\$3.00	FSG
104A	Continuity Care Home Nurses - Storage Office	183	1	1.4%	4/1/2023	5/31/2025	\$250.00	\$1.37	-	-	3.2 Year(s)	0.2 Year(s)	FSG	\$1,527.00	\$3.00	FSG
105	Aviva Home Services	776	1	5.8%	11/1/2023	10/31/2025	\$1,945.60	\$2.51	-	-	1.4 Year(s)	0.6 Year(s)	FSG	\$2,328.00	\$3.00	FSG
106	Continuity Care Home Nurses	347	1	2.6%	1/1/2022	5/31/2025	\$729.75	\$2.10	-	-	20+ Year(s)	0.2 Year(s)	FSG	\$1,041.00	\$3.00	FSG
108	Continuity Care Home Nurses	1,188	1	8.9%	1/1/2022	5/31/2025	\$2,498.39	\$2.10	-	-	20+ Year(s)	0.2 Year(s)	FSG	\$3,564.00	\$3.00	FSG
108A	Continuity Care Home Nurses	528	1	3.9%	1/1/2022	5/31/2025	\$1,110.40	\$2.10	-	-	20+ Year(s)	0.2 Year(s)	FSG	\$1,584.00	\$3.00	FSG
108B/C	Continuity Care Home Nurses	1,693	1	12.6%	1/1/2022	5/31/2025	\$3,560.40	\$2.10	-	-	20+ Year(s)	0.2 Year(s)	FSG	\$5,079.00	\$3.00	FSG
206	Continuity Care Home Nurses	816	2	6.1%	1/1/2022	5/31/2025	\$1,716.06	\$2.10	-	-	20+ Year(s)	0.2 Year(s)	FSG	\$2,448.00	\$3.00	FSG
201	Central CA Home Health	891	2	6.6%	11/1/2020	11/30/2025	\$2,084.85	\$2.34	-	-	4.4 Year(s)	0.7 Year(s)	FSG	\$2,673.00	\$3.00	FSG
204	Wohl & Company	1,949	2	14.5%	1/1/2022	12/31/2026	\$4,030.00	\$2.07	1.5% Annually	-	25+ Year(s)	1.8 Year(s)	FSG	\$5,847.00	\$3.00	FSG
207	Valley Village Home Health	1,211	2	9.0%	11/1/2020	11/30/2025	\$2,814.60	\$2.32	-	-	4.4 Year(s)	0.7 Year(s)	FSG	\$3,633.00	\$3.00	FSG
209	Centrum Home Health	897	2	6.7%	11/1/2023	10/31/2025	\$2,127.41	\$2.37	-	-	1.4 Year(s)	0.6 Year(s)	FSG	\$2,691.00	\$3.00	FSG
		13,400		100%			\$29,398.46	\$2.19			3.0 Year(s)	0.5 Year(s)		\$40,200.00	\$3.00	

*Current Property Taxes are \$17,702.40. CAM reimbursement includes each tenant’s pro rata share of any increase in property taxes as a result of the sale.

FINANCIALS

OPERATING EXPENSES

OPERATING EXPENSES	CURRENT	PER SF	PROFORMA	PER SF
Property Taxes @ 1.25%	\$52,750	\$3.68/SF	\$52,750	\$3.68/SF
Management	\$14,111	\$0.98/SF	\$19,296	\$1.35/SF
Insurance	\$6,872	\$0.48/SF	\$6,872	\$0.48/SF
Janitorial Supplies	\$1,631	\$0.11/SF	\$1,631	\$0.11/SF
Janitorial Expense - Other	\$23,196	\$1.62/SF	\$23,196	\$1.62/SF
Landscape	\$1,405	\$0.10/SF	\$1,405	\$0.10/SF
Air Conditioning	\$3,301	\$0.23/SF	\$3,301	\$0.23/SF
Repairs and Maintenance - Other	\$5,562	\$0.39/SF	\$5,562	\$0.39/SF
Security	\$416	\$0.03/SF	\$416	\$0.03/SF
Supplies	\$863	\$0.06/SF	\$863	\$0.06/SF
Trash Removal	\$9,924	\$0.69/SF	\$9,924	\$0.69/SF
Gas Co	\$26,874	\$1.87/SF	\$26,874	\$1.87/SF
Water & Power	\$67,341	\$4.70/SF	\$67,341	\$4.70/SF
TOTAL EXPENSES	\$214,246	\$14.94	\$219,430	\$15.30
Expenses/SF/Month		\$1.24		\$1.27

OPERATING DATA	CURRENT	PRO-FORMA
Scheduled Lease Income:	\$352,782	\$482,400
*CAM Reimbursement:	\$35,048	\$0
Additional Income:	\$0	\$0
Effective Gross Income:	\$387,829	\$482,400
Vacancy:	\$0	5% \$24,120
Expenses:	\$214,246	\$219,430
Net Operating Income:	\$173,583	\$238,850

*Current Property Taxes are \$17,702.40. CAM reimbursement includes each tenant’s pro rata share of any increase in property taxes as a result of the sale.

OCCUPANCY	100.0%
Lease Pending	0.0%
# of Units	13
Occupied Units	13
Occupied SF	13,400
Lease Pending SF	0
Average Unit SF	1,031
Average Unit SF (Excluding Grocer)	1,196

LEASE ROLLOVER SCHEDULE	SF	%
MTM	0	0.0%
2024	0	0.0%
2025	11,451	85.5%
2026	1,949	14.5%
2027+	0	0.0%

OCCUPANCY HISTORY	SF	%
< 1 year	0	0.0%
1 - 3 years	1,856	13.9%
3 - 5 years	11,544	86.1%
5 - 10 years	0	0.0%
> 10 years	0	0.0%

PROPERTY SUMMARY

\$4,220,000
Price

\$294
Price/SF (BLDG)

14,342 SF
Building Size

\$214
Price/SF (LAND)

19,738 SF
Lot Size

38 Spaces
Parking

CR-1VL-RIO & P-1VL-RIO
Zoning

2.65 Space(s) Per 1,000
Parking Ratio

1968
Year Built

**Riverside Drive &
Coldwater Canyon Blvd**
Cross Streets

100%
Occupancy

22,180 VPD
Traffic Counts



STUDIO CITY, CALIFORNIA

Studio City is in the eastern part of the San Fernando Valley and is bordered by the Los Angeles neighborhoods of North Hollywood to the north, Sherman Oaks to the west, Toluca Lake and Burbank to the east and the Hollywood Hills to the south. The neighborhood is part of the City of Los Angeles and has a population of around 40,000 people. The subject property is ideally near Ventura Boulevard, a major thoroughfare connecting the San Fernando Valley from Universal City to Calabasas.



UNIVERSAL STUDIOS

Less than 1.0 miles to the southeast of the property is the Silver Triangle, one of Studio City's most sought after neighborhoods, beginning at the intersection of Laurel Canyon and Ventura Boulevard. This area is known not only for its homes, but also its walkable retail environment with popular shops, restaurants, and other retailers like Vons, Trader Joes, CVS, Urban Outfitters, Mendocino Farms, Chipotle, and many others. 11825 Ventura Boulevard is ideally positioned directly in front of the 37-acre production campus of CBS Studios, one of many production companies in Studio City and a subsidiary of an industry leading supplier of television programming, Paramount Global.

West of the Silver Triangle are two of Studio City's most anticipated developments: the Residences at Sportsmen's Lodge (0.3 miles south) and the Harvard Westlake River Park (0.8 miles southeast).

The Residences calls for razing its namesake 190-room hotel, clearing the way for the construction of a new mixed-use, three building complex, ranging from three to seven stories in height, containing a combined total of 520 apartments. The complex is intended to blend into the adjacent Shops at Sportsmen's Lodge, an Erewhon-anchored retail center built on the hotel's former conference center. The Harvard Westlake River Project is a conversion of the recently purchased 16-acre Weddington Golf and Tennis facility. Since the River Park project's first draft release in 2019, efforts have been to show its community benefit by redesigning the existing facility to include two sports fields, two gyms, eight tennis courts, a 50-meter pool, 500 car underground parking lot, walking trails, and water recapture systems.



THE SHOPS AT SPORTSMAN'S LODGE



RADFORD STUDIOS



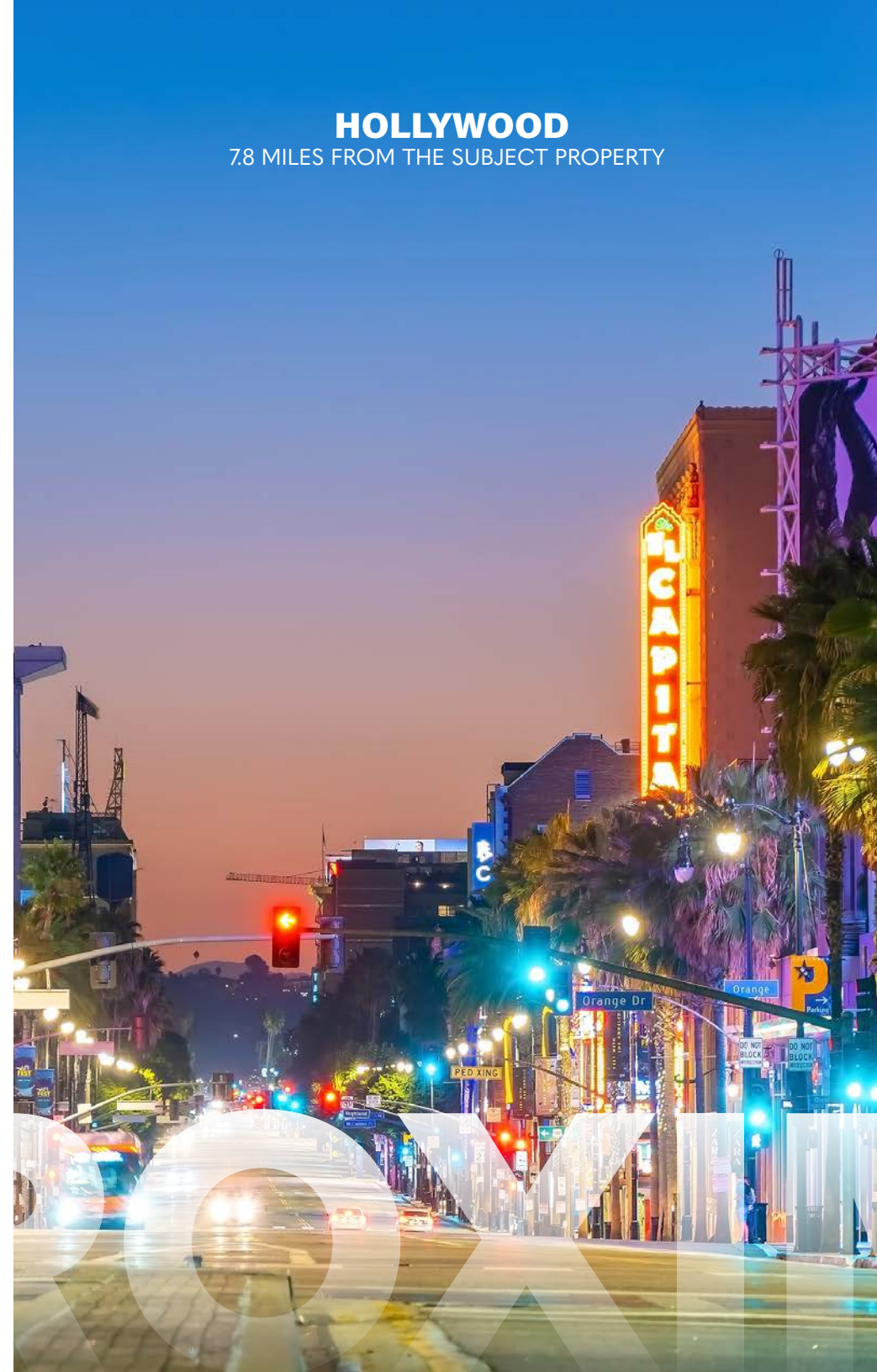
DOWNTOWN LA

12.9 MILES FROM THE SUBJECT PROPERTY



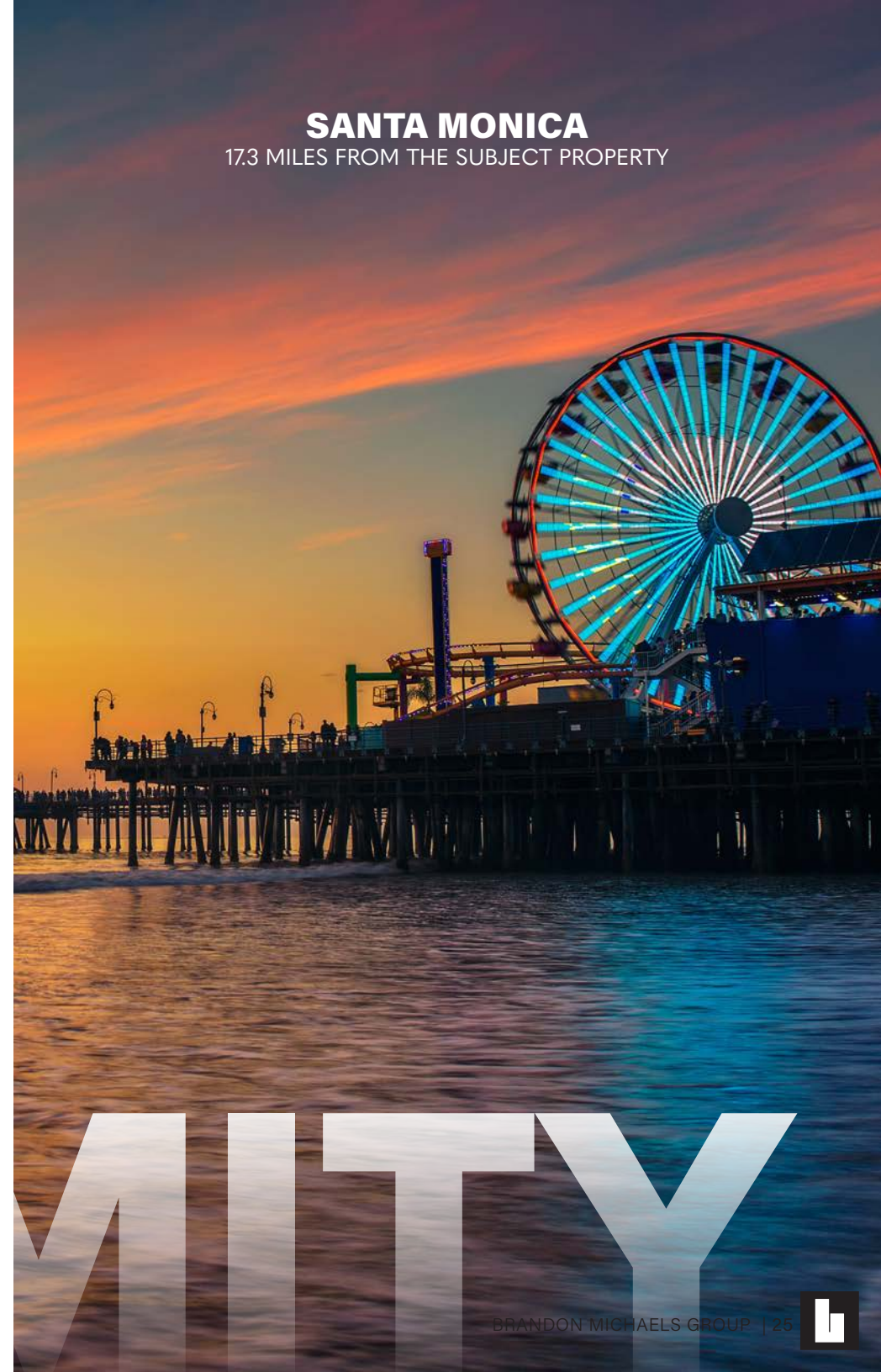
L.A. LIVE

14.2 MILES FROM THE SUBJECT PROPERTY



HOLLYWOOD

7.8 MILES FROM THE SUBJECT PROPERTY



SANTA MONICA

17.3 MILES FROM THE SUBJECT PROPERTY

DEMOGRAPHICS

POPULATION



564,000

Total Population
within a 5-mile radius



38.6

Median Age
within a 5-mile radius



50.2%

Male



49.8%

Female

EDUCATION

3 mile 2023 % of Population



17.3%

Some High School



19.2%

Some College



27.3%

Bachelor's Degree

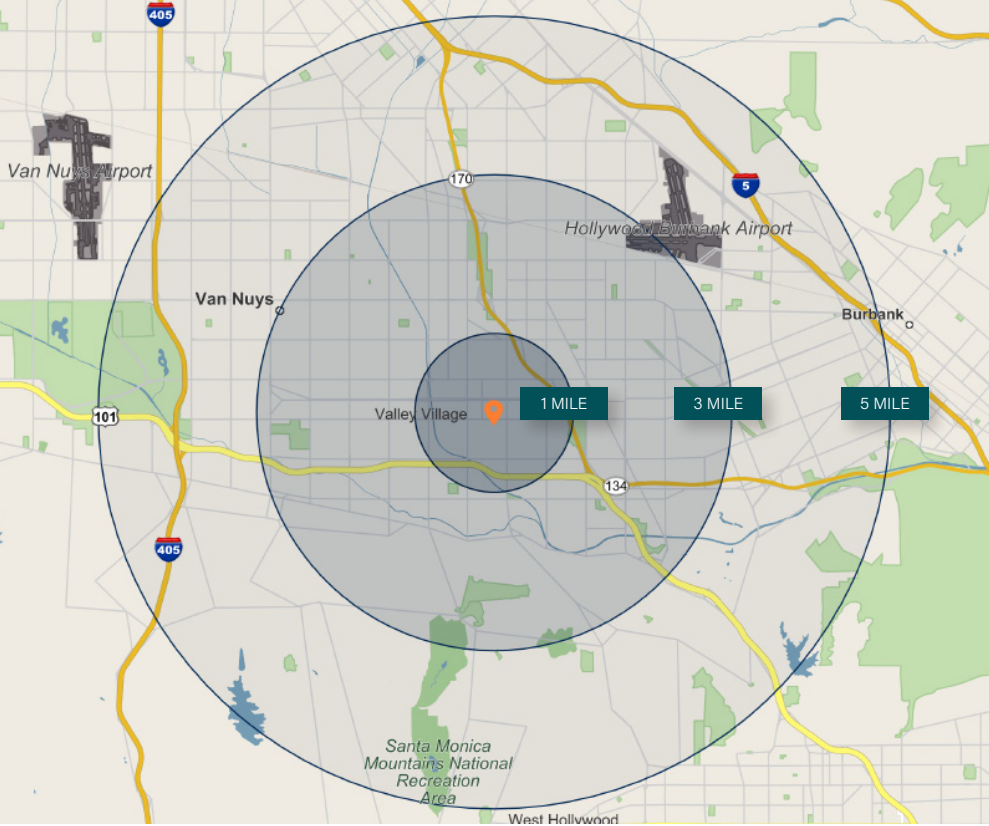


12.4%

Graduate Degree

Demographics

	1 Mile	3 Mile	5 Mile
Population	34,100	267,800	564,000
Households	15,300	113,900	222,100
Average Household Size	2.2	2.3	2.5
Median Age	41	39.2	39.5
Owner Occupied Households	5,800	35,900	81,700
Renter Occupied Households	9,000	74,800	134,200
Average Household Income	\$133,400	\$109,400	\$111,100
Median Household Income	\$105,600	\$80,100	\$80,000
Businesses	2,100	16,100	40,500



\$133,400

Average HH income
within a 1-mile radius



564,000

Population
within a 5-mile radius



81,700

Owner Occupied Housing
within a 5-mile radius



222,100

Households
within a 5-mile radius



40,500

Businesses
within a 5-mile radius



134,200

Renter Occupied Housing
within 5-mile radius



12722

RIVERSIDE DRIVE | VALLEY VILLAGE | CA 91607

Marcus & Millichap
BRANDON MICHAELS
GROUP

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2023 Marcus & Millichap. All rights reserved.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.