

5 Units | Lake Balboa | 40% Upside

7303 Woodley Ave, Van Nuys, CA 91406



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marcusmillichap.com



EXCLUSIVELY LISTED BY

Glen Scher

Senior Vice President Investments
Office: Encino
Direct: 818.212.2808
Glen.Scher@marcusmillichap.com
License: CA #01962976

Filip Niculete

Senior Managing Director Investments
Office: Encino
Direct: 818.212.2748
Filip.Niculete@marcusmillichap.com
License: CA #01905352

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SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

REGIONAL MAP

LOCAL MAP

AERIAL MAP

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OFFERING SUMMARY



Listing Price
\$1,050,000



Cap Rate
4.92%



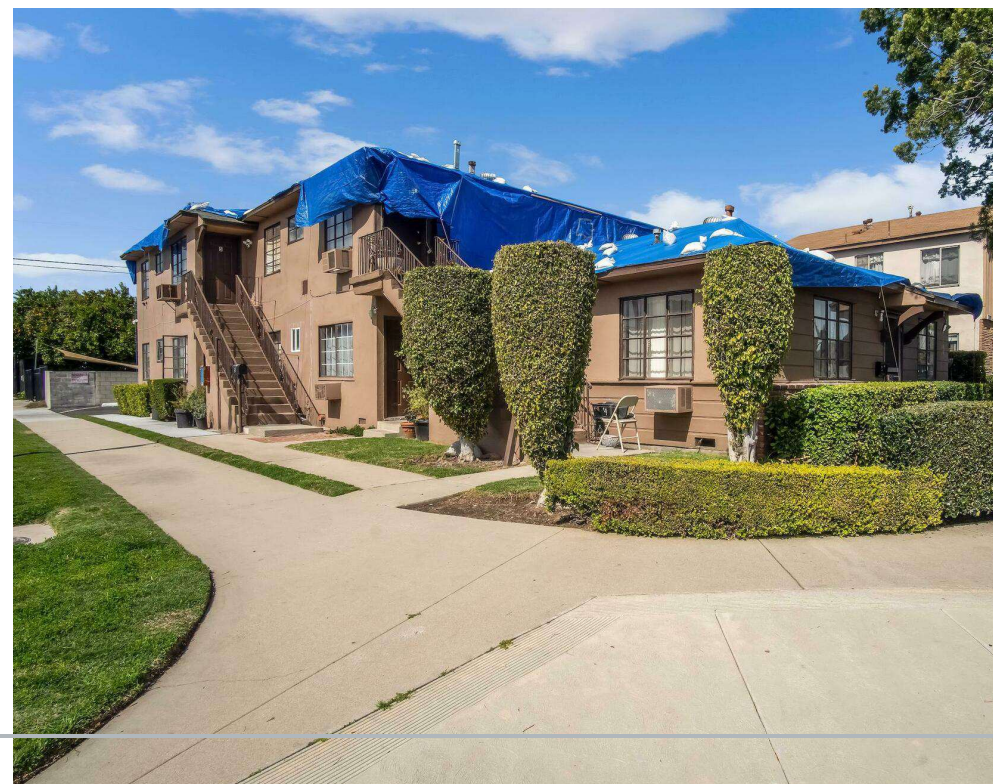
of Units
5

FINANCIAL

Listing Price	\$1,050,000
NOI	\$51,646
Cap Rate	4.92%
GRM	13.12
Price/SF	\$288.46
Price/Unit	\$210,000

OPERATIONAL

Gross SF	3,640 SF
# of Units	5
Lot Size	0.15 Acres (6,534 SF)
Occupancy	100%
Year Built	1954





7303 WOODLEY AVE

Van Nuys, CA 91406

INVESTMENT OVERVIEW

The LAAA Team of Marcus & Millichap is pleased to present 7303 Woodley Ave, a value add 5-unit multifamily property in the Lake Balboa neighborhood of Van Nuys, CA. This property hasn't been offered for sale in nearly 18 years.

This is a great value add opportunity for an investor to capitalize on about 40% upside potential in rents in the future.

Built in 1954, this RSO property sits on a corner lot of 0.15 acres and has 3,640 gross square feet. All five units are 725 square foot 2 bed / 1 bath units.

It has been well maintained by the long-time owner with recent upgrades including repaved asphalt in the parking lot. Utilities are individually metered for gas and electricity, so the landlord is only responsible for water, sewer, and trash, plus a small amount for common area utilities. An on-site communal laundry room further contributes approximately \$100 monthly in additional income.

Located in the Lake Balboa neighborhood of Van Nuys, CA, near the Van Nuys Airport, the property benefits from its proximity to major freeways (405 and 101), enhancing its appeal to commuters. This strategic location, coupled with the property's existing attributes and untapped rental income potential, positions 7303 Woodley Ave as a strong investment opportunity in a strong rental pocket of Van Nuys.

INVESTMENT HIGHLIGHTS

5 Units | Built in 1954 | RSO Property

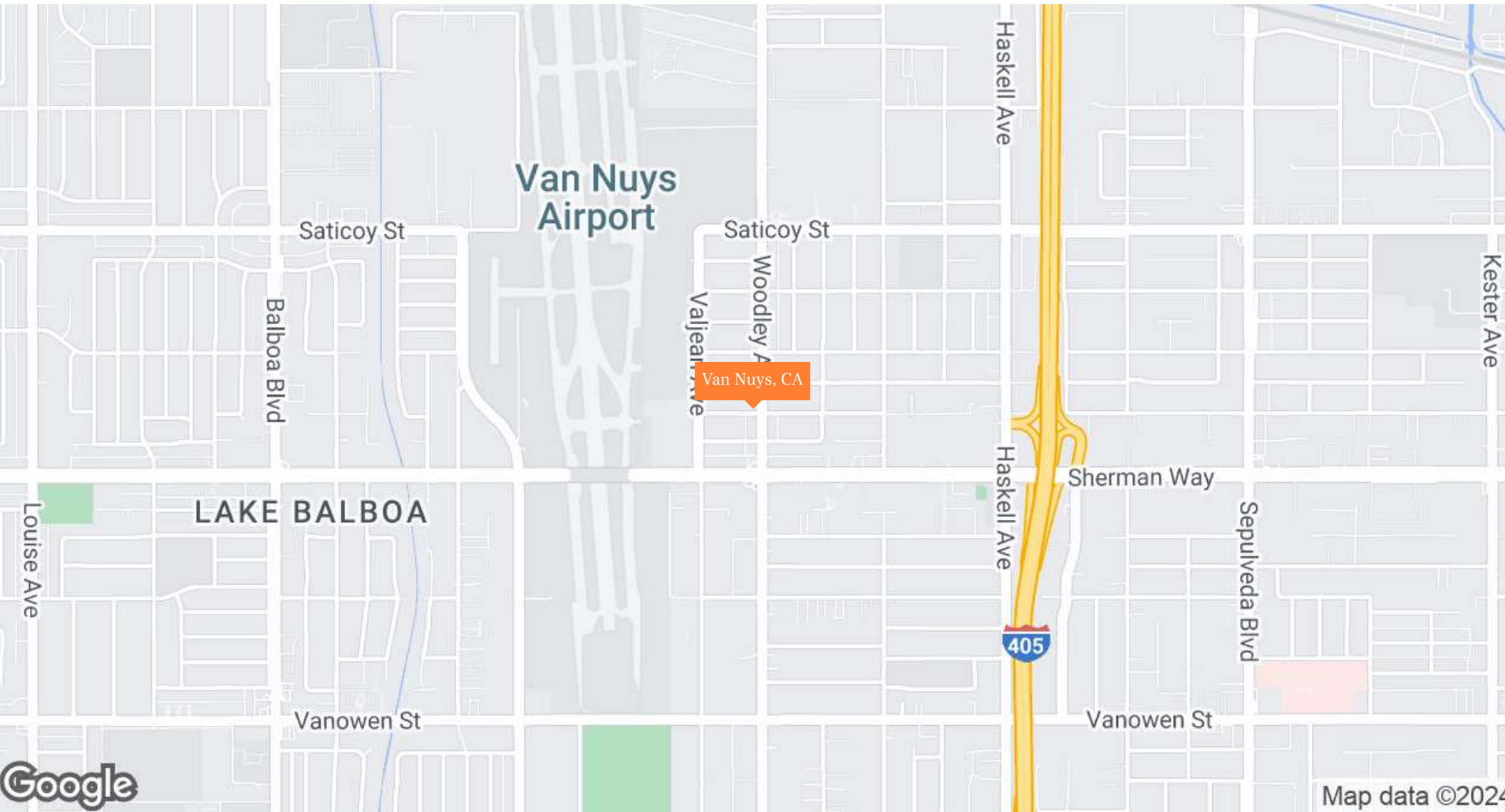
Value Add Opportunity in Lake Balboa, Van Nuys

Approximately 40% Upside Potential in Rents

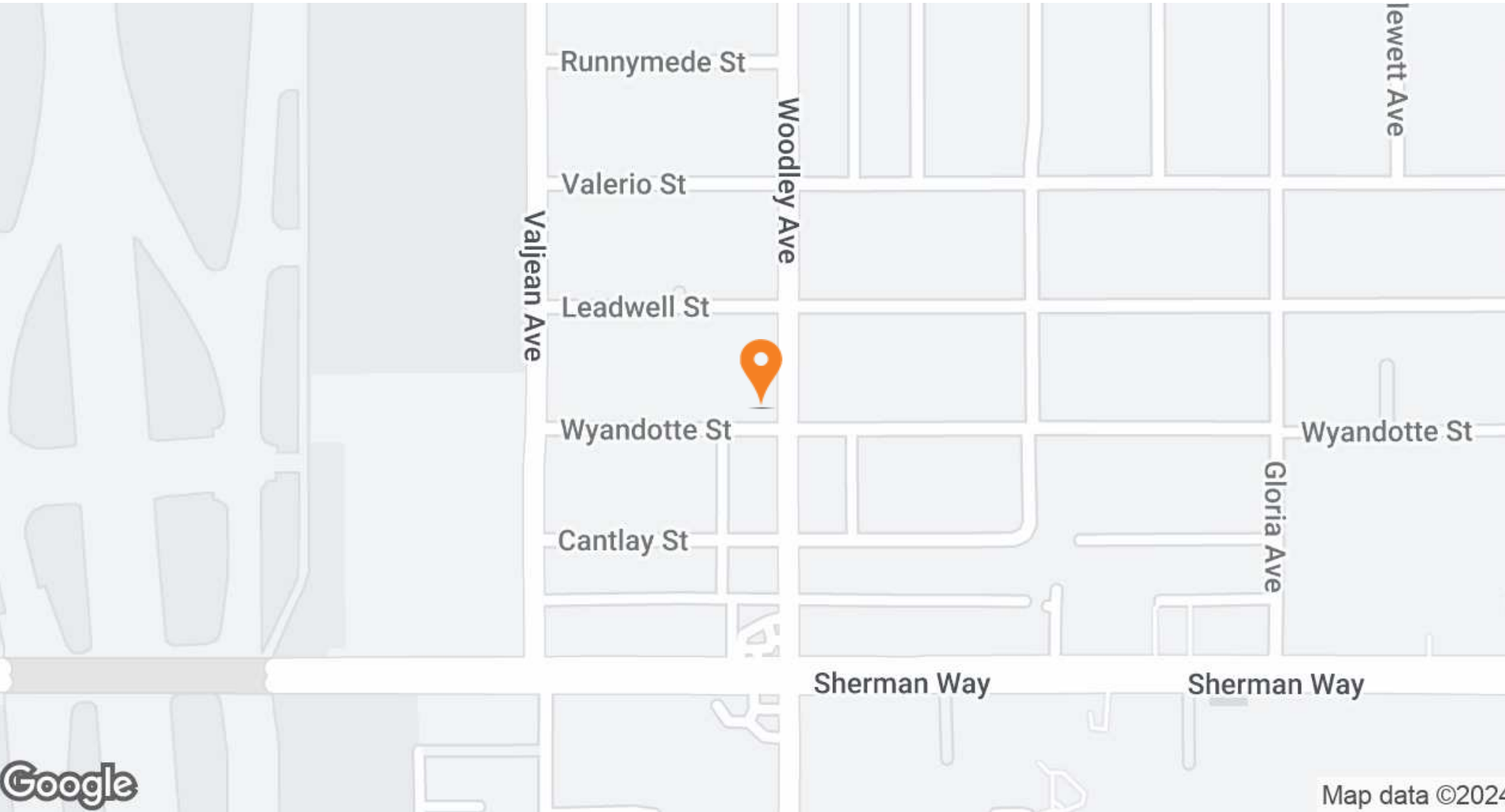
All 2 Bed / 1 Bath Units | About 725 Square Feet Each

First Time on Market in almost 18 Years

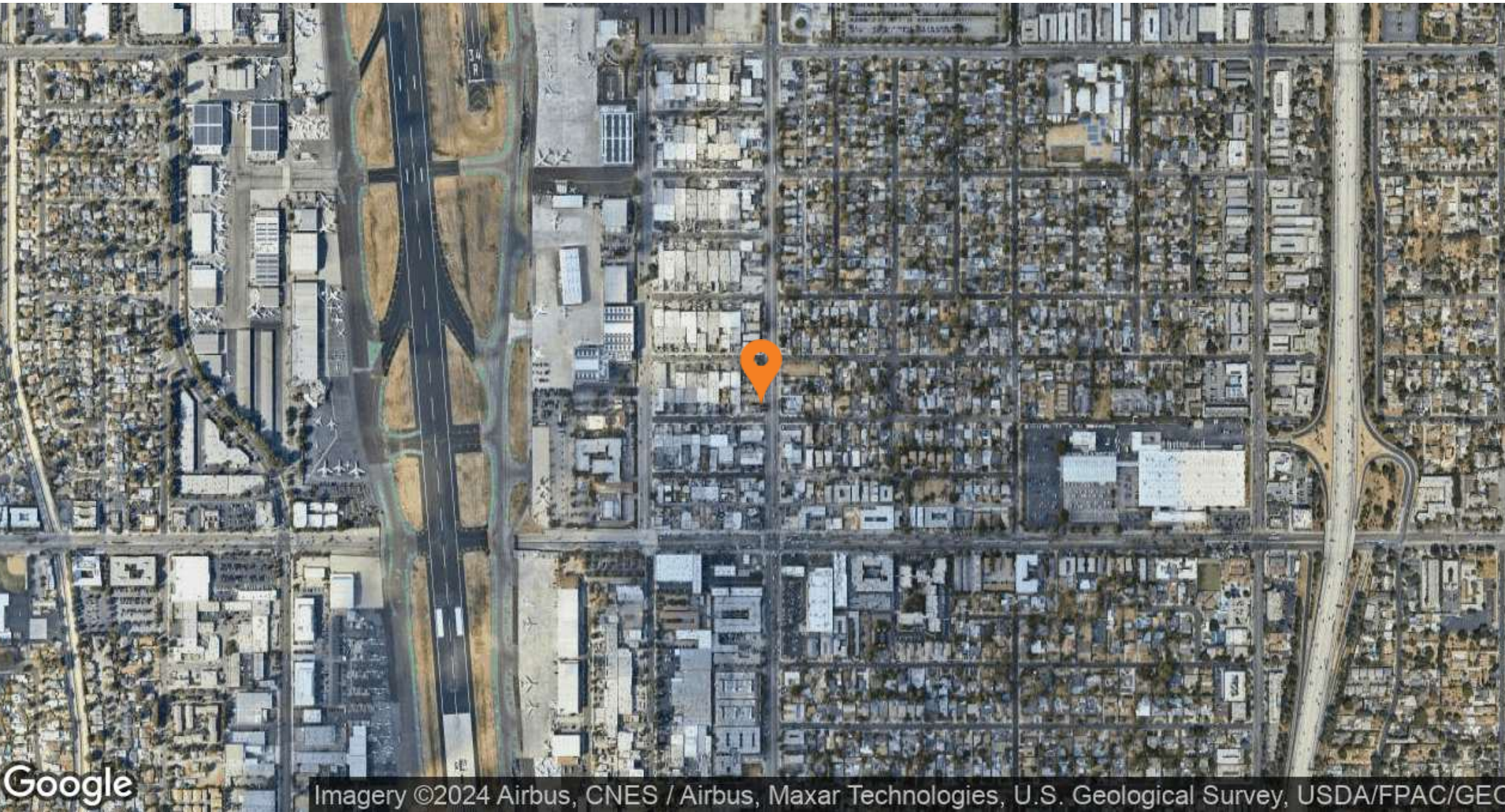
7303 Woodley Ave // REGIONAL MAP



LOCAL MAP // 7303 Woodley Ave



7303 Woodley Ave // AERIAL MAP



Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEBCO

SECTION 2

Financial Analysis

FINANCIAL DETAILS

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7303 Woodley Ave // FINANCIAL DETAILS

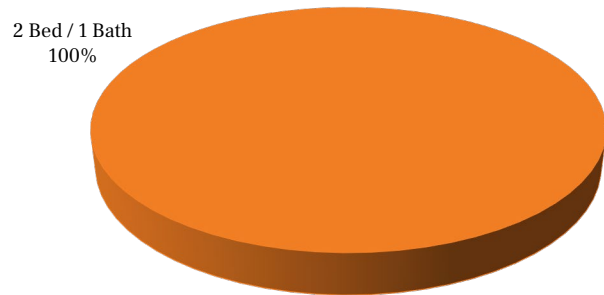
As of April,2024

UNIT	UNIT TYPE	Square Feet	CURRENT Rent / Month	CURRENT Rent / SF/ Month	POTENTIAL Rent / Month	POTENTIAL Rent/ SF/ Month
1	2 Bed / 1 Bath	725	\$1,286	\$1.77	\$1,995	\$2.75
2	2 Bed / 1 Bath	725	\$1,248	\$1.72	\$1,995	\$2.75
3	2 Bed / 1 Bath	725	\$1,213	\$1.67	\$1,995	\$2.75
4	2 Bed / 1 Bath (vacant)	725	\$1,995	\$2.75	\$1,995	\$2.75
5	2 Bed / 1 Bath	725	\$1,324	\$1.83	\$1,995	\$2.75
Total		Square Feet: 3,640	\$7,066	\$1.94	\$9,975	\$2.74

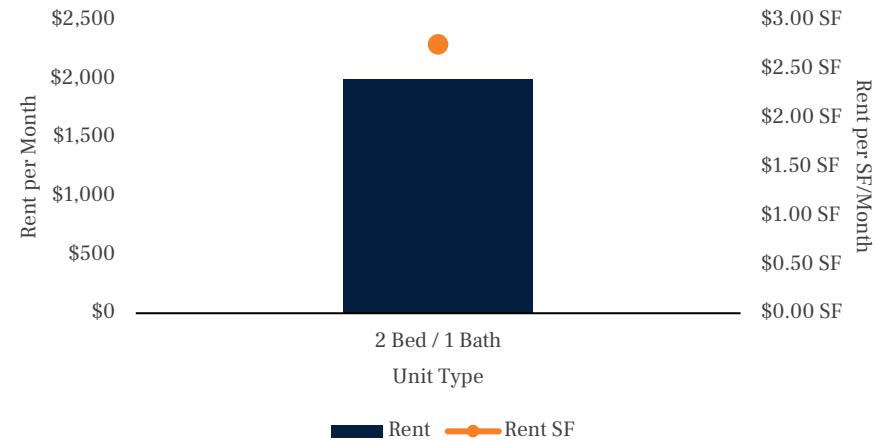
FINANCIAL DETAILS // 7303 Woodley Ave

UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	Current			POTENTIAL		
				Average Rent	Average Rent / SF	Monthly Income	AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME
2 Bed / 1 Bath	4	725	\$1,213 - \$1,324	\$1,268	\$1.75	\$5,071	\$1,995	\$2.75	\$7,980
2 Bed / 1 Bath (vacant)	1	725	\$1,995 - \$1,995	\$1,995	\$2.75	\$1,995	\$1,995	\$2.75	\$1,995
TOTALS/WEIGHTED AVERAGES	5	728		\$1,413	\$1.94	\$7,066	\$1,995	\$2.74	\$9,975
GROSS ANNUALIZED RENTS				\$84,792			\$119,700		

Unit Distribution



Unit Rent



7303 Woodley Ave // FINANCIAL DETAILS

INCOME	Current		Pro Forma	NOTES	PER UNIT	PER SF
Rental Income						
Gross Potential Rent	119,700		119,700		23,940	32.88
Loss / Gain to Lease	(34,908)	29.2%	0		0	0.00
Gross Current Rent	84,792		119,700		23,940	32.88
Physical Vacancy	(2,544)	3.0%	(3,591)	3.0%	(718)	(0.99)
TOTAL VACANCY	(\$2,544)	3.0%	(\$3,591)	3.0%	(\$718)	(\$1)
Effective Rental Income	82,248		116,109		23,222	31.90
Other Income						
Laundry	1,200		1,200		240	0.33
TOTAL OTHER INCOME	\$1,200		\$1,200		\$240	\$0.33
EFFECTIVE GROSS INCOME	\$83,448		\$117,309		\$23,462	\$32.23
EXPENSES						
Real Estate Taxes	12,600		12,600		2,520	3.46
Insurance	3,500		3,500		700	0.96
Utilities - Water & Sewer	3,900		3,900		780	1.07
Utilities - Gas	300		300		60	0.08
Trash Removal	3,720		3,720		744	1.02
Repairs & Maintenance	2,500		2,500		500	0.69
Landscaping	1,200		1,200		240	0.33
Pest Control	744		744		149	0.20
Management Fee	3,338	4.0%	4,692	4.0%	938	1.29
TOTAL EXPENSES	\$31,802		\$33,156		\$6,631	\$9.11
EXPENSES AS % OF EGI	38.1%		28.3%			
NET OPERATING INCOME	\$51,646		\$84,153		\$16,831	\$23.12

Notes and assumptions to the above analysis are on the following page.

FINANCIAL DETAILS // 7303 Woodley Ave

SUMMARY

Price	\$1,050,000	
Down Payment	\$525,000	50%
Number of Units	5	
Price Per Unit	\$210,000	
Price Per SqFt	\$288.46	
Gross SqFt	3,640	
Lot Size	0.15 Acres	
Approx. Year Built	1954	

RETURNS

	Current	Pro Forma
CAP Rate	4.92%	8.01%
GRM	12.38	8.77
Cash-on-Cash	3.84%	10.03%
Debt Coverage Ratio	1.64	2.67

FINANCING

	1st Loan
Loan Amount	\$525,000
Loan Type	New
Interest Rate	6.00%
Amortization	30 Years
Year Due	2029

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
5	2 Bed / 1 Bath	725	\$1,413	\$1,995

OPERATING DATA

INCOME

		Current		Pro Forma
Gross Scheduled Rent		\$84,792		\$119,700
Less: Vacancy/Deductions	3.0%	\$2,544	3.0%	\$3,591
Total Effective Rental Income		\$82,248		\$116,109
Other Income		\$1,200		\$1,200
Effective Gross Income		\$83,448		\$117,309
Less: Expenses	38.1%	\$31,802	28.3%	\$33,156
Net Operating Income		\$51,646		\$84,153
Cash Flow		\$51,646		\$84,153
Debt Service		\$31,500		\$31,500
Net Cash Flow After Debt Service	3.84%	\$20,146	10.03%	\$52,653
Principal Reduction		\$0		\$0
TOTAL RETURN	3.84%	\$20,146	10.03%	\$52,653

EXPENSES

	Current	Pro Forma
Real Estate Taxes	\$12,600	\$12,600
Insurance	\$3,500	\$3,500
Utilities - Water & Sewer	\$3,900	\$3,900
Utilities - Gas	\$300	\$300
Trash Removal	\$3,720	\$3,720
Repairs & Maintenance	\$2,500	\$2,500
Landscaping	\$1,200	\$1,200
Pest Control	\$744	\$744
Management Fee	\$3,338	\$4,692
TOTAL EXPENSES	\$31,802	\$33,156
Expenses/Unit	\$6,360	\$6,631
Expenses/SF	\$8.74	\$9.11

SECTION 3

Sale Comparables

SALE COMPS MAP

SALE COMPS SUMMARY

CAP RATE CHART

GRM CHART

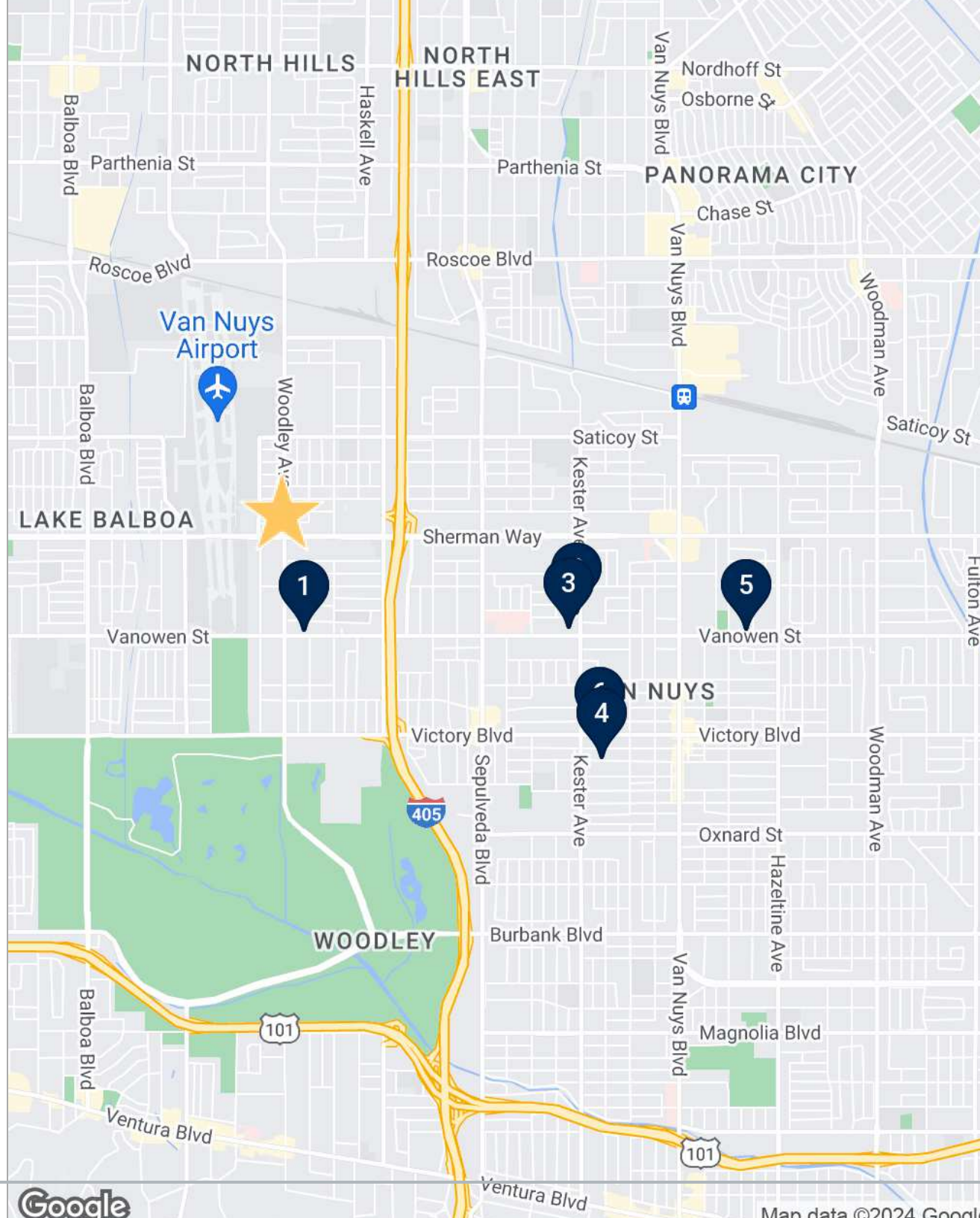
PRICE PER SF CHART

PRICE PER UNIT CHART

SALE COMPS

SALE COMPS MAP

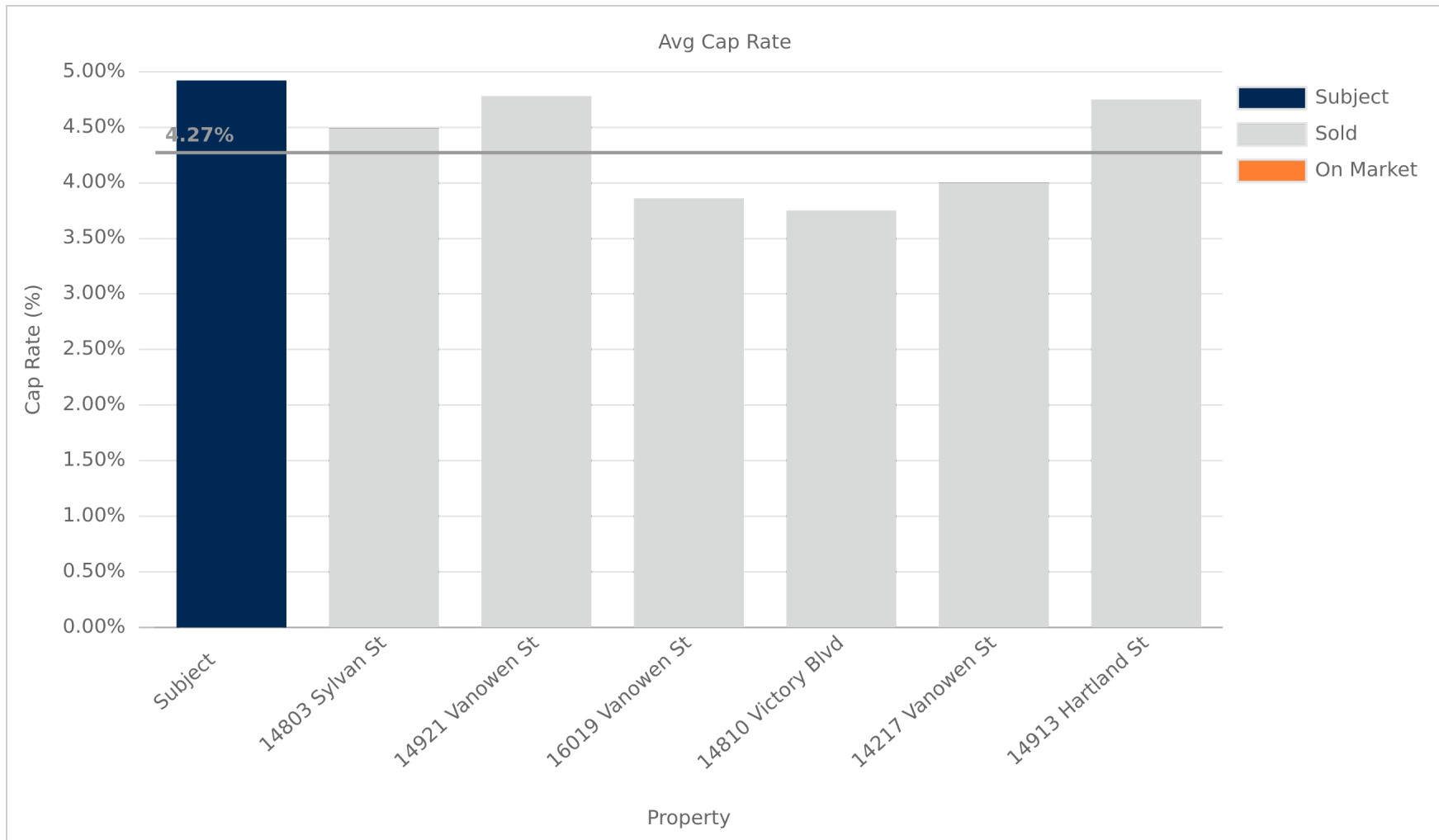
- ★ 7303 Woodley Ave
- 1 16019 Vanowen St
- 2 14913 Hartland St
- 3 14921 Vanowen St
- 4 14803 Sylvan St
- 5 14217 Vanowen St
- 6 14810 Victory Blvd



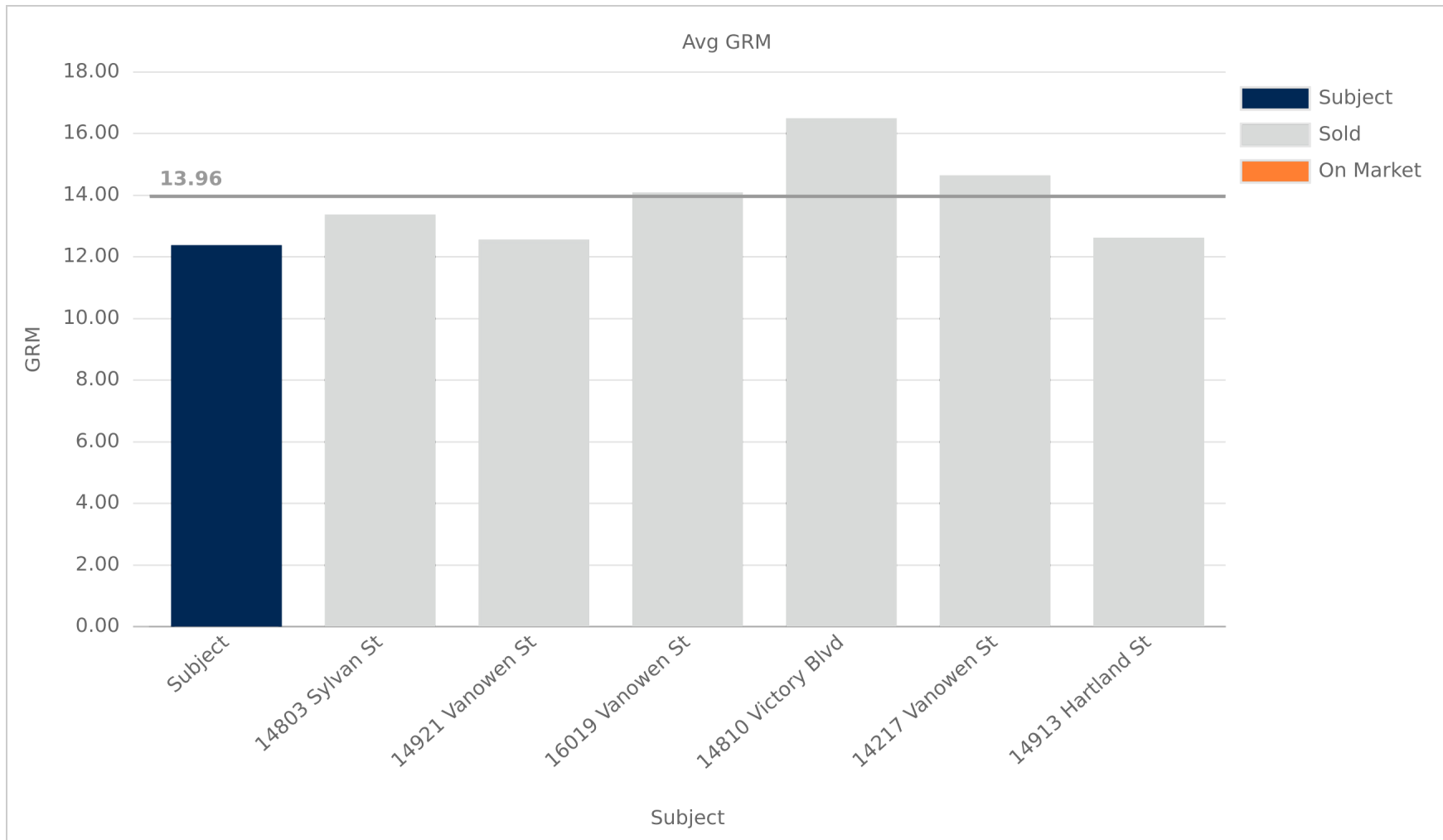
7303 Woodley Ave // SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	7303 Woodley Ave Van Nuys, CA 91406	\$1,050,000	3,640 SF	\$288.46	0.15 AC	\$210,000	4.92%	5	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	16019 Vanowen St Van Nuys, CA 91406	\$1,230,000	4,184 SF	\$293.98	0.2 AC	\$205,000	3.86%	6	08/29/2023
	14913 Hartland St Van Nuys, CA 91405	\$1,662,500	6,435 SF	\$258.35	0.24 AC	\$207,812	4.75%	8	01/19/2024
	14921 Vanowen St Van Nuys, CA 91405	\$3,200,000	11,832 SF	\$270.45	0.37 AC	\$213,333	4.78%	15	08/16/2023
	14803 Sylvan St Van Nuys, CA 91411	\$1,590,000	4,984 SF	\$319.02	0.2 AC	\$198,750	4.49%	8	08/01/2023
	14217 Vanowen St Van Nuys, CA 91405	\$1,300,000	4,790 SF	\$271.40	0.21 AC	\$216,666	4.00%	6	10/18/2023
	14810 Victory Blvd Van Nuys, CA 91411	\$1,520,000	4,590 SF	\$331.15	0.16 AC	\$190,000	3.75%	8	09/29/2023
	AVERAGES	\$1,750,417	6,136 SF	\$290.73	0.23 AC	\$205,260	4.27%	9	-

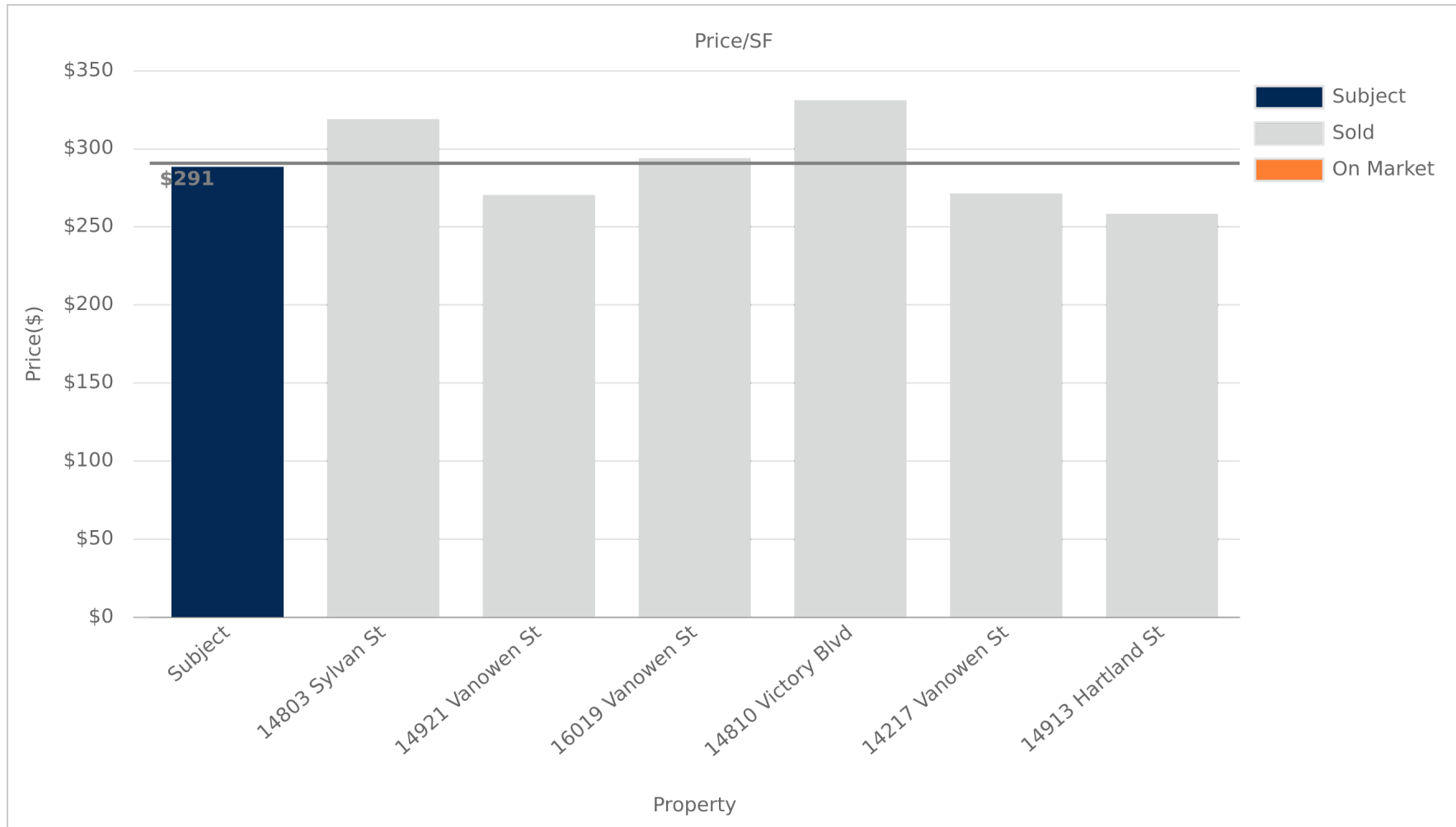
CAP RATE CHART // 7303 Woodley Ave



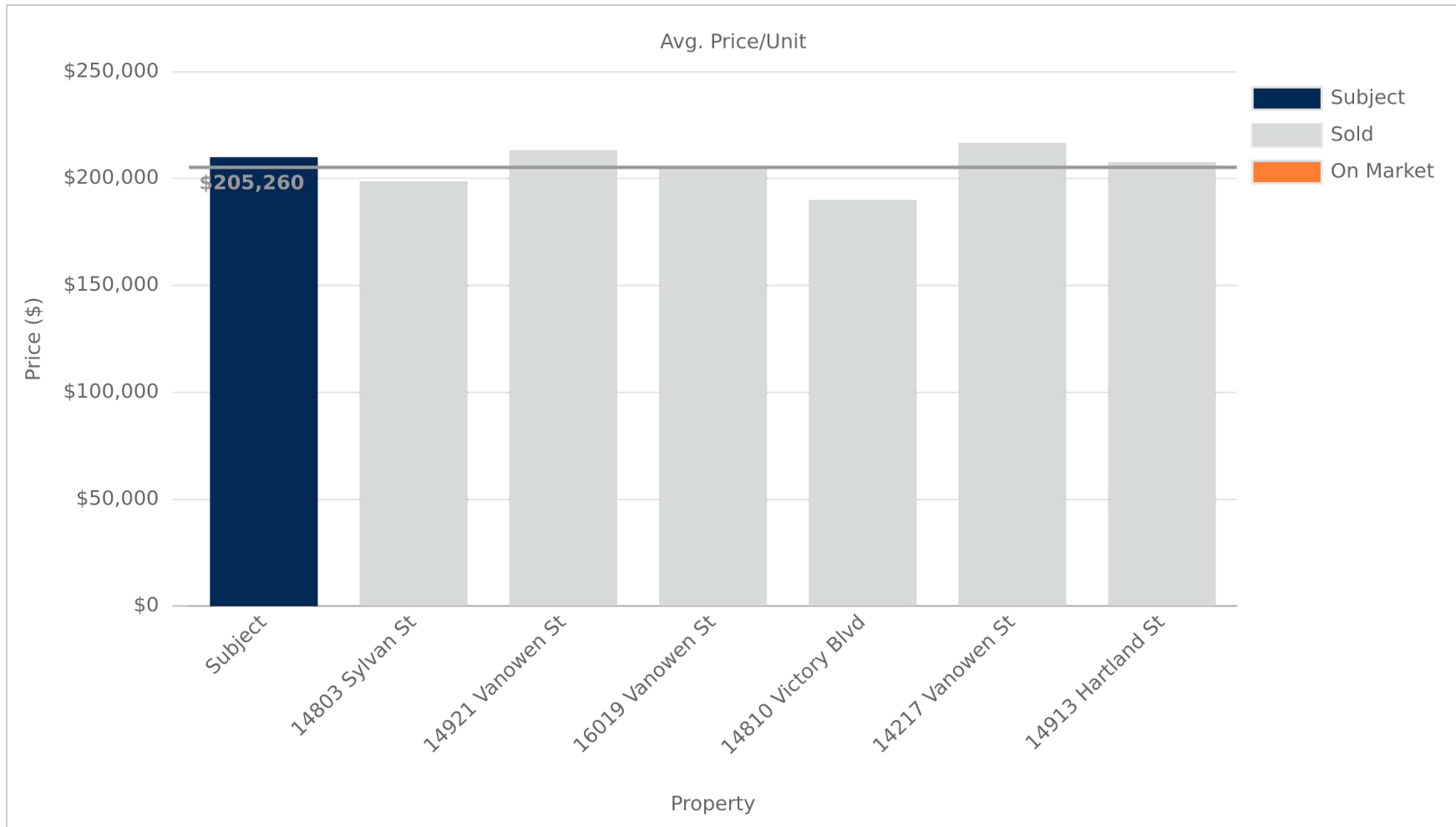
7303 Woodley Ave // GRM CHART



PRICE PER SF CHART // 7303 Woodley Ave



7303 Woodley Ave // PRICE PER UNIT CHART



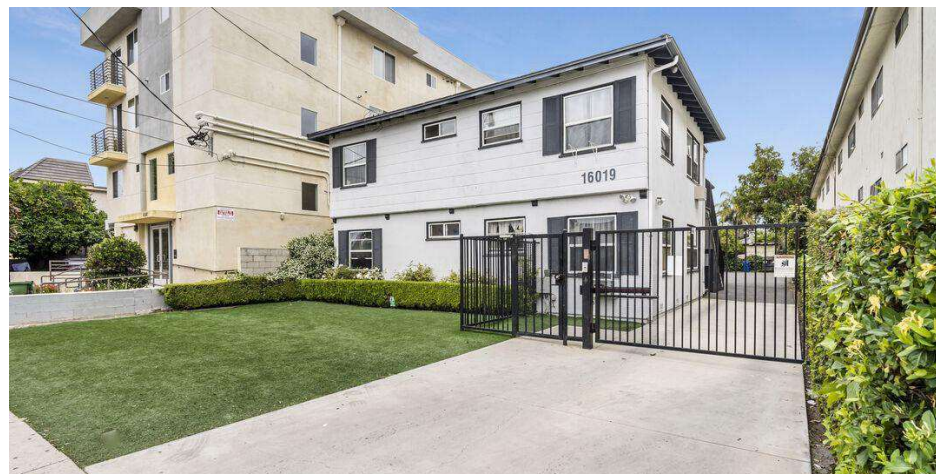
SALE COMPS // 7303 Woodley Ave



★ **7303 Woodley Ave**
Van Nuys, CA 91406

Listing Price:	\$1,050,000	Price/SF:	\$288.46
Property Type:	Multifamily	GRM:	12.38
NOI:	\$51,646	Cap Rate:	4.92%
Occupancy:	100%	Year Built:	1954
COE:	On Market	Number Of Units:	5
Lot Size:	0.15 Acres	Price/Unit:	\$210,000
Total SF:	3,640 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	5	100.0	725	\$1,413	\$1.95
TOTAL/AVG	5	100%	725	\$1,413	\$1.95



1 **16019 Vanowen St**
Van Nuys, CA 91406

Sale Price:	\$1,230,000	Price/SF:	\$293.98
Property Type:	Multifamily	GRM:	14.09
NOI:	-	Cap Rate:	3.86%
Occupancy:	-	Year Built:	1956
COE:	08/29/2023	Number Of Units:	6
Lot Size:	0.2 Acres	Price/Unit:	\$205,000
Total SF:	4,184 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	4	66.7		\$1,155	
2 Bed / 1 Bath	2	33.3		\$1,328	
TOTAL/AVG	6	100%	0	\$1,212	

7303 Woodley Ave // SALE COMPS



2 14913 Hartland St
Van Nuys, CA 91405

Sale Price:	\$1,662,500	Price/SF:	\$258.35
Property Type:	Multifamily	GRM:	12.62
NOI:	-	Cap Rate:	4.75%
Occupancy:	-	Year Built:	1954
COE:	01/19/2024	Number Of Units:	8
Lot Size:	0.24 Acres	Price/Unit:	\$207,812
Total SF:	6,435 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	4	50		\$1,313	
2 Bed / 1 Bath	4	50		\$1,431	
TOTAL/AVG	8	100%	0	\$1,372	



3 14921 Vanowen St
Van Nuys, CA 91405

Sale Price:	\$3,200,000	Price/SF:	\$270.45
Property Type:	Multifamily	GRM:	12.56
NOI:	-	Cap Rate:	4.78%
Occupancy:	-	Year Built:	1953
COE:	08/16/2023	Number Of Units:	15
Lot Size:	0.37 Acres	Price/Unit:	\$213,333
Total SF:	11,832 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	15	100		\$1,415	
TOTAL/AVG	15	100%	0	\$1,415	

SALE COMPS // 7303 Woodley Ave



4 14803 Sylvan St
Van Nuys, CA 91411

Sale Price:	\$1,590,000	Price/SF:	\$319.02
Property Type:	Multifamily	GRM:	13.37
NOI:	-	Cap Rate:	4.49%
Occupancy:	-	Year Built:	1977
COE:	08/01/2023	Number Of Units:	8
Lot Size:	0.2 Acres	Price/Unit:	\$198,750
Total SF:	4,984 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	8	100	620	\$1,239	\$2.00
TOTAL/AVG	8	100%	620	\$1,239	\$2.00



5 14217 Vanowen St
Van Nuys, CA 91405

Sale Price:	\$1,300,000	Price/SF:	\$271.40
Property Type:	Multifamily	GRM:	14.65
NOI:	-	Cap Rate:	4.00%
Occupancy:	-	Year Built:	1956
COE:	10/18/2023	Number Of Units:	6
Lot Size:	0.21 Acres	Price/Unit:	\$216,666
Total SF:	4,790 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	2	33.3		\$993	
2 Bed / 1 Bath	4	66.7		\$1,352	
TOTAL/AVG	6	100%	0	\$1,232	



6 14810 Victory Blvd
Van Nuys, CA 91411

Sale Price:	\$1,520,000	Price/SF:	\$331.15
Property Type:	Multifamily	GRM:	16.5
NOI:	-	Cap Rate:	3.75%
Occupancy:	-	Year Built:	1957
COE:	09/29/2023	Number Of Units:	8
Lot Size:	0.16 Acres	Price/Unit:	\$190,000
Total SF:	4,590 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio / 1 Bath	4	50		\$711	
2 Bed / 1 Bath	4	50		\$1,204	
TOTAL/AVG	8	100%	0	\$957	

SECTION 4

Lease Comparables

RENT COMPS MAP

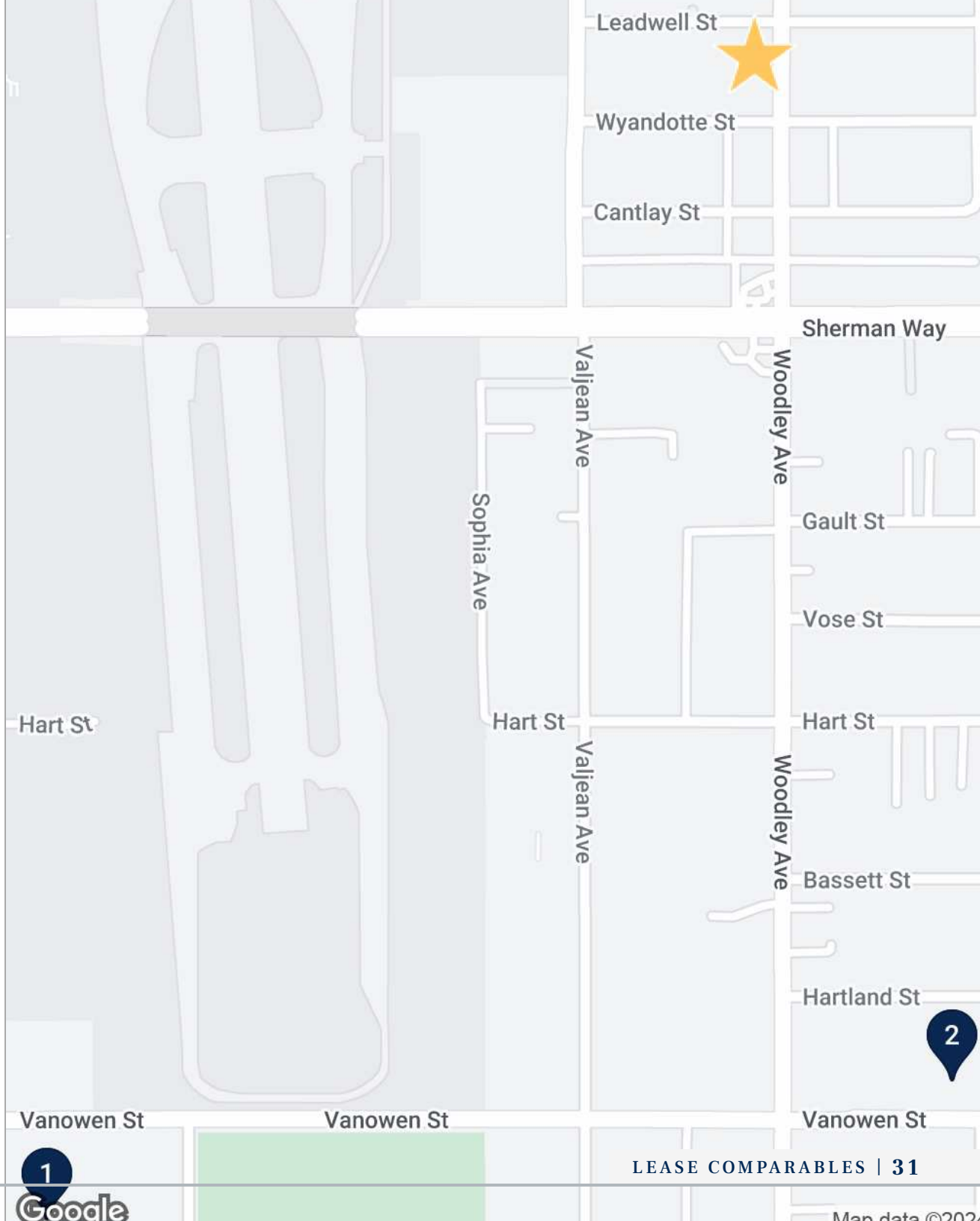
RENT COMPS SUMMARY

RENT BY BED CHART




RENT COMPS

RENT COMPS MAP

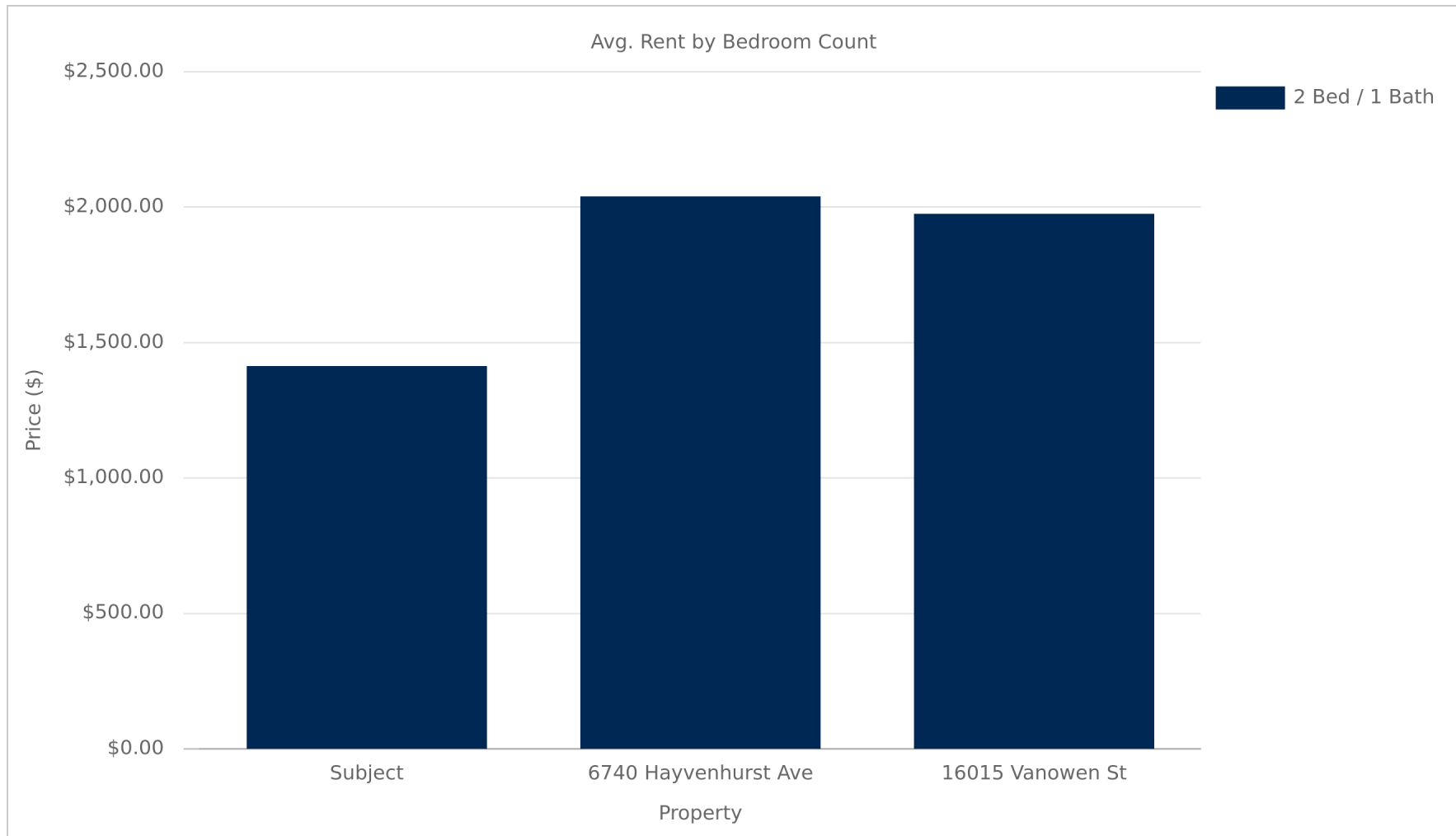
- ★ 7303 Woodley Ave
- 1 6740 Hayvenhurst Ave
- 2 16015 Vanowen St



RENT COMPS SUMMARY // 7303 Woodley Ave

	SUBJECT PROPERTY	RENT/SF	AVG SIZE	AVG RENT/UNIT	LOT SIZE	# OF UNITS
	7303 Woodley Ave Van Nuys, CA 91406	\$1.94	725 SF	\$1,413	0.15 AC	5
	RENT COMPARABLES	RENT/SF	AVG SIZE	AVG RENT/UNIT	LOT SIZE	# OF UNITS
	6740 Hayvenhurst Ave Van Nuys, CA 91406	\$2.61	780 SF	\$2,039	0.8 AC	37
	16015 Vanowen St Van Nuys, CA 91406	\$2.82	700 SF	\$1,975	0.2 AC	11
	AVERAGES	\$2.72	740 SF	\$2,007	0.5 AC	24

7303 Woodley Ave // RENT BY BED CHART



RENT COMPS // 7303 Woodley Ave

 **7303 Woodley Ave**
Van Nuys, CA 91406

 5 Units |  100% Total Occupancy |  Year Built 1954



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	5	100.0	725	\$1,413	\$1.95
TOTAL/AVG	5	100%	725	\$1,413	\$1.95

 **6740 Hayvenhurst Ave**
Van Nuys, CA 91406

 37 Units |  Year Built 1964



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	1	100	780	\$2,039	\$2.61
TOTAL/AVG	1	100%	780	\$2,039	\$2.61

7303 Woodley Ave // RENT COMPS

2 16015 Vanowen St
Van Nuys, CA 91406

🏠 11 Units | 🕒 Year Built 1964



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	1	100	700	\$1,975	\$2.82
TOTAL/AVG	1	100%	700	\$1,975	\$2.82

SECTION 5

Market Overview

MARKET OVERVIEW

DEMOGRAPHICS

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SAN FERNANDO VALLEY

Approximately 2.5 million people reside in the San Fernando Valley, which includes the submarkets of Northridge-Northwest San Fernando Valley, Van Nuys-Northeast San Fernando Valley, Woodland Hills, Burbank-Glendale-Pasadena and Sherman Oaks-North Hollywood-Encino. The area's population is expected to increase by at least 55,000 residents through 2027, as more households are attracted to the market's regionally affordable home prices and multifamily rents.



* Forecast
Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

METRO HIGHLIGHTS



DIVERSE ECONOMY

While the entertainment industry underpins the economy, other economic drivers include aerospace, insurance and health care.



EDUCATED WORKFORCE

Roughly 37 percent of San Fernando Valley residents who are age 25 and older hold a bachelor's degree, and 13 percent also obtained a graduate or professional degree.



GROWTH

The local rates of population and household growth will outpace other large metros in Southern California, generating demand for housing, as well as goods and services.

ECONOMY

- As one of the epicenters of the global entertainment industry, the Valley boasts more than 100 soundstages. Entertainment giants calling the Valley home include Walt Disney Co., Universal Studios, Warner Bros. and DreamWorks.
- Aerospace firms Boeing and Northrop Grumman, as well as 21st Century Insurance, generate numerous well-compensated positions. Health care is also a major source of employment, and providers here include Kaiser Permanente and Providence Health & Services.
- As a result of the Valley's large concentration of high salaries and successful companies, household incomes are above the national average.

DEMOGRAPHICS



POPULATION

2.5M

Growth 2022-2027*
2.2%



HOUSEHOLDS

871K

Growth 2022-2027*
2.5%



MEDIAN AGE

39.8

U.S. Median
38.6



MEDIAN HOUSEHOLD INCOME

\$82,900

U.S. Median
\$66,400

DEMOGRAPHICS // 7303 Woodley Ave

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	29,430	299,225	740,873
2022 Estimate			
Total Population	28,668	291,505	725,318
2010 Census			
Total Population	27,434	280,287	701,834
2000 Census			
Total Population	27,253	268,535	668,396
Daytime Population			
2022 Estimate	32,758	256,644	660,945
HOUSEHOLDS			
2027 Projection			
Total Households	10,058	94,458	246,872
2022 Estimate			
Total Households	9,761	91,866	241,279
Average (Mean) Household Size	2.9	3.1	3.0
2010 Census			
Total Households	9,186	86,975	230,823
2000 Census			
Total Households	9,264	85,876	225,476
Growth 2022-2027	3.0%	2.8%	2.3%
HOUSING UNITS			
Occupied Units			
2027 Projection	10,787	101,245	263,691
2022 Estimate	10,434	98,148	256,982
Owner Occupied	2,525	33,518	106,354
Renter Occupied	7,237	58,348	134,926
Vacant	673	6,282	15,703
Persons in Units			
2022 Estimate Total Occupied Units	9,761	91,866	241,279
1 Person Units	25.5%	21.9%	24.3%
2 Person Units	24.2%	24.0%	26.4%
3 Person Units	17.3%	17.0%	16.4%
4 Person Units	15.9%	16.0%	14.9%
5 Person Units	8.5%	10.0%	8.5%
6+ Person Units	8.5%	11.1%	9.5%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$200,000 or More	4.1%	6.7%	9.3%
\$150,000-\$199,999	4.1%	6.4%	8.1%
\$100,000-\$149,999	13.6%	15.2%	17.5%
\$75,000-\$99,999	12.4%	12.7%	13.3%
\$50,000-\$74,999	18.1%	16.5%	15.8%
\$35,000-\$49,999	14.3%	12.4%	10.9%
\$25,000-\$34,999	9.6%	9.3%	7.5%
\$15,000-\$24,999	11.7%	10.0%	8.1%
Under \$15,000	12.2%	10.9%	9.3%
Average Household Income	\$73,429	\$88,632	\$104,628
Median Household Income	\$52,777	\$60,649	\$72,077
Per Capita Income	\$25,079	\$28,107	\$34,978
POPULATION PROFILE			
Population By Age			
2022 Estimate Total Population	28,668	291,505	725,318
Under 20	24.7%	25.2%	23.0%
20 to 34 Years	25.7%	24.2%	23.2%
35 to 39 Years	8.6%	7.9%	7.4%
40 to 49 Years	14.1%	13.7%	13.3%
50 to 64 Years	16.9%	17.4%	18.6%
Age 65+	10.1%	11.5%	14.5%
Median Age	34.8	35.4	37.5
Population 25+ by Education Level			
2022 Estimate Population Age 25+	19,729	199,572	512,633
Elementary (0-8)	15.6%	15.7%	12.0%
Some High School (9-11)	9.7%	10.0%	8.2%
High School Graduate (12)	23.5%	22.5%	21.1%
Some College (13-15)	19.3%	19.1%	19.4%
Associate Degree Only	7.1%	6.8%	7.4%
Bachelor's Degree Only	18.1%	18.7%	22.0%
Graduate Degree	6.7%	7.3%	9.9%
Population by Gender			
2022 Estimate Total Population	28,668	291,505	725,318
Male Population	50.5%	50.4%	49.4%
Female Population	49.5%	49.6%	50.6%



POPULATION

In 2022, the population in your selected geography is 725,318. The population has changed by 8.5 percent since 2000. It is estimated that the population in your area will be 740,873 five years from now, which represents a change of 2.1 percent from the current year. The current population is 49.4 percent male and 50.6 percent female. The median age of the population in your area is 37.5, compared with the U.S. average, which is 38.6. The population density in your area is 9,233 people per square mile.



EMPLOYMENT

In 2022, 363,593 people in your selected area were employed. The 2000 Census revealed that 63.9 percent of employees are in white-collar occupations in this geography, and 36.1 percent are in blue-collar occupations. In 2022, unemployment in this area was 8.0 percent. In 2000, the average time traveled to work was 27.2 minutes.



HOUSEHOLDS

There are currently 241,279 households in your selected geography. The number of households has changed by 7.0 percent since 2000. It is estimated that the number of households in your area will be 246,872 five years from now, which represents a change of 2.3 percent from the current year. The average household size in your area is 3.0 people.



HOUSING

The median housing value in your area was \$623,629 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 107,754 owner-occupied housing units and 117,721 renter-occupied housing units in your area. The median rent at the time was \$648.



INCOME

In 2022, the median household income for your selected geography is \$72,077, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 72.1 percent since 2000. It is estimated that the median household income in your area will be \$85,011 five years from now, which represents a change of 17.9 percent from the current year.

The current year per capita income in your area is \$34,978, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$104,628, compared with the U.S. average, which is \$96,357.



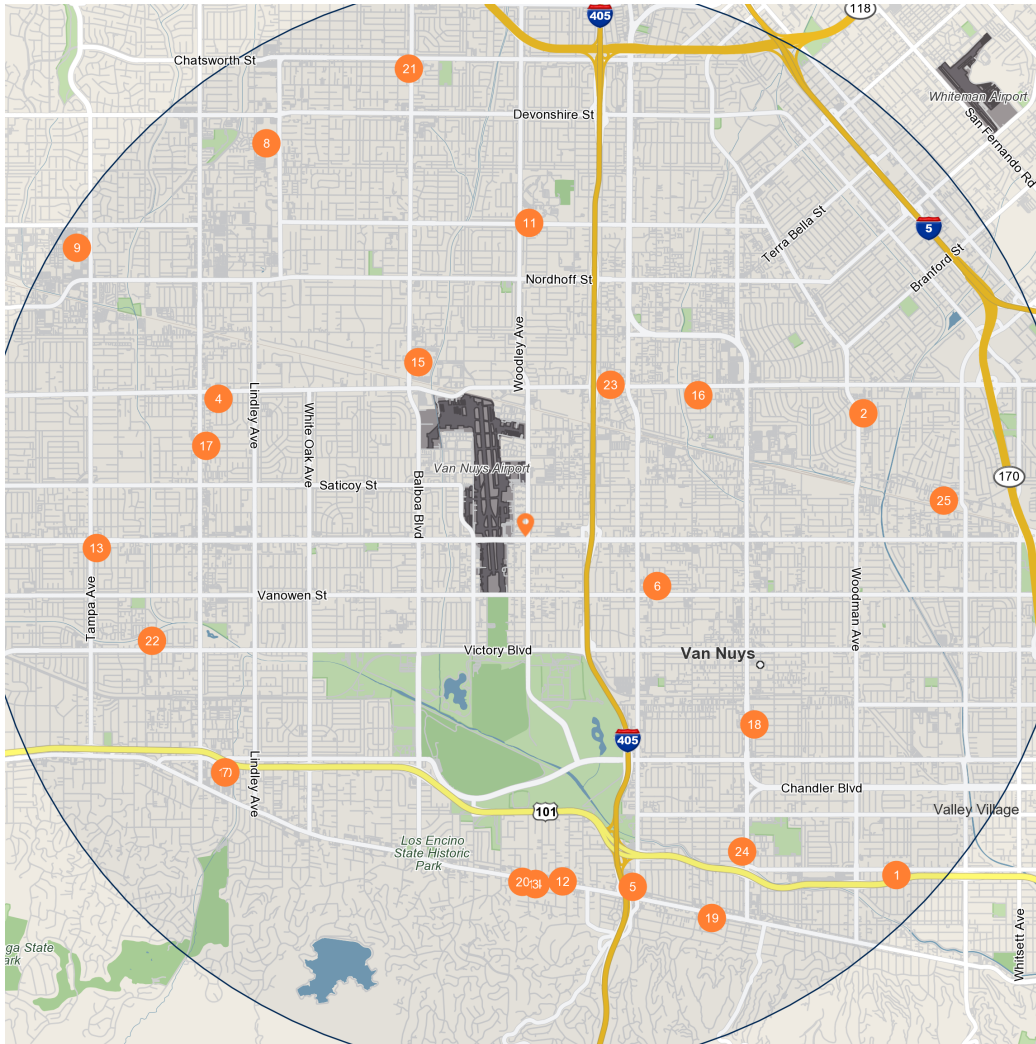
EDUCATION

The selected area in 2022 had a lower level of educational attainment when compared with the U.S. averages. Only 9.9 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 22.0 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was lower than the nation's at 7.4 percent vs. 8.4 percent, respectively.

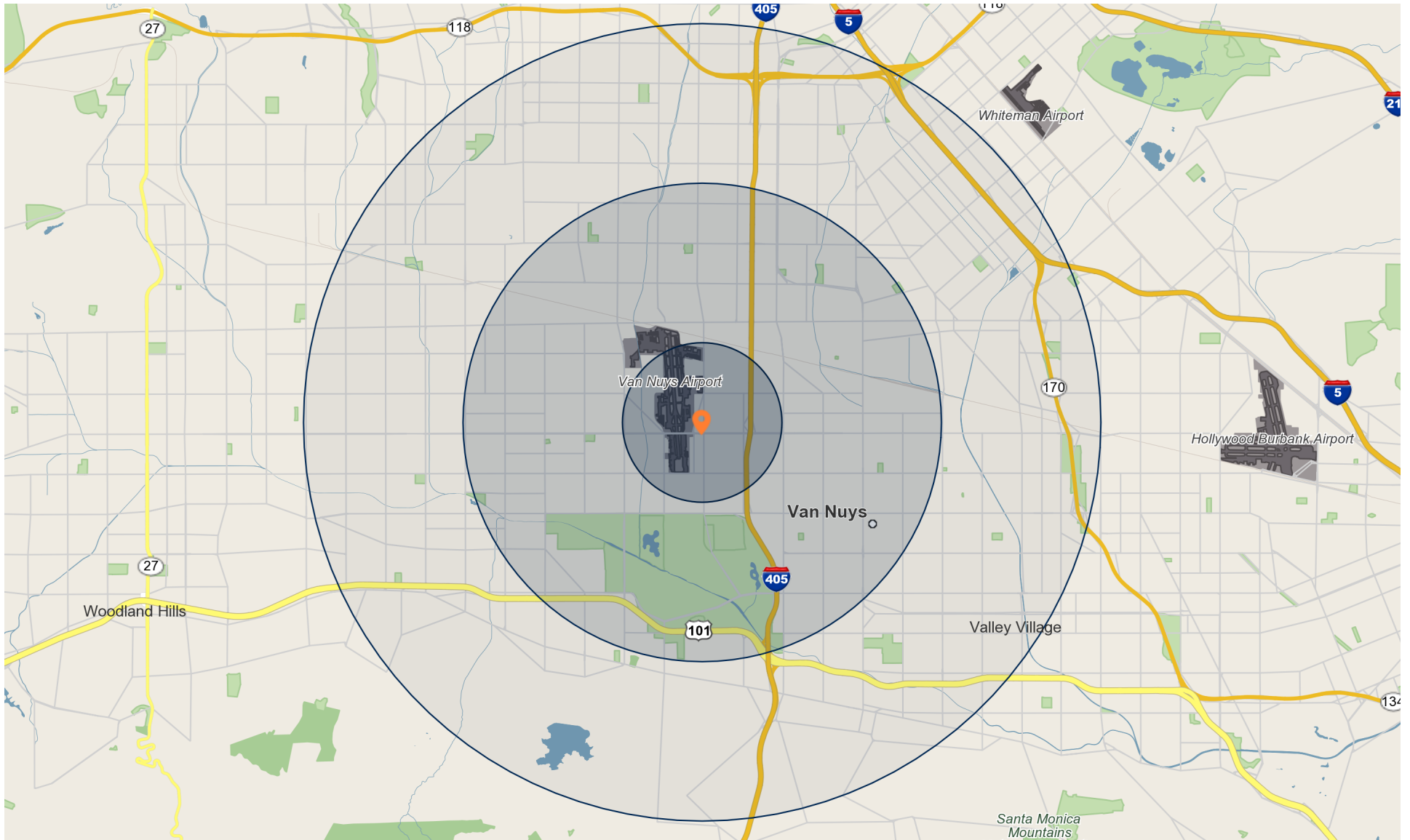
The area had fewer high-school graduates, 21.1 percent vs. 27.1 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 19.4 percent in the selected area compared with the 20.4 percent in the U.S.

DEMOGRAPHICS // 7303 Woodley Ave



Major Employers		Employees
1	Sofro Fabrics Inc	3,810
2	Kaiser Foundation Hospitals-Kaiser Permanente	2,700
3	Team-One Emplment Spclsts LLC-Team One	2,392
4	Dignity Health-Northridge Hospital Med Ctr	1,750
5	Homebridge Financial Svcs Inc	1,700
6	Valley Presbyterian Hospital-V P H	1,600
7	Providence Tarzana Medical Ctr	1,300
8	Medtronic Minimed Inc-Medtronic	1,200
9	Chevys Inc-Chevys	953
10	Amisub of California Inc-Amisub	900
11	Veterans Health Administration-Sepulveda Ambltory Care Ctr Cl	810
12	Concrete Holding Co Cal Inc	790
13	Los Angles Jewish HM For Aging-Grancell Village	760
14	Team-One Staffing Services Inc-Teamone Employment	751
15	Lakeside Systems Inc-Lakeside Medical Systems	700
16	Deanco Healthcare LLC-Mission Community Hospital	700
17	Verizon Communications Inc-Verizon	670
18	Alta Hillywood Cmnty Hosp Van N	631
19	Mega Appraisers Inc	600
20	Elizabeth Glaser Pedia	556
21	Kaiser Foundation Hospitals-Balboa Plaza Admin Offices	534
22	Los Angles Jewish HM For Aging-Eisenberg Village	500
23	Galpin Motors Inc-Galpin Ford	500
24	Prime Hlthcare Svcs - Shrman O-Sherman Oaks Hospital	500
25	O P I Products Inc	500

7303 Woodley Ave // DEMOGRAPHICS





EXCLUSIVELY LISTED BY

Glen Scher

Senior Vice President Investments
Office: Encino
Direct: 818.212.2808
Glen.Scher@marcusmillichap.com
License: CA #01962976

Filip Niculete

Senior Managing Director Investments
Office: Encino
Direct: 818.212.2748
Filip.Niculete@marcusmillichap.com
License: CA #01905352

Marcus & Millichap
LAAA TEAM