

OFFERING MEMORANDUM

18618

W OXNARD ST
TARZANA CALIFORNIA

FOR SALE



DEVELOPMENT | OWNER-USE OPPORTUNITY

CBRE

Contacts

JEFFREY WOOLF

Lic. 00802580

+1 213 613 3203

jeff.woolf@cbre.com

MATTHEW MALLERS

Lic. 01890027

+1 805 657 6587

matthew.mallers@cbre.com

ASHLEY MADRID

Lic. 02048585

+1 213 613 3409

ashley.madrid@cbre.com

COLLUM
COLLEGE HOLLY



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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

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THE
GAIL PATRICK
STAGE

COLUMBIA
COLLEGE HOLLYWOOD

VOICE MAIL BOX



Investment Overview

INVESTMENT SUMMARY

Offering Price

Withheld

Building Size

46,128 SF

Lot Size

1.51 Acres

Sale Type

Owner User

Seller

Columbia College Hollywood

Sale Leaseback

1+ Years (Negotiable)

Zoning

M1, RM1, P

Density

Tier 2, TOC

EXECUTIVE SUMMARY

CBRE is pleased to exclusively present for sale 18618 Oxnard Street, an Owner User/Redevelopment campus located in Tarzana and in the heart of the San Fernando Valley, California. The site consists of one (1), two-story creative office building measuring approximately 46,128 SF total, situated on 1.51 acres of land.

In terms of location, Tarzana and the San Fernando Valley as a whole are some of the most demanded and desirable markets in Southern California when considering the single digit vacancy rate, high barriers to entry, property values, and ease of transportation. As for residents, many enjoy the plentiful restaurants, historic monuments, recreational activities, cultural diversity, educational facilities, and the overall quality of life that the San Fernando Valley provides. The site is also situated across the street from the Reseda Orange Metro Line Station.

As a Redevelopment opportunity, the site has a mixed zoning of M1 (limited industrial), (Q) RM1 (Restricted Industrial) and (P) Automobile Parking, on a rectangular parcel. The property is also eligible for Transit Oriented Communities (TOC), Affordable Housing Incentive Program, Tier 2, Allowing up to 60% bonus density.

The current owner of the property is Columbia College Hollywood, a non-profit renowned film college. The college will require a short-term Sale Leaseback upon close of Escrow. The exact terms are to be negotiated with the potential purchasers.

Please DO NOT disturb Columbia College Hollywood for any reason.
The sale is for the REAL ESTATE ONLY, not the college.



18618
W OXNARD ST



Property Profile



Property Address:

18618 Oxnard St, Tarzana, CA



Location Description:

The property is located on Oxnard St
Between Reseda Blvd and Wilbur Ave



Building Area:

A single tenant building,
totaling approximately 46,128 square feet
of rentable space



Zoning:

The parcel has four zoning classifications,
M1-1, RM-1, (Q)RM-1 and P



Density:

The property is eligible for
Transit Oriented Community (TOC), Housing
Incentive Program, Tier 2,
allowing a 60% bonus density.



Building Construction:

Concrete Tilt-up



Parking:

Approximately 96 dedicated
spaces are available



Year Built:

The building was constructed in 1972



Access:

There is direct access to the building
via Oxnard Blvd.



Ceiling Height:

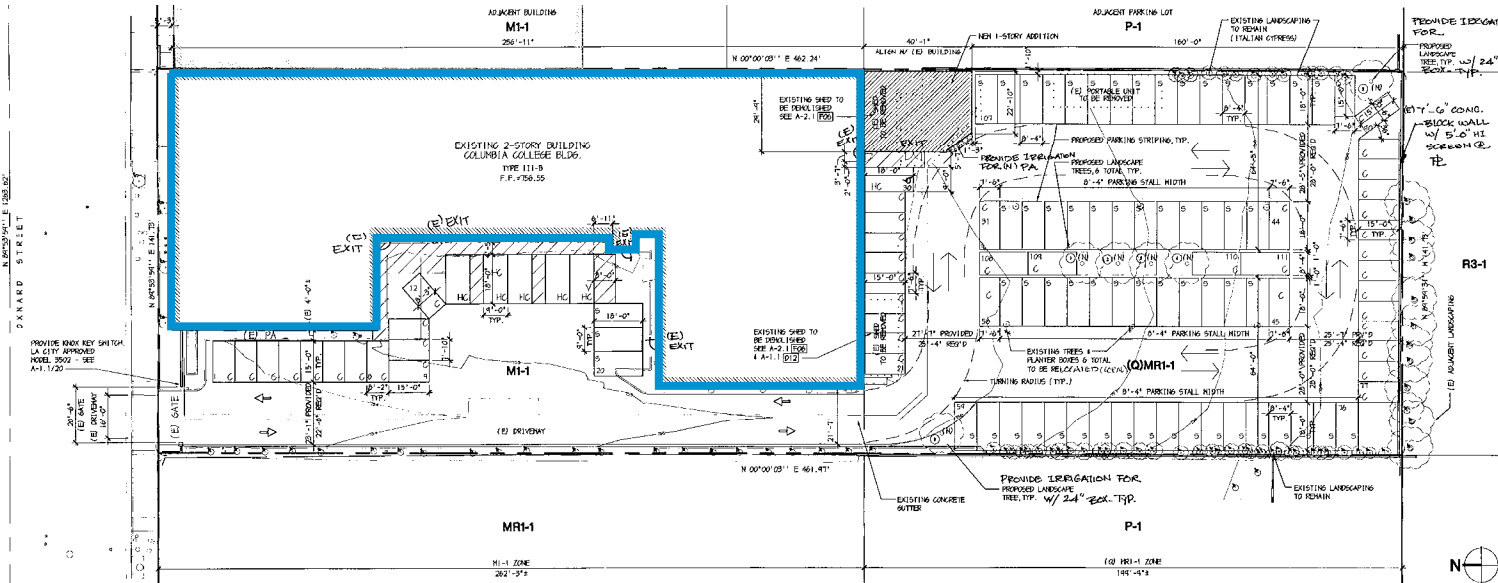
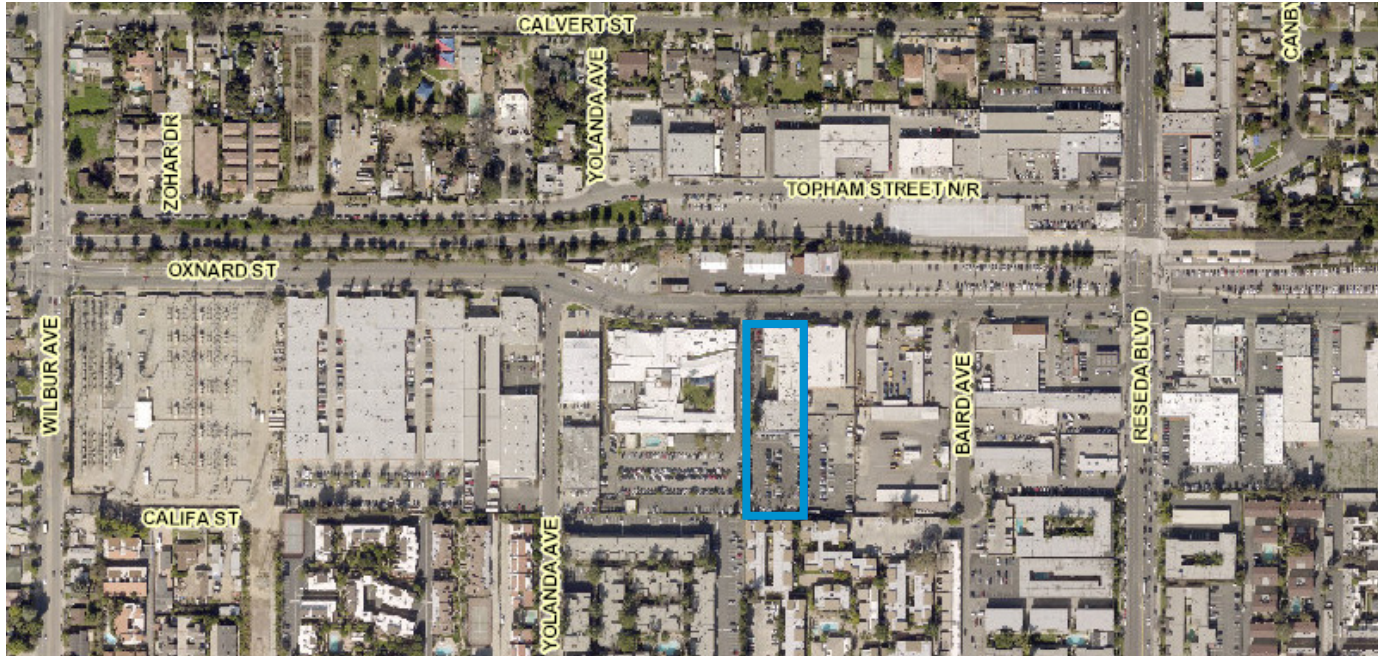
1st Floor - 10'9", 2nd Floor - 13'10",
Sound Stage - 18'1"



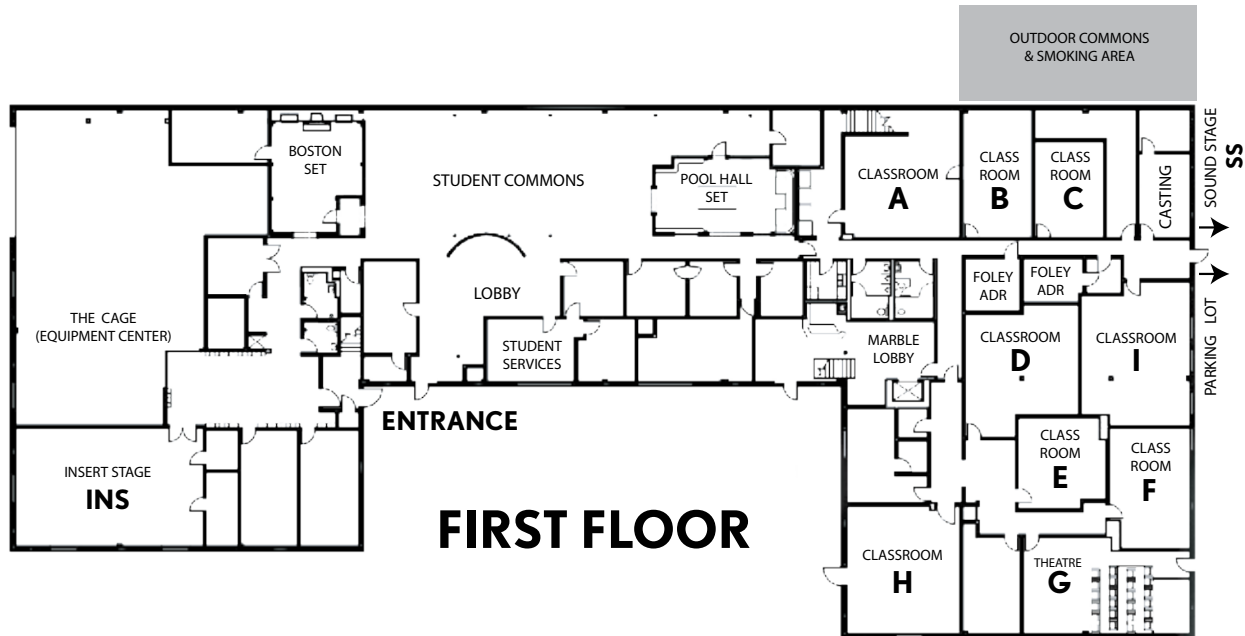
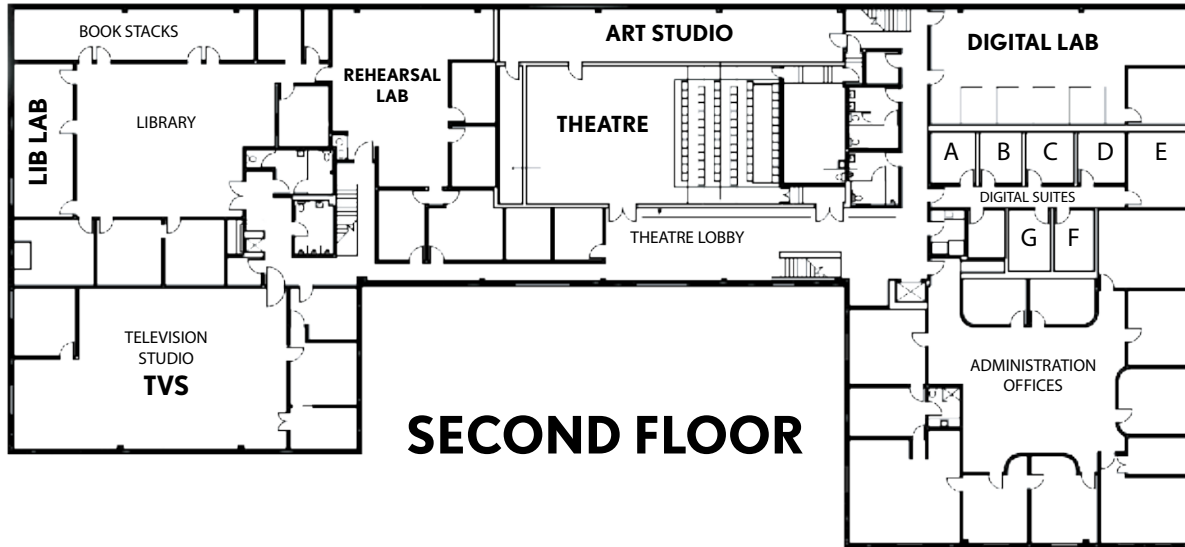
Public Transportation:

Situated across the street from the Reseda
Orange Line Metro Station.

Site Plan



Floor Plan



Demographics



	1 MILE		5 MILES		10 MILES		15 MILES	
2019 POPULATION	33,151		498,148		1,486,176		2,802,666	
Age 0-4	1,771	5.3%	28,857	5.8%	85,529	5.8%	147,788	5.3%
Age 5-9	1,800	5.4%	29,110	5.8%	87,534	5.9%	149,215	5.3%
Age 10-14	1,863	5.6%	30,071	6.0%	91,553	6.2%	155,613	5.6%
Age 15-19	1,762	5.3%	30,687	6.2%	97,572	6.6%	163,160	5.8%
Age 20-24	2,128	6.4%	33,763	6.8%	110,840	7.5%	196,972	7.0%
Age 25-29	2,574	7.8%	39,452	7.9%	117,377	7.9%	235,642	8.4%
Age 30-34	2,497	7.5%	38,431	7.7%	111,993	7.5%	229,575	8.2%
Age 35-39	2,399	7.2%	37,272	7.5%	106,179	7.1%	215,754	7.7%
Age 40-44	2,242	6.8%	32,638	6.6%	93,168	6.3%	185,940	6.6%
Age 45-49	2,315	7.0%	33,416	6.7%	96,085	6.5%	187,290	6.7%
Age 50-54	2,277	6.9%	32,208	6.5%	94,534	6.4%	182,456	6.5%
Age 55-59	2,138	6.4%	31,494	6.3%	94,321	6.3%	181,034	6.5%
Age 60-64	1,846	5.6%	27,837	5.6%	83,992	5.7%	160,840	5.7%
Age 65-69	1,596	4.8%	23,166	4.7%	69,275	4.7%	132,154	4.7%
Age 70-74	1,271	3.8%	18,150	3.6%	54,270	3.7%	103,603	3.7%
Age 75-79	901	2.7%	12,357	2.5%	37,026	2.5%	70,947	2.5%
Age 80-84	677	2.0%	8,661	1.7%	25,238	1.7%	48,026	1.7%
Age 85 and Older	1,094	3.3%	10,580	2.1%	29,691	2.0%	56,658	2.0%



	33,151		498,148		1,486,176		2,802,666	
2019 POPULATION	33,151		498,148		1,486,176		2,802,666	
Males	16,065	48.5%	246,604	49.5%	735,085	49.5%	1,388,356	49.5%
Females	17,086	51.5%	251,544	50.5%	751,092	50.5%	1,414,310	50.5%



HOUSEHOLDS				
2019 Households - Current Year Estimate	12,645	173,188	498,219	1,051,971
2024 Households - Five Year Projection	12,808	177,223	508,101	1,075,146
2010 Households - Census	12,498	166,611	480,495	1,011,814
2000 Households - Census	12,133	161,818	464,139	982,450
2010-2019 Annual Household Growth Rate	0.13%	0.42%	0.39%	0.42%
2019-2024 Annual Household Growth Rate	0.26%	0.46%	0.39%	0.44%
2019 Average Household Size	2.58	2.84	2.93	2.62

Demographics Continued

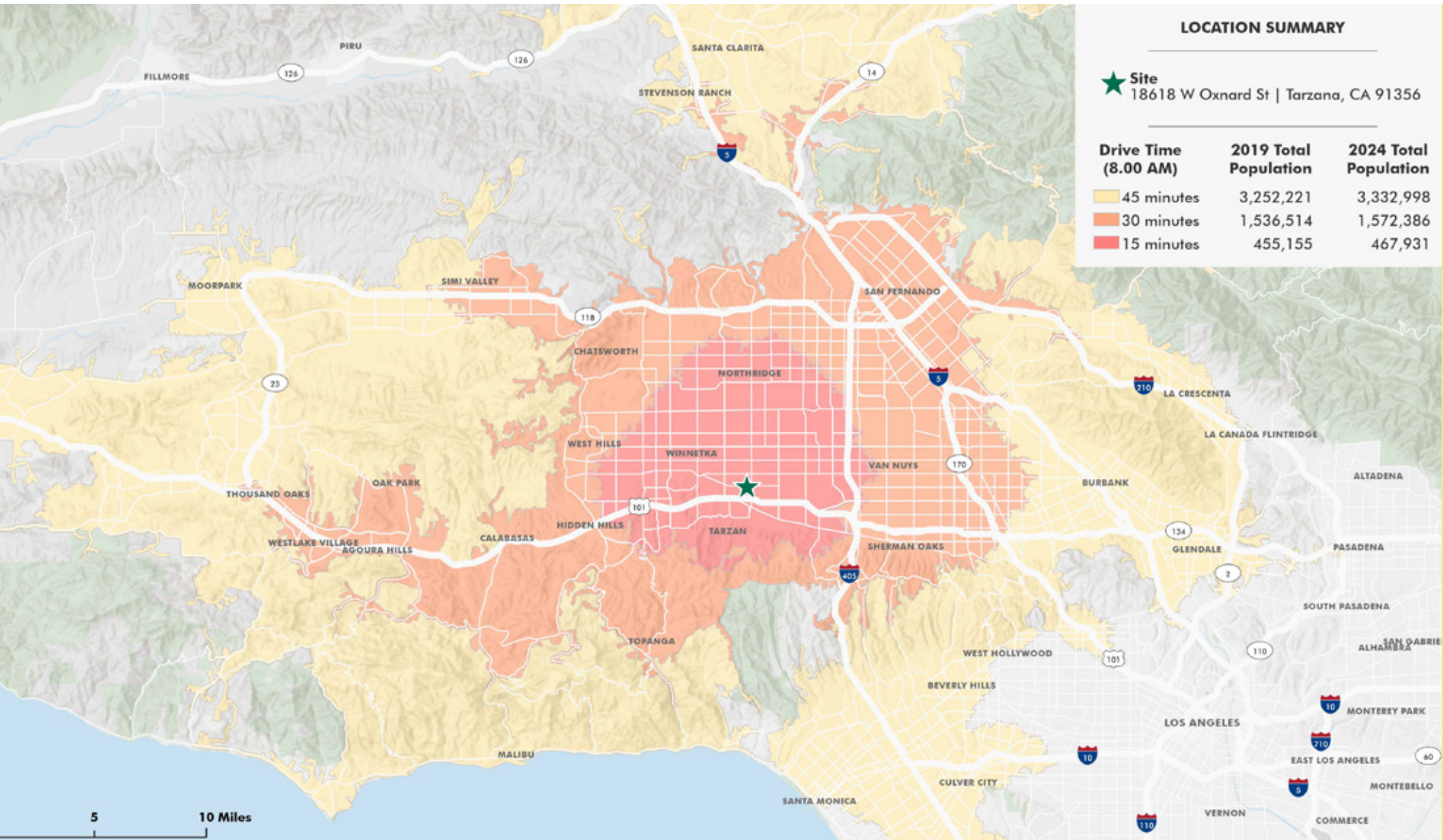


	1 MILE	5 MILES	10 MILES	15 MILES
2019 POPULATION 25 AND OVER	23,827	345,661	1,013,148	1,989,918
Less than 9th Grade	1,518 6.4%	31,667 9.2%	102,647 10.1%	159,082 8.0%
9-12th Grade - No Diploma	1,340 5.6%	23,419 6.8%	70,522 7.0%	112,813 5.7%
High School Diploma	4,941 20.7%	64,922 18.8%	185,658 18.3%	318,728 16.0%
GED or Alternative Credential	420 1.8%	5,168 1.5%	14,583 1.4%	26,471 1.3%
Some College - No Degree	5,280 22.2%	68,247 19.7%	184,555 18.2%	357,358 18.0%
Associate's Degree	1,894 7.9%	24,755 7.2%	67,896 6.7%	131,259 6.6%
Bachelor's Degree	5,601 23.5%	84,201 24.4%	249,100 24.6%	560,321 28.2%
Graduate or Professional Degree	2,833 11.9%	43,282 12.5%	138,187 13.6%	323,886 16.3%

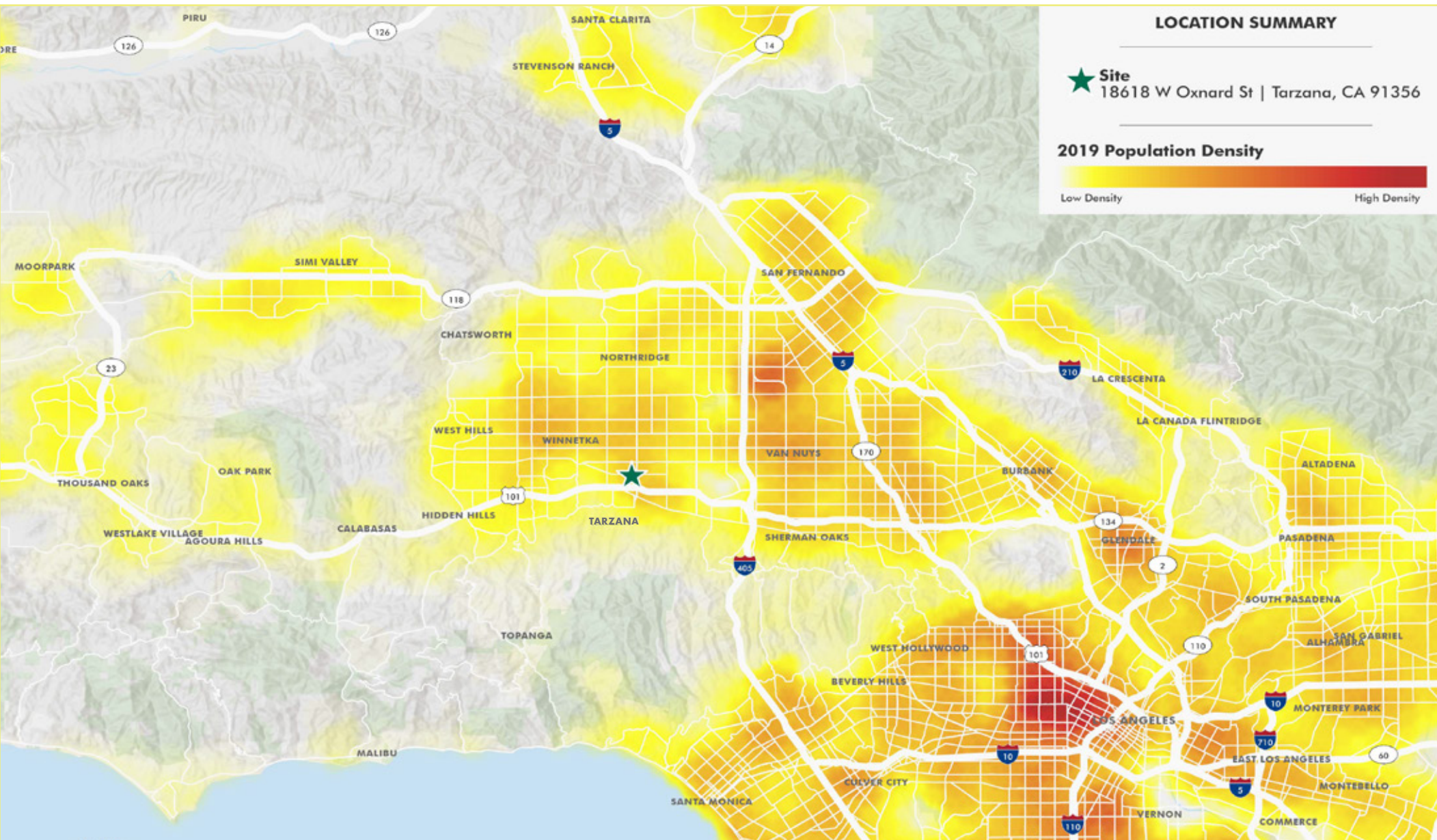


HOUSEHOLD INCOME	1 MILE	5 MILES	10 MILES	15 MILES
2019 HOUSEHOLDS	12,645	173,188	498,205	1,051,939
Under \$15,000	1,558 12.3%	16,954 9.8%	45,705 9.2%	99,027 9.4%
\$15,000-\$24,999	1,046 8.3%	12,909 7.5%	37,022 7.4%	74,105 7.0%
\$25,000-\$34,999	895 7.1%	13,409 7.7%	35,738 7.2%	69,983 6.7%
\$35,000-\$49,999	1,519 12.0%	18,207 10.5%	51,193 10.3%	104,006 9.9%
\$50,000-\$74,999	2,368 18.7%	29,262 16.9%	78,885 15.8%	164,422 15.6%
\$75,000-\$99,999	1,609 12.7%	21,189 12.2%	59,092 11.9%	127,032 12.1%
\$100,000-\$149,999	1,962 15.5%	28,608 16.5%	80,619 16.2%	174,054 16.6%
\$150,000-\$199,999	981 7.8%	14,056 8.1%	41,364 8.3%	91,564 8.7%
\$200,000 and Over	707 5.6%	18,594 10.7%	68,588 13.8%	147,747 14.1%
2019 Average Household Income	\$83,503	\$102,719	\$114,291	\$115,358
2024 Average Household Income	\$100,306	\$120,494	\$132,078	\$134,425
2019 Median Household Income	\$61,351	\$70,244	\$75,180	\$77,211
2024 Median Household Income	\$74,651	\$83,614	\$87,791	\$91,053
2019 Per Capita Income	\$32,127	\$35,739	\$38,415	\$43,360
2024 Per Capita Income	\$38,207	\$41,796	\$44,249	\$50,383

Drive Times



Population Density



18618
W OXNARD ST





Amenities

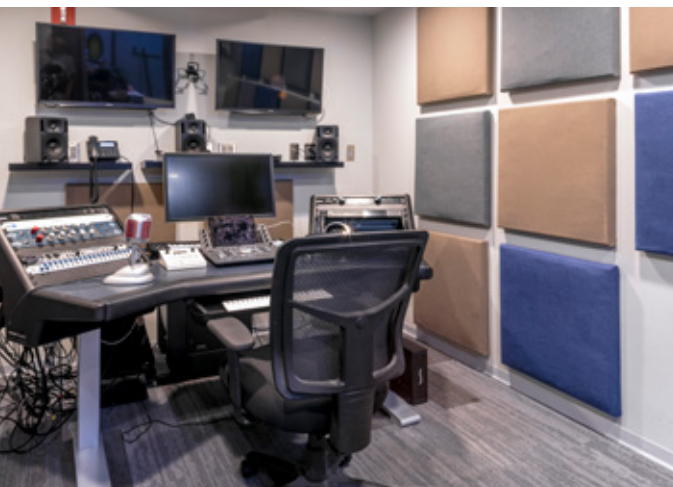
18618 W Oxnard St is situated across from the Reseda Orange Line Metro Station. The Orange Line is a bus rapid transit line in the Metro Liner network. It operates between Chatsworth or Warner Center (trips alternate between the two western terminals) and the North Hollywood Metro Station in the San Fernando Valley, where it connects with the Metro Red Line for Downtown Los Angeles. The 18-mile Orange Line uses a dedicated, exclusive right-of-way with stations located at one-mile intervals. The Metro Orange Line bicycle path runs alongside part of the route.

Tarzana offers multiple amenities to its residents and those in the surrounding area. The city is home to three 18-hole Municipal golf courses, Woodley Lakes Golf Course, Encino Golf Course and Balboa Golf Course.

The Sepulveda Basin Wildlife Reserve is a haven for wildlife and humans alike, a welcome oasis within an urban setting. The U.S. Army Corps of Engineers channelized the Los Angeles River and built the Sepulveda Dam to capture and hold floodwaters for later gradual release down the river. Except for infrequent flood episodes, this otherwise dry-land flood control basin leased to the City of Los Angeles Department of Recreation & Parks plays host to diverse uses including athletic fields, agriculture, golf courses, a fishing lake, park lands, a sewage treatment facility and a growing wildlife reserve.

The Balboa Sports Complex run by the Department of Recreation & Parks has a gym capacity of 400, lighted baseball diamond, basketball courts, football field, handball courts, tennis courts, volleyball courts, children's play area, unlighted soccer field, indoor gym and community room.





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