

PUBLIC NOTICE OF SALE: JULY 23, 2025 AT 1:30PM

Property Being Sold by Court-Appointed Receiver

18445

18445

18445 VANOWEN

RESEDA, CA 91335

MEDICAL CLINIC: OWNER USER / INVESTMENT OPPORTUNITY



**COLDWELL BANKER
COMMERCIAL
REALTY**

PUBLIC NOTICE OF SALE

ON WEDNESDAY, JULY 23, 2025, AT 1:30 PM AT THE STANLEY MOSK COURTHOUSE, DEPT. 82, 111 N HILL ST., LOS ANGELES, CA 90012, THE REAL PROPERTY LOCATED AT 18445 VANOWEN STREET, RESEDA, CA 91335 WITH THE FOLLOWING LEGAL DESCRIPTION:

Parcel "B" as shown on Parcel Map L.A., No. 5084, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 153, Page 60 and 61 of Parcel Maps, in the Office of the County recorder of said County.

Except therefrom all oil, petroleum and kindred substances and natural gas under or in said lands, it being the intent of this exception to prevent all exploration or use of said land for oil or mining purposes as reserved in the deed by Title Insurance and Trust Company, recorded June 16, 1917 in Book 6493, Page 275 as Instrument No. 57 of Deeds further Title Insurance and Trust has agreed by this reservation that it will not bore for oil, gas or petroleum on said land, or mine permission to min or bore on said lands at any time.

Assessor's Parcel No. 2125-011-019

WILL BE SOLD BY WAY OF A COURT CONFIRMATION AND OVERBID HEARING. THE OPENING BID WILL BE \$2,250,000. BIDDERS SHOULD CONTACT THE COURT RECEIVER AT LEAST 2 BUSINESS DAYS BEFORE THE HEARING TO PREQUALIFY TO BID BY: (1) SIGNING THE RULES FOR CONFIRMATION AND OVERBID HEARING; (2) PROVIDING PROOF OF FUNDS AS TO THE BIDDER'S HIGHEST BID; (3) PROVIDING A \$63,000 DEPOSIT VIA CASHIER'S CHECK OR WIRE/ACH. ALL BIDDERS THAT ARE NOT THE WINNING BIDDER WILL RECEIVE THEIR \$63,000 DEPOSIT BACK FOLLOWING THE HEARING. PREQUALIFIED BIDDERS MAY APPEAR IN PERSON OR REMOTELY.

CALL BROKER ERIC SACKLER AT 310-979-4990 FOR DETAILS.

CONTACT BROKER FOR RULES FOR CONFIRMATION AND OVERBID HEARING & ACCESS TO DUE DILIGENCE MATERIAL AND TOUR DATE

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EXECUTIVE OVERVIEW

Address	18445 Vanowen Street
City, State, Zip	Reseda, CA 91335
FIRST OVERBID AMOUNT	\$2,250,000
BIDDING INCREMENTS	\$100,000
Lot Size	9,337 SF
BLDG Size	3,400 SF
# of Parking	18
# of Stories	1
Year Built	1973
Zoning	LAC2
APN	2125-011-019
Property Type	Office
Land Use	Medical Bldg/Clinic



PRIME MEDICAL BUILDING OFFERING IN RESEDA, CA

Approximately 3,400 square foot completely updated stand-alone medical building with abundant parking located on a 9,337 square foot lot near the intersection of Vanowen and Reseda Blvd. This is an ideal medical location with great signage and visibility and traffic counts of 30,000+ cars per day (Reseda and Vanowen).

Formally the site of a very busy and successful family practice, urgent care, dental, physical therapy, Ob-Gyn, dermatology and internal medicine, this turn-key facility has two separate patient entrances, two patient waiting areas, 11 exam rooms, several doctor's offices, a lab, procedure room, Xray room, storage rooms and two bathrooms.



SEE VIRTUAL WALK-THROUGH HERE

PROPERTY DETAILS

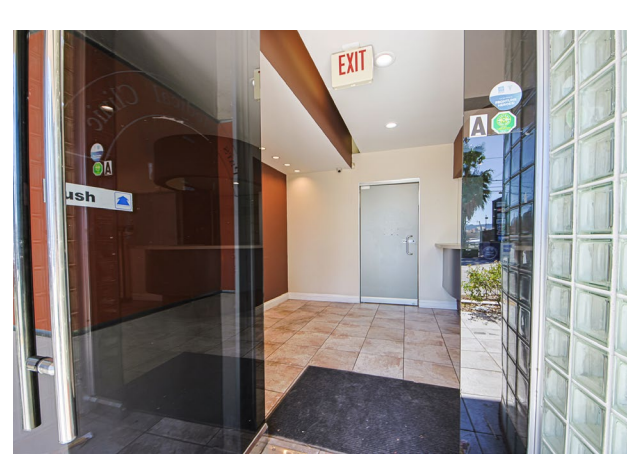


18445 VANOWEN

VANOWEN STREET







LOCATION OVERVIEW



RESEDA, CALIFORNIA

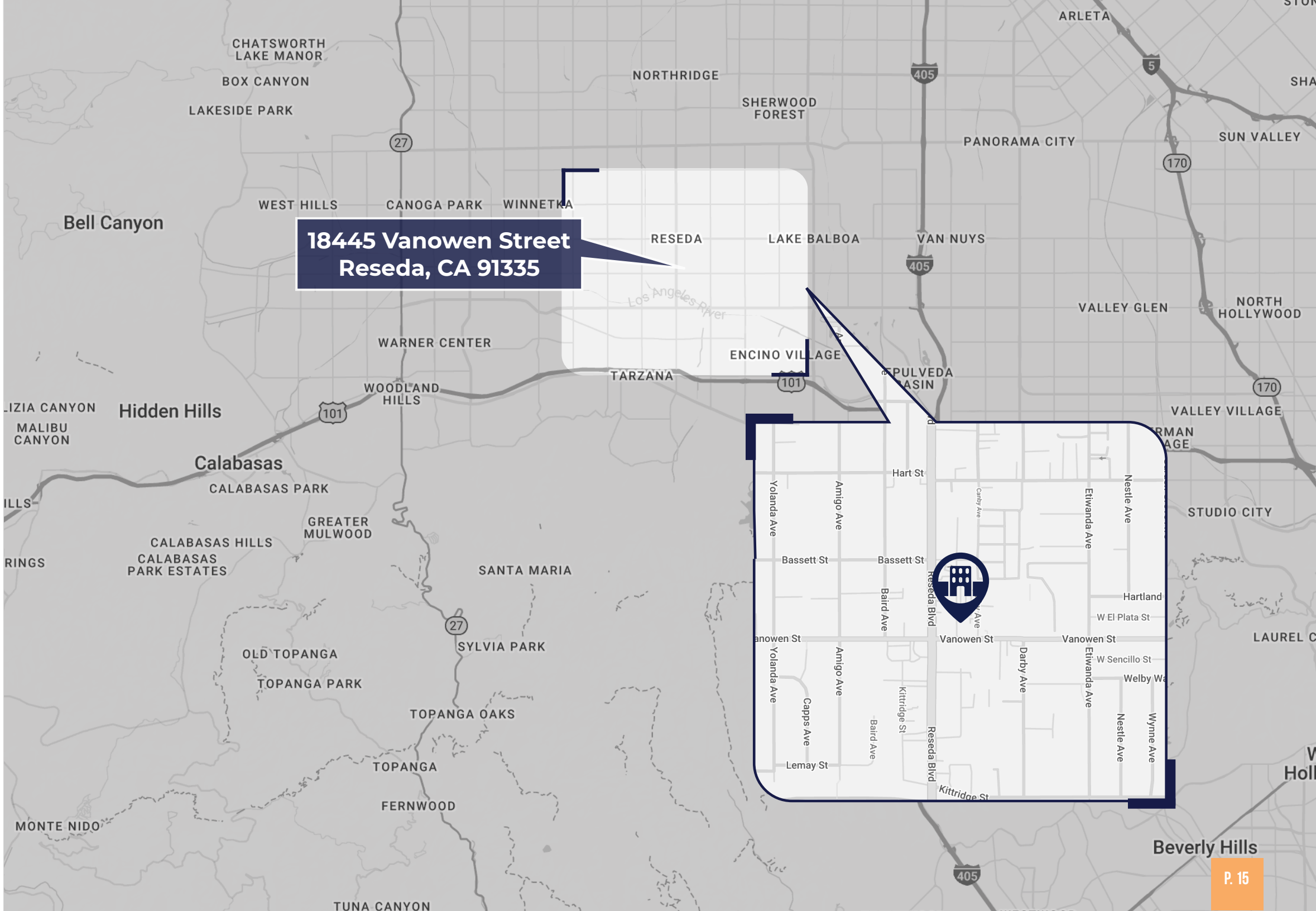
Reseda, California, is a neighborhood located in the San Fernando Valley region of Los Angeles. It has a rich history, with its roots going back to the early 20th century when it was first established as an agricultural area. Over time, it has evolved into a diverse, residential community with a mix of single-family homes, apartments, and small businesses. The neighborhood is known for its suburban charm, offering a quieter atmosphere compared to the bustling urban areas of Los Angeles.

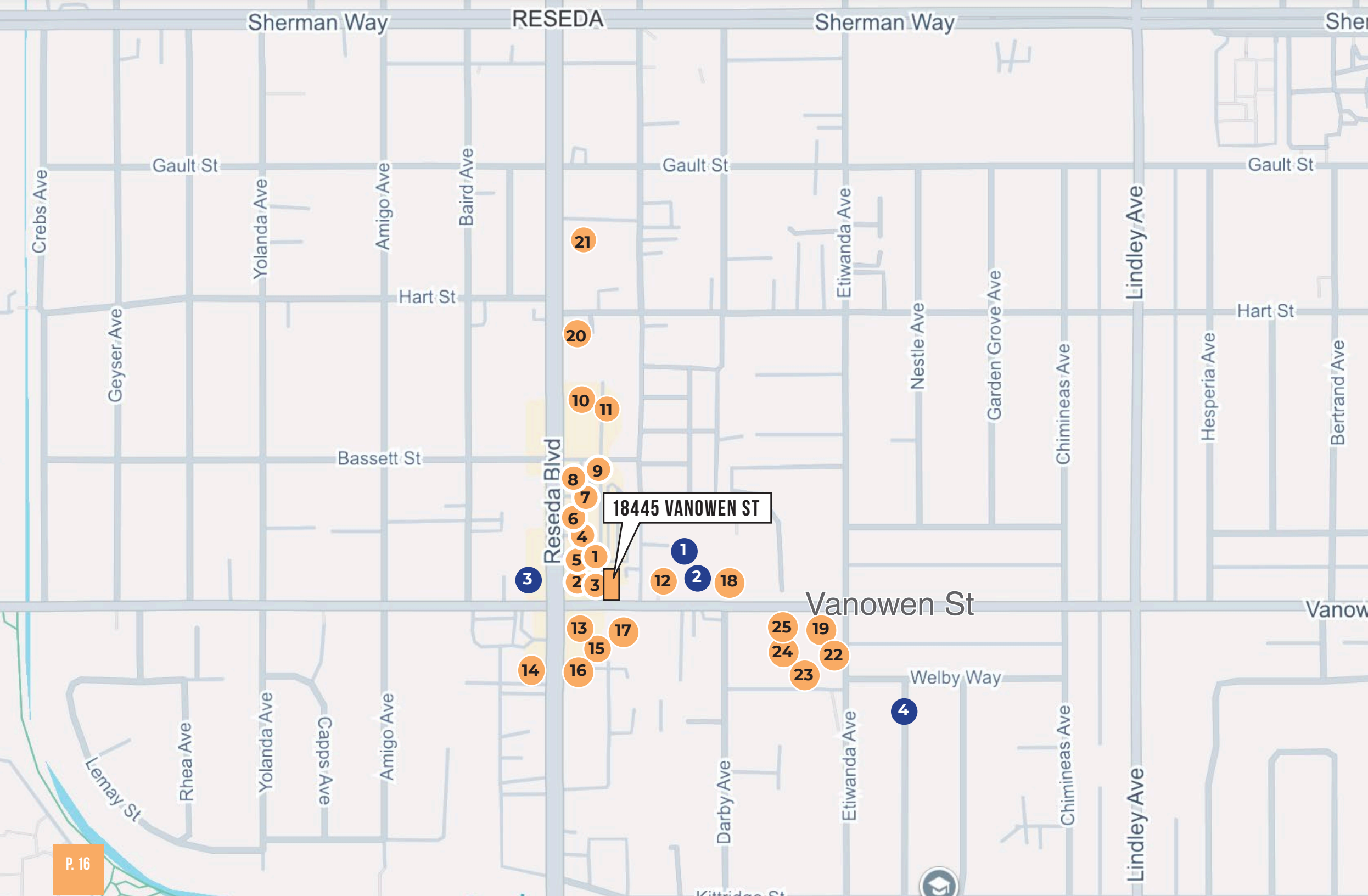
One of Reseda's notable features is its accessibility. It sits at the crossroads of major streets like Reseda Boulevard and Sherman Way, making it easy for residents to commute throughout the Valley and beyond. The neighborhood is also home to a variety of parks and recreational spaces, including the popular Reseda Park, and Lake Balboa Park which offer green spaces, sports courts, and community centers.

Reseda is diverse in both its population and culture, with a strong sense of community. It has a range of dining options, from local eateries to international cuisine, reflecting the area's multicultural vibe. Additionally, Reseda is a short drive from major attractions like the Van Nuys Airport and the scenic Santa Monica Mountains. With its balance of convenience, quiet living, and proximity to larger LA landmarks, Reseda remains a desirable neighborhood for families and individuals alike.

DEMOGRAPHICS

Population	1 mile	2 miles	3 miles
2024 Population	36,405	130,417	228,901
Median Age	39.6	40.5	40.4
Average Age	40.1	40.6	40.5
Household & Income	1 mile	2 miles	3 miles
Avg Household Income	\$89,662	\$101,393	\$102,790
Median Household Income	\$65,206	\$74,823	\$76,477
Renter Occupied Households	6,515	22,297	38,499
2024 Households	11,626	44,582	77,823
Owner Occupied Households	4,721	20,923	36,978
Renter Occupied Households	6,515	22,297	38,499
Median Home Value	\$711,773	\$730,054	\$759,989





LOCAL AMENITIES

RESTAURANTS

- 1 Listo El Pollo Peruvian
- 2 Yoshinoya
- 3 El Carrusel Bakery
- 4 Subway
- 5 House of Kebab
- 6 Jack in the Box
- 7 Starbucks
- 8 Dominos Pizza
- 9 Arbys
- 10 Sweet Home Mediterranean
- 11 Ramen Nippon
- 12 Las Fuetes Mexican
- 13 7-Eleven

- 14 Taco Bell
- 15 El Pollo Loco
- 16 Vanak Restaurant & Bakery
- 17 Ronys Cafe Kitchen
- 18 Noosh Grill Restaurant
- 19 Beijing Town Express
- 20 C-Frenz
- 21 Athenian Grill
- 22 Popeyes Kitchen
- 23 Star Donuts
- 24 Tacos Michoacan
- 25 Milans Pizza

SHOPPING

- 1 Valley Marketplace
- 2 Valley Produce Market
- 3 Shell
- 4 Food 4 Less





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& ASSOCIATES**

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