

18445

18445

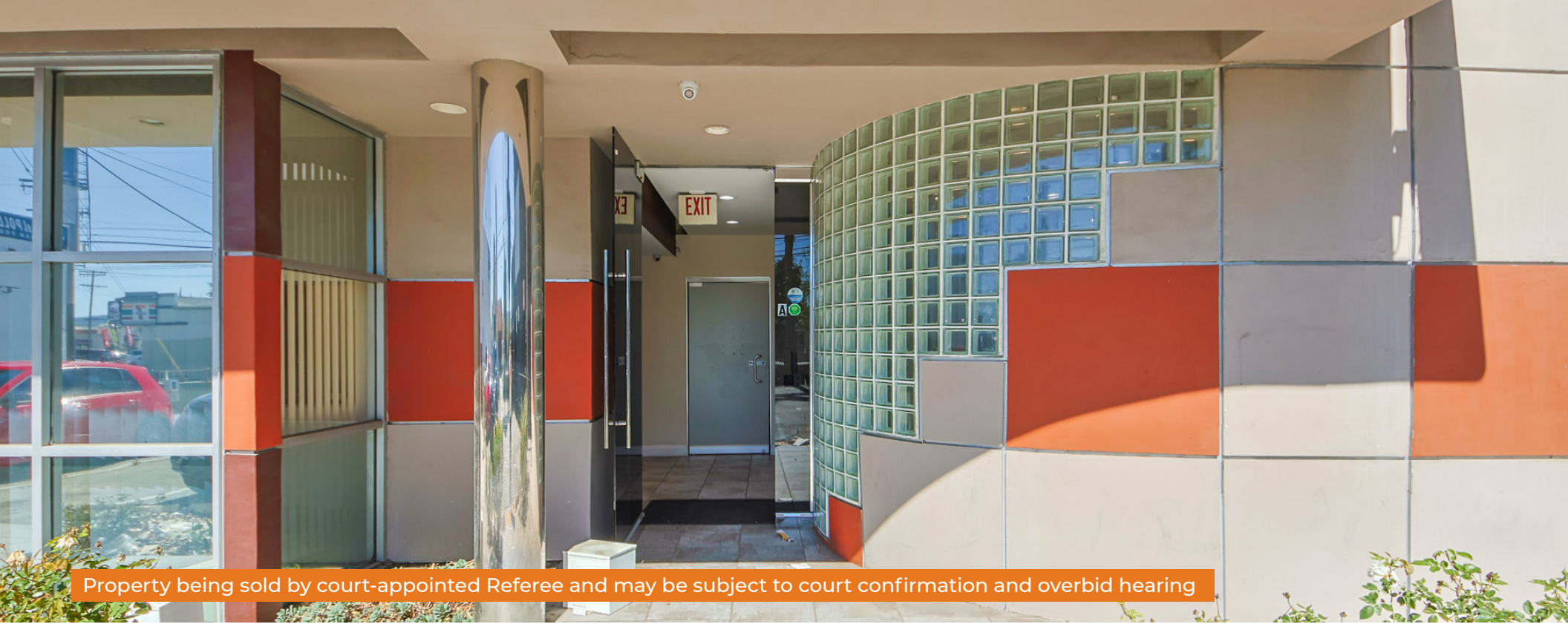
# 18445 VANOWEN

## RESEDA, CA 91335

### MEDICAL CLINIC: OWNER USER / INVESTMENT OPPORTUNITY



Property being sold by court-appointed Referee and may be subject to court confirmation and overbid hearing



Property being sold by court-appointed Referee and may be subject to court confirmation and overbid hearing

## CONFIDENTIALITY & DISCLAIMER

This is a confidential Offering Memorandum ("OM") intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of the Property. This OM was prepared by Coldwell Banker Commercial Realty ("CBC") and has been reviewed by representatives of Ownership. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that all information provided is for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Ownership and, therefore, are subject to material variation. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither Ownership nor CBC nor any of their respective officers have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this OM, any of its contents, or any other materials provided as a courtesy to facilitate prospective purchaser's own investigations of the Property and no legal commitments or obligations shall arise by reason of this OM, its contents or any further information provided by CBC regarding the Property. It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. CBC does not conduct investigations or analyses of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCBs and other contaminants or petro-chemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property. Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. Ownership and CBC expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Ownership shall have no legal commitment or obligation to any entity reviewing this OM or making an offer to purchase the Property unless and until a written commitment to purchase the Property has been fully executed, delivered, and approved by Ownership and any conditions to Ownership's obligations thereunder have been satisfied or waived. Except for representations and warranties expressly set forth in such definitive, executed purchase and sale agreement, Ownership makes and will make no representations and warranties regarding the Property and any prospective purchaser must rely entirely on its own investigations and those of its agents and consultants. By receipt of this OM, you agree that this OM and its contents are of a confidential nature, that you hold and treat it in the strictest confidence, and that you will not disclose this OM or any of its contents to any other entity without the prior written authorization of Ownership nor will you use this OM or any of its contents in any fashion or manner detrimental to the interest of Ownership or CBC. The terms and conditions stated in this section will relate to all of the sections of the OM as if stated independently therein. If, after reviewing this OM, you have no further interest in purchasing the Property at this time, kindly return this OM to CBC at your earliest possible convenience. Photocopying or other duplication is not authorized. v05.15.25

## TABLE OF CONTENTS

- 02** EXECUTIVE OVERVIEW
- 04** PROPERTY DETAILS
- 12** LOCATION OVERVIEW



11661 San Vicente Blvd., Suite 1001  
Los Angeles, CA 90049

**Call For More Information!**  
**310.979.4990**

**WWW.ERICSACKLER.COM**

**ERIC SACKLER**  
EricSackler@gmail.com  
CalDRE #01057377  
**310.979.4990**

**SUSAN LAU**  
SusanLau@gmail.com  
CalDRE #010516710  
**310.979.3960**

# EXECUTIVE OVERVIEW

<b>Address</b>	18445 Vanowen Street
<b>City, State, Zip</b>	Reseda, CA 91335
<b>Price</b>	\$1,950,000
<b>Price per SF</b>	\$573.53
<b>Lot Size</b>	9,337 SF
<b>BLDG Size</b>	3,400 SF
<b># of Parking</b>	18
<b># of Stories</b>	1
<b>Year Built</b>	1973 - Renovated Date TBD
<b>Zoning</b>	LAC2
<b>APN</b>	2125-011-019
<b>Property Type</b>	Office
<b>Land Use</b>	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.

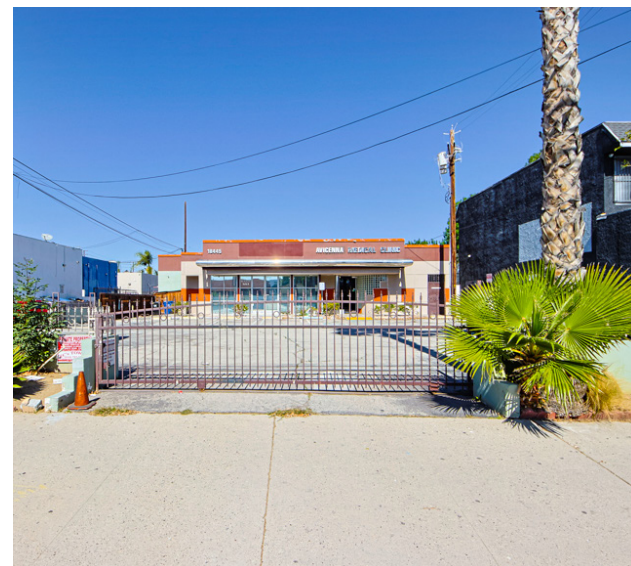
 [SEE VIRTUAL WALK-THROUGH HERE](#)

# PROPERTY DETAILS

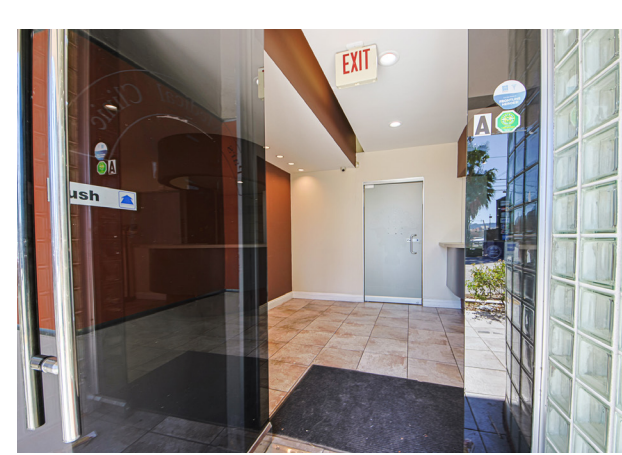


18445 VANOWEN

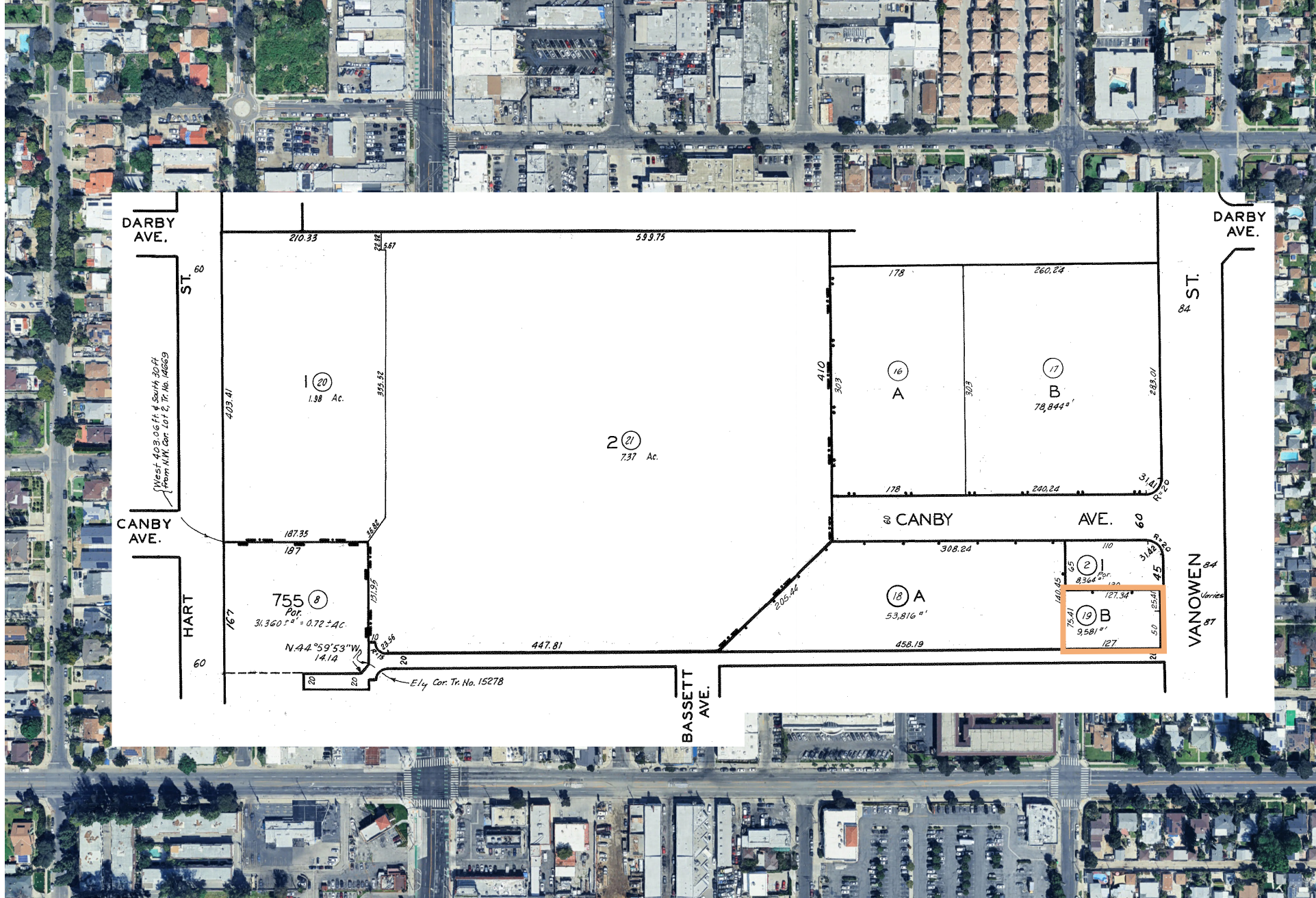
VANOWEN STREET



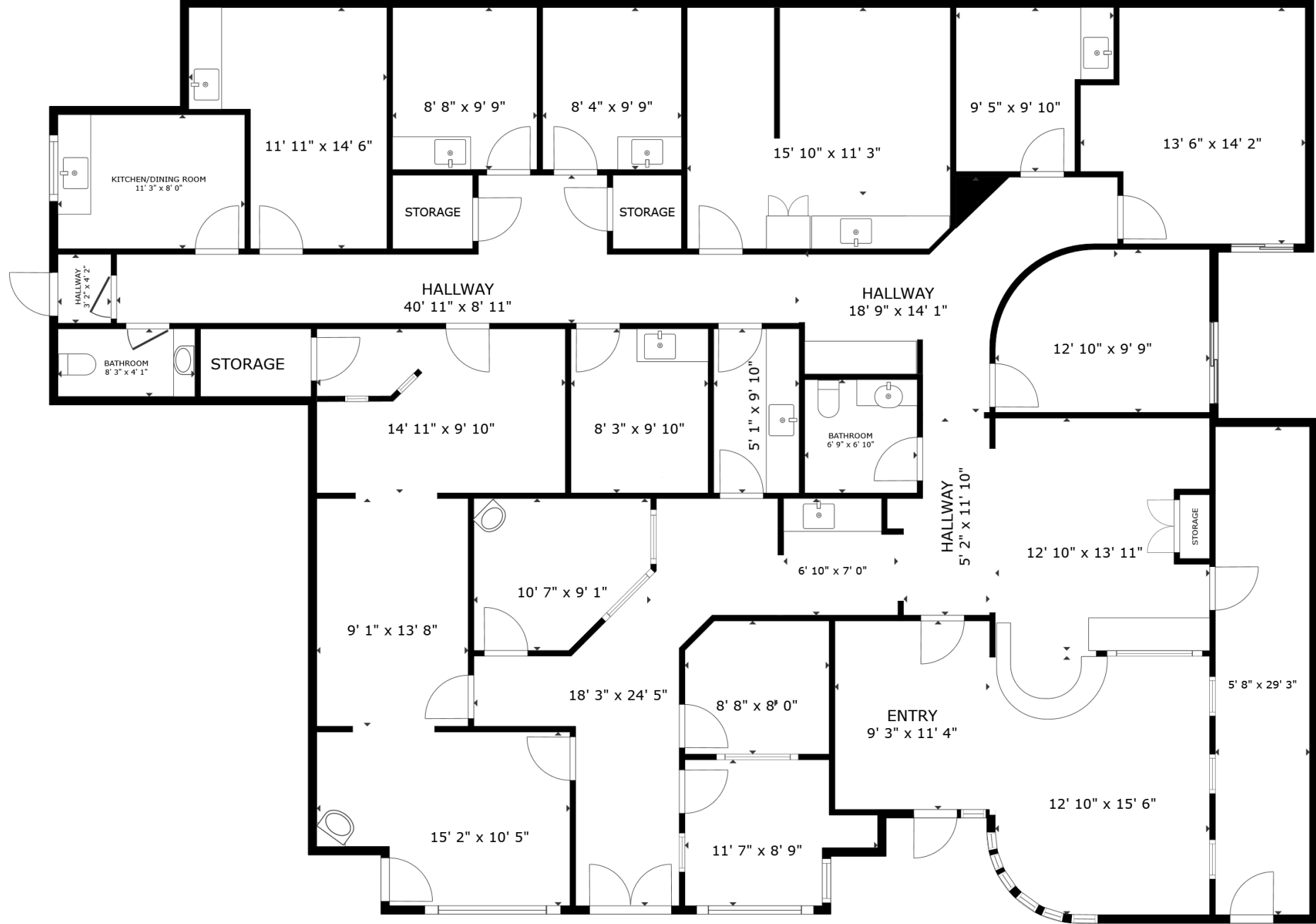




# PARCEL MAP



# FLOOR PLAN



FLOOR PLAN

# LOCATION OVERVIEW



## RESEDA, CALIFORNIA

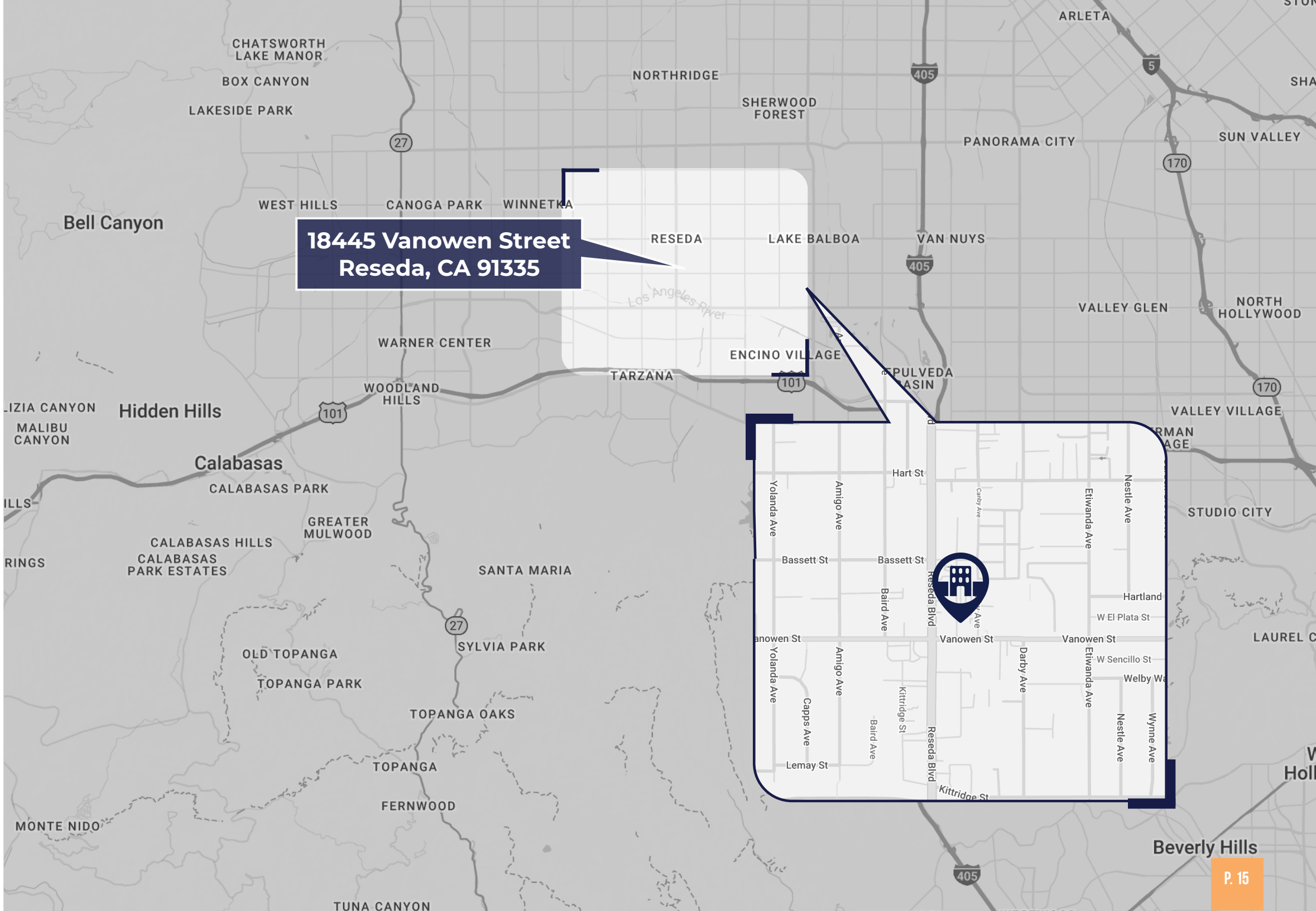
Reseda, California, is a neighborhood located in the San Fernando Valley region of Los Angeles. It has a rich history, with its roots going back to the early 20th century when it was first established as an agricultural area. Over time, it has evolved into a diverse, residential community with a mix 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.

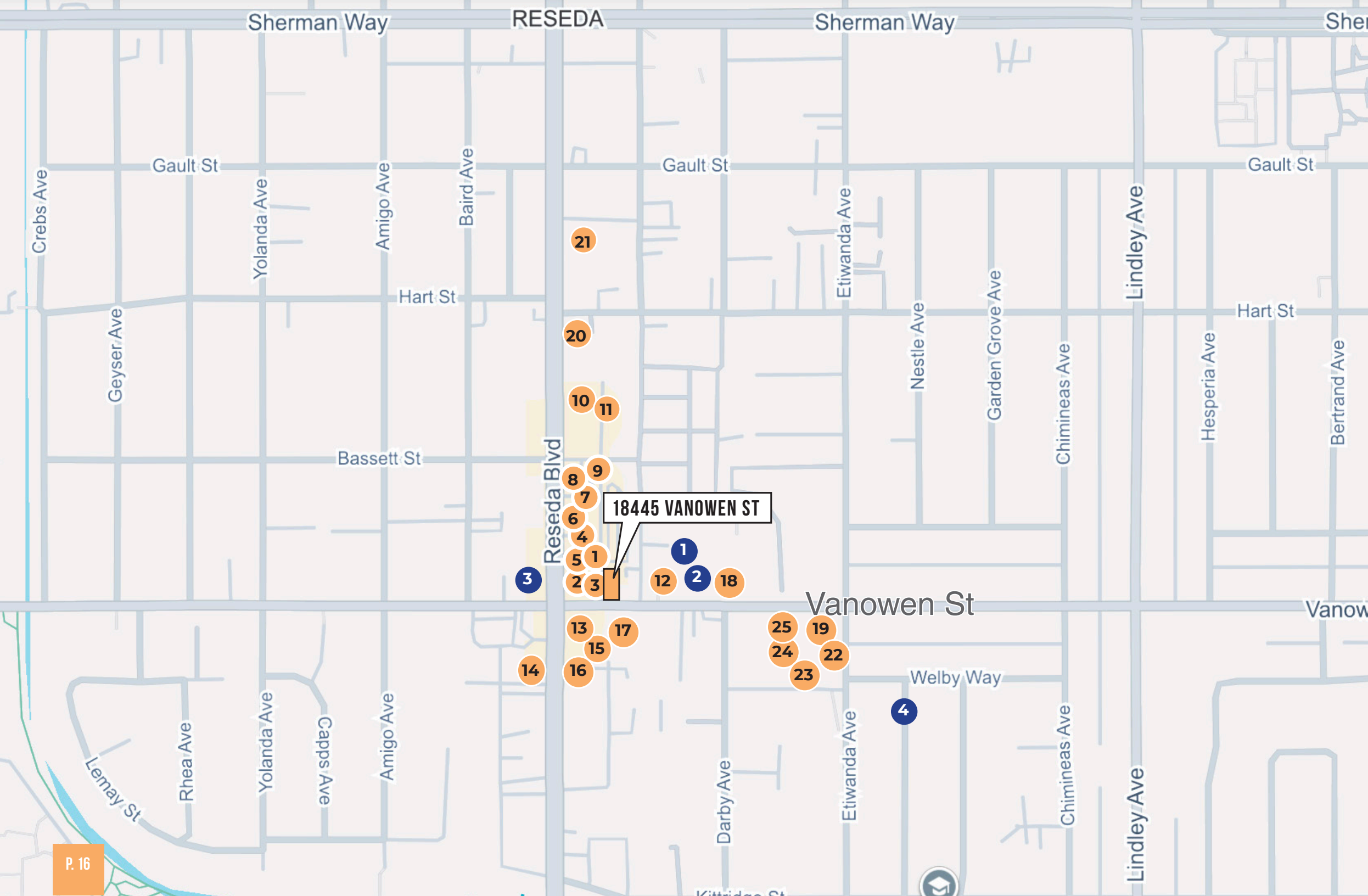
One of Reseda's notable features is its accessibility. It sits at the crossroads of major streets like Reseda Boulevard and Sherman Way, making it easy for residents to commute throughout the Valley and beyond. The neighborhood is also home to a variety of parks and recreational spaces, including the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

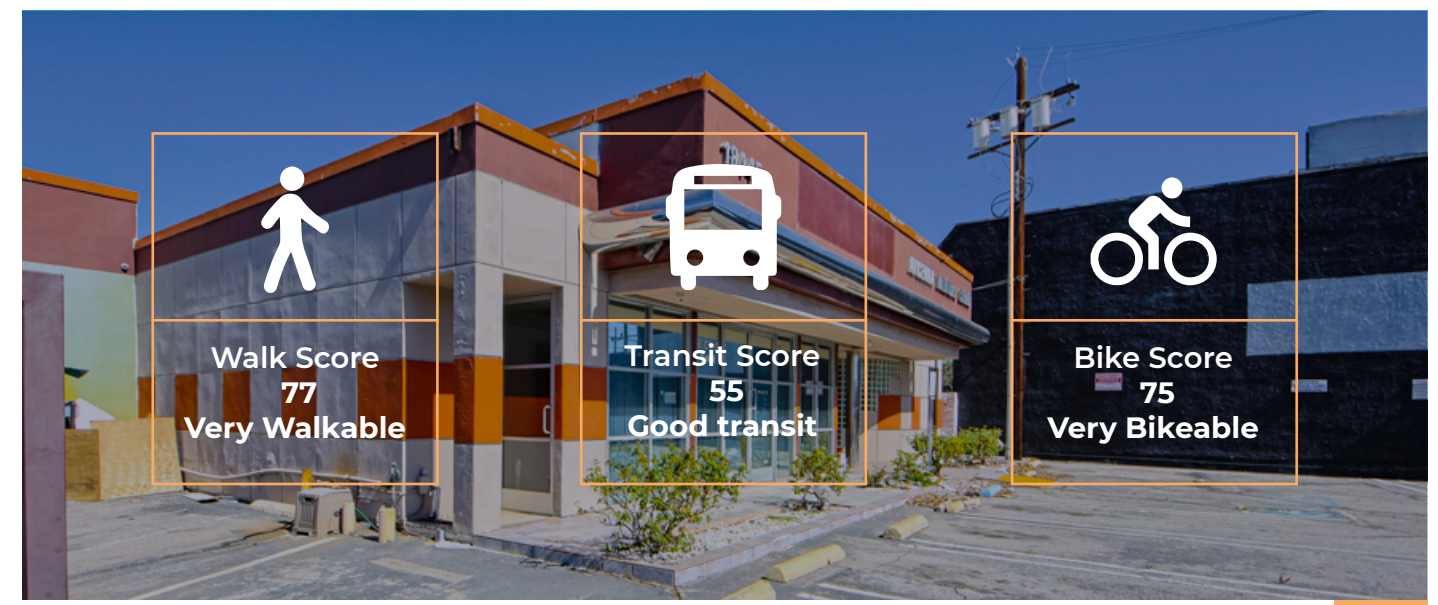
### RESTAURANTS

- 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





**COLDWELL BANKER  
COMMERCIAL  
REALTY**



**ERIC SACKLER  
& ASSOCIATES**

11661 San Vicente Blvd., Suite 1001  
Los Angeles, CA 90049

**WWW.ERICSACKLER.COM**

**ERIC SACKLER**

EricSackler@gmail.com

CaIDRE #01057377

**310.979.4990**

**SUSAN LAU**

SusanLau@gmail.com

CaIDRE #010516710

**310.979.3960**

**Call For More Information!**

**310.979.4990**