

# 9015 Owensmouth Ave

Canoga Park, CA 91304

Multifamily  
Investment Opportunity

Offering Memorandum



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## Table of Contents

**01** | **Property  
Overview**

**02** | **Financial  
Overview**

**03** | **Market  
Overview**

# Property Overview

9015 Owensmouth Ave  
Canoga Park, CA 91304



# Investment Highlights

## Immediate ADU Play

- 5 ADUs can be created by converting existing non habitable spaces within the current buildings, storage, parking, etc
- Up to 8 detached ADUs can be built on the property's open space
- Potentially 1 additional attached ADU to an existing building
- Total potential: up to 13 new ADUs

## Property Highlights

- 20-unit apartment built in 1972
- Excellent unit mix (10) 4+2 and (10) 3+1.5 all Townhome style units
- Rare lot over an acre of usable land creating a tremendous opportunity for 13+ ADUs immediately
- Opportunity Zone with LAR3 zoning
- Future Redevelopment: 60 units by right, 102 units using Tier 3 TOC incentives
- ±24,500 building SF on ±1.10 AC lot
- 40 Parking Spots
- Over 46% of rental upside
- Right off Topanga Canyon Blvd and proximity to Northridge Fashion Center, CSUN and the Warner center to the South

## Location Highlights

- Immediate proximity to Westfield Topanga & The Village, a dominant regional retail destination featuring more than 2 million square feet of high-performing retail, dining, and entertainment.
- Excellent regional connectivity via the Ventura (US-101) and Ronald Reagan (SR-118) Freeways, providing direct access to Downtown Los Angeles, Ventura County, and the greater San Fernando Valley employment base.
- Adjacent to major employment anchors including Kaiser Permanente Woodland Hills Medical Center, Pierce College (19,000+ students), and numerous corporate offices concentrated within Warner Center.
- Located within a dense and affluent residential trade area, with strong household incomes and ongoing multifamily and mixed-use development supporting sustained consumer demand.
- Access to Los Angeles Metro transit routes and future transit-oriented improvements planned within the Warner Center 2035 Specific Plan, supporting long-term urban densification and walkability.
- Central location within the San Fernando Valley industrial and flex corridor, providing proximity to logistics, media production, and light manufacturing users throughout Chatsworth, Woodland Hills, and Northridge.



# Executive Summary

**9015 Owensmouth Ave**

Canoga Park, CA 91304

**20**

Total Units

**±1.10 AC**

Lot Size (AC)

**±24,500**

Gross SF

## The Opportunity

Situated on a ±1.10 acre parcel in the heart of the San Fernando Valley, this 20-unit, two-story apartment community offers approximately 24,500 square feet of gross building area and was constructed in 1972, presenting potential value-add repositioning upside through modernization and operational enhancements.

The property is positioned within Canoga Park's 91304 ZIP code, a diverse and dynamic Los Angeles neighborhood with over 50,000 residents and a median household income near \$90,000, reflecting solid local renter demand fundamentals. Residents benefit from proximity to major employment centers throughout the San Fernando Valley and broader Los Angeles region, with convenient access to commuter options and regional transport corridors.

Canoga Park's housing market exhibits strong rental demand, with median rents in the broader ZIP code approaching roughly \$2,978 per month and active rental inventory supporting sustained occupancy levels. The neighborhood's socioeconomic profile, characterized by a mix of households across age groups, stable income levels, and urban-suburban lifestyle amenities, underpins a resilient multifamily tenant base.

With its substantial unit count, strategic San Fernando Valley location, and value-oriented repositioning prospects, 9015 Owensmouth Avenue represents a compelling multifamily investment that leverages persistent rental demand and the area's long-term market fundamentals.



# 9015 Owensmouth Avenue

Canoga Park, CA 91304

**1972**

Year Built

**20**

Number of Units

**\$295,922**

Current NOI

**±1,225**

Average SF Per Unit

**2779-020-042**

APN

**±1.10 AC**

Lot Size

**±24,500 SF**

GLA



# Property Photos





Northridge Fashion Center



Nordhoff St ± 10,700 VPD



Owensmouth Ave ± 6,000 VPD



Subject Property



Topanga Canyon Blvd  
±43,250 VPD

**Northridge Fashion Center**

ASHLEY macy's  
JCPenney  
OLD NAVY H&M Apple



**California State University Northridge**  
±37,000 Students

**San Fernando**  
±13 Miles Away

**23 Miles**  
Santa Monica

**33 Miles**  
Los Angeles International Airport

**34 Miles**  
Downtown LA

**Subject Property**

Northridge



**Sepulveda VA Medical Center**



**Chatsworth Nature Preserve**

**COSTCO WHOLESALE**  
target **KOHL'S**  
BEST BUY Total Wine & MORE  
Chick-fil-A  
IN-N-OUT BURGER five BELOW

**TRADER JOE'S VONS**



**Westfield Topanga**

**NORDSTROM**  
Apple macy's  
ZARA Neiman Marcus  
GUCCI LV SEPHORA  
Crate&Barrel

**VONS CVS pharmacy**

**Reseda Park**  
±7.2 Miles Away

**Van Nuys Airport**  
±9 Miles Away

±217,000 VPD

**COSTCO WHOLESALE**  
ACE Hardware  
petco target

Woodland Hills

**Warner Center Corporate Offices**

**Pierce Collge**  
±22,000 Students

**Lake Balboa Park**  
±9.5 Miles Away

**Balboa Golf Course**

**Westfield Fashion Square**

macy's H&M  
bloomingdales Apple Store  
SEPHORA GAP  
COACH free people

**Ventura County**  
±45 Miles Away

±272,000 VPD



**TRADER JOE'S**

**Kaiser Permanente Woodland Hills Medical Center**  
±254 Beds

**Providence Cedars-Sinai Tarzana Medical Center**  
±204 Beds

corepower YOGA  
Gelson's Michaels target  
EQUINOX CVS pharmacy  
SHAKE SHACK

**REGAL**  
P.F. CHANG'S  
The Cheesecake Factory

Google Earth

# Financial Overview

9015 Owensmouth Ave  
Canoga Park, CA 91304



# Financial Summary

**\$5,400,000**

List Price

**\$270,000**

Price Per Unit

**\$220.41**

Price Per SF

**1,225 SF**

Avg Unit Size

**5.48%**

Cap Rate

**10.43**

GRM

## Unit Mix

| Unit Mix               | Unit Count | Unit Mix % | Avg. Square Feet | Avg. Rent Per SF | Current Avg. Rent | Current Monthly Rent | Market Rent | Market Rent Per SF | Market Monthly Rent |
|------------------------|------------|------------|------------------|------------------|-------------------|----------------------|-------------|--------------------|---------------------|
| 3+1.5 TH               | 10         | 50%        | 1,100            | \$1.76           | \$1,931           | \$19,306             | \$2,850     | \$2.59             | \$28,500            |
| 4+2 TH                 | 10         | 50%        | 1,350            | \$1.77           | \$2,383           | \$23,834             | \$3,250     | \$2.41             | \$32,500            |
| Scheduled Monthly Rent |            |            |                  |                  |                   | \$43,140             |             |                    | \$61,000            |
| Scheduled Yearly Rent  |            |            |                  |                  |                   | \$517,680            |             |                    | \$732,000           |

## Financing

|                      |             |              |          |
|----------------------|-------------|--------------|----------|
| Loan Amount:         | \$3,521,000 | Terms:       | 30       |
| Down Payment: (35%)  | \$1,879,000 | Interest:    | 5.75%    |
| Yearly Payment:      | \$246,571   | Monthly Pmt: | \$20,548 |
| Debt Coverage Limit: | 1.20        |              |          |

For Financing Inquiries, Please Contact:

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# Financial Summary

## Annual Operating Summary

|                                  | Current          |              | Market           |                 |
|----------------------------------|------------------|--------------|------------------|-----------------|
| Scheduled Gross Income           | \$517,680        |              | \$732,000        | 41% Upside      |
| Less Vacancy Reserve             | \$15,530         | 3.0%         | \$21,960         | 3.0%            |
| <b>Gross Operating Income</b>    | <b>\$502,150</b> |              | <b>\$710,040</b> |                 |
| Expenses                         | \$206,228        | 39.8%        | \$213,504        | 29.17%*         |
| <b>Net Operating Income</b>      | <b>\$295,922</b> |              | <b>\$496,536</b> |                 |
| Loan Payments                    | \$246,571        |              | \$246,571        |                 |
| Pre-Tax Cash Flow                | \$49,351         | 2.63%        | \$249,965        | 13.30%**        |
| Plus Principal Reduction         | \$45,295         |              | \$45,295         |                 |
| <b>Total Return Before Taxes</b> | <b>\$94,646</b>  | <b>5.04%</b> | <b>\$295,260</b> | <b>15.71%**</b> |

\* As a percent of Scheduled Gross Income

\*\* As a percent of Down Payment

## Pro Forma Annual Operating Summary

|                       | Pro Forma Estimates | % of SGI      | Current          | Per Unit        | Market           | Per Unit        | % of SGI     |
|-----------------------|---------------------|---------------|------------------|-----------------|------------------|-----------------|--------------|
| Property Taxes        | 1.199% x Sale Price | 12.90%        | \$64,767         | \$3,238         | \$64,767         | \$3,238         | 8.8%         |
| Off-Site Management   | 3.5% x GOI          | 3.50%         | \$17,575         | \$879           | \$24,851         | \$1,243         | 3.4%         |
| Insurance             | \$1.25 x GSF        | 6.10%         | \$30,625         | \$1,531         | \$30,625         | \$1,531         | 4.2%         |
| Payroll               | \$1,000 x Units     | 3.98%         | \$20,000         | \$1,000         | \$20,000         | \$1,000         | 2.7%         |
| Repairs & Maintenance | \$700 x Units       | 2.79%         | \$14,000         | \$700           | \$14,000         | \$700           | 1.9%         |
| Turnover              | \$175 x Units       | 0.70%         | \$3,500          | \$175           | \$3,500          | \$175           | 0.5%         |
| Landscaping           | \$150 x Units       | 0.60%         | \$3,000          | \$150           | \$3,000          | \$150           | 0.4%         |
| Pest Control          | \$50 x Units        | 0.20%         | \$1,000          | \$50            | \$1,000          | \$50            | 0.1%         |
| Utilities             | \$1,800 x Units     | 7.17%         | \$36,000         | \$1,800         | \$36,000         | \$1,800         | 4.9%         |
| Trash                 | \$588 x Units       | 2.34%         | \$11,760         | \$588           | \$11,760         | \$588           | 1.6%         |
| Reserves              | \$200 x Units       | 0.80%         | \$4,000          | \$200           | \$4,000          | \$200           | 0.5%         |
| <b>Total Expenses</b> |                     | <b>39.84%</b> | <b>\$206,228</b> | <b>\$10,311</b> | <b>\$213,504</b> | <b>\$10,675</b> | <b>29.2%</b> |

|   | % of SGI      | Current          | Per Unit       |
|---|---------------|------------------|----------------|
| <b>Non-controllable expenses: Taxes, Ins., Reserves</b> | <b>18.4%</b>  | <b>\$95,392</b>  | <b>\$4,770</b> |
| <b>Total Expense without Taxes &amp; Reserves</b>       | <b>27.33%</b> | <b>\$141,460</b> | <b>\$7,073</b> |

# Rent Roll

| #               | Unit | Mix       | Rent            | SF            | Rent/SF       | Market Rent     | Mkt Rent/SF   |
|-----------------|------|-----------|-----------------|---------------|---------------|-----------------|---------------|
| 1               | 101  | 3+1.5 TH  | \$1,830         | 1,100         | \$1.66        | \$3,250         | \$2.95        |
| 2               | 102  | 4+2 TH    | \$3,000         | 1,350         | \$2.22        | \$3,250         | \$2.41        |
| 3               | 103  | 4+2 TH    | \$2,040         | 1,350         | \$1.51        | \$3,250         | \$2.41        |
| 4               | 104  | 4+2 TH    | \$3,450         | 1,350         | \$2.56        | \$3,250         | \$2.41        |
| 5               | 105  | 4+2 TH    | \$1,914         | 1,350         | \$1.42        | \$3,250         | \$2.41        |
| 6               | 106  | 4+2 TH    | \$2,160         | 1,350         | \$1.60        | \$3,250         | \$2.41        |
| 7               | 107  | 4+2 TH    | \$2,040         | 1,350         | \$1.51        | \$3,250         | \$2.41        |
| 8               | 108  | 4+2 TH    | \$2,040         | 1,350         | \$1.51        | \$3,250         | \$2.41        |
| 9               | 109  | 4+2 TH    | \$2,900         | 1,350         | \$2.15        | \$3,250         | \$2.41        |
| 10              | 110  | 4+2 TH    | \$2,110         | 1,350         | \$1.56        | \$3,250         | \$2.41        |
| 11              | 111  | 4+2 TH    | \$2,180         | 1,350         | \$1.61        | \$3,250         | \$2.41        |
| 12              | 112  | 3+1.5 TH  | \$1,830         | 1,100         | \$1.66        | \$2,850         | \$2.59        |
| 13              | 113  | 3+1.5 TH  | \$1,830         | 1,100         | \$1.66        | \$2,850         | \$2.59        |
| 14              | 114  | 3+1.5 TH  | \$1,830         | 1,100         | \$1.66        | \$2,850         | \$2.59        |
| 15              | 115  | 3+1.5 TH  | \$1,830         | 1,100         | \$1.66        | \$2,850         | \$2.59        |
| 16              | 116  | 3+1.5 TH  | \$1,900         | 1,100         | \$1.73        | \$2,850         | \$2.59        |
| 17              | 117  | 3+1.5 TH  | \$1,814         | 1,100         | \$1.65        | \$2,850         | \$2.59        |
| 18              | 118  | 3+1.5 TH  | \$1,830         | 1,100         | \$1.66        | \$2,850         | \$2.59        |
| 19              | 119  | 3+1.5 TH  | \$2,850         | 1,100         | \$2.59        | \$2,850         | \$2.59        |
| 20              | 120  | 3+1.5 TH  | \$1,762         | 1,100         | \$1.60        | \$2,850         | \$2.59        |
| <b>Totals</b>   |      | <b>20</b> | <b>\$43,140</b> | <b>24,500</b> | <b>\$1.76</b> | <b>\$61,400</b> | <b>\$2.51</b> |
| <b>Averages</b> |      |           | <b>\$2,157</b>  | <b>1,225</b>  | <b>\$1.76</b> | <b>\$3,070</b>  | <b>\$2.52</b> |

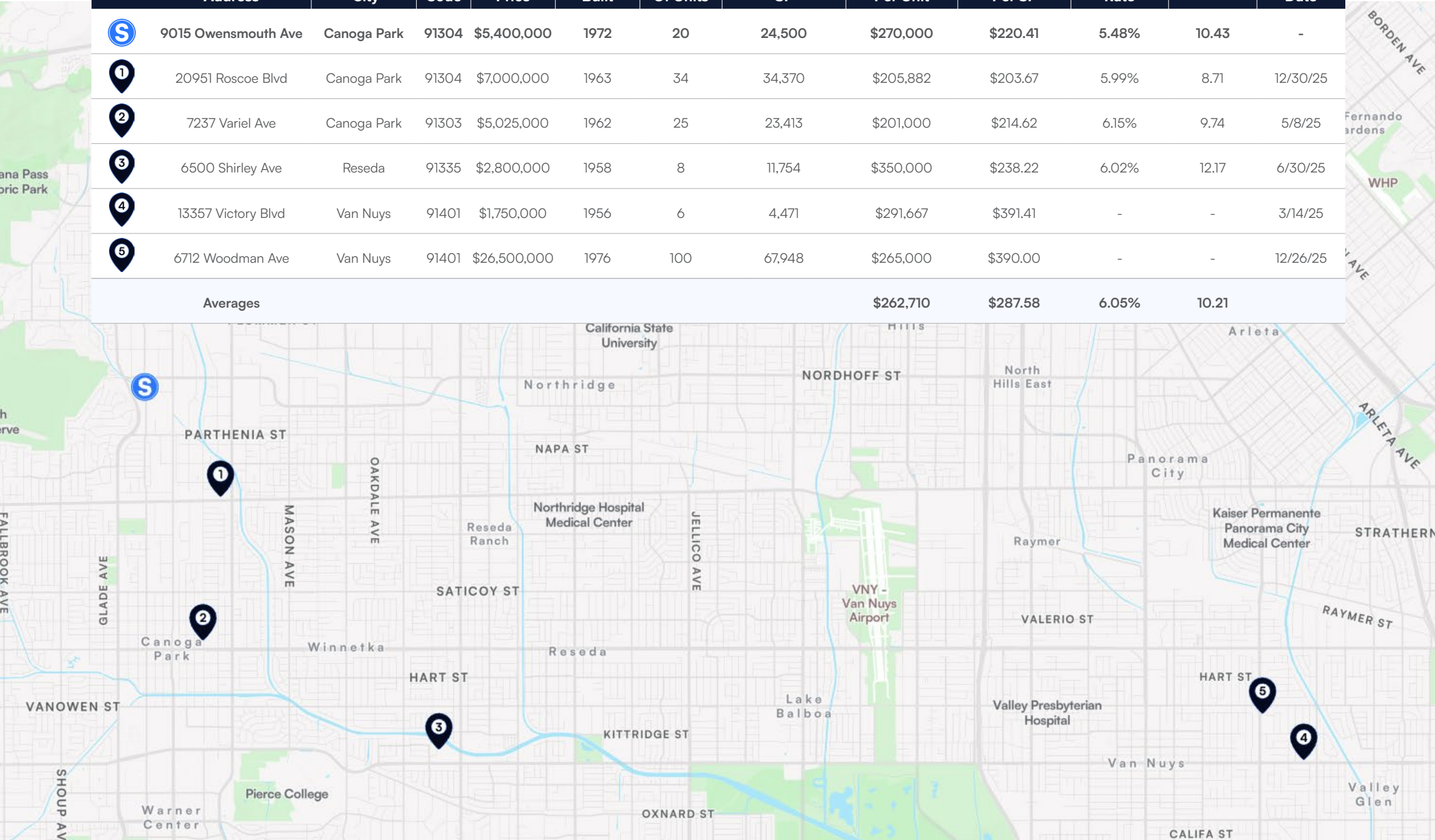
# Sales Comparables

9015 Owensmouth Ave  
Canoga Park, CA 91304



# Sales Comparables

|          | Property Address    | Property City | Zip Code | Sale Price   | Year Built | Number Of Units | Building SF | Price Per Unit | Price Per SF | Actual Cap Rate | GRM   | Sale Date |
|----------|---------------------|---------------|----------|--------------|------------|-----------------|-------------|----------------|--------------|-----------------|-------|-----------|
| <b>S</b> | 9015 Owensmouth Ave | Canoga Park   | 91304    | \$5,400,000  | 1972       | 20              | 24,500      | \$270,000      | \$220.41     | 5.48%           | 10.43 | -         |
| <b>1</b> | 20951 Roscoe Blvd   | Canoga Park   | 91304    | \$7,000,000  | 1963       | 34              | 34,370      | \$205,882      | \$203.67     | 5.99%           | 8.71  | 12/30/25  |
| <b>2</b> | 7237 Variel Ave     | Canoga Park   | 91303    | \$5,025,000  | 1962       | 25              | 23,413      | \$201,000      | \$214.62     | 6.15%           | 9.74  | 5/8/25    |
| <b>3</b> | 6500 Shirley Ave    | Reseda        | 91335    | \$2,800,000  | 1958       | 8               | 11,754      | \$350,000      | \$238.22     | 6.02%           | 12.17 | 6/30/25   |
| <b>4</b> | 13357 Victory Blvd  | Van Nuys      | 91401    | \$1,750,000  | 1956       | 6               | 4,471       | \$291,667      | \$391.41     | -               | -     | 3/14/25   |
| <b>5</b> | 6712 Woodman Ave    | Van Nuys      | 91401    | \$26,500,000 | 1976       | 100             | 67,948      | \$265,000      | \$390.00     | -               | -     | 12/26/25  |
| Averages |                     |               |          |              |            |                 |             | \$262,710      | \$287.58     | 6.05%           | 10.21 |           |



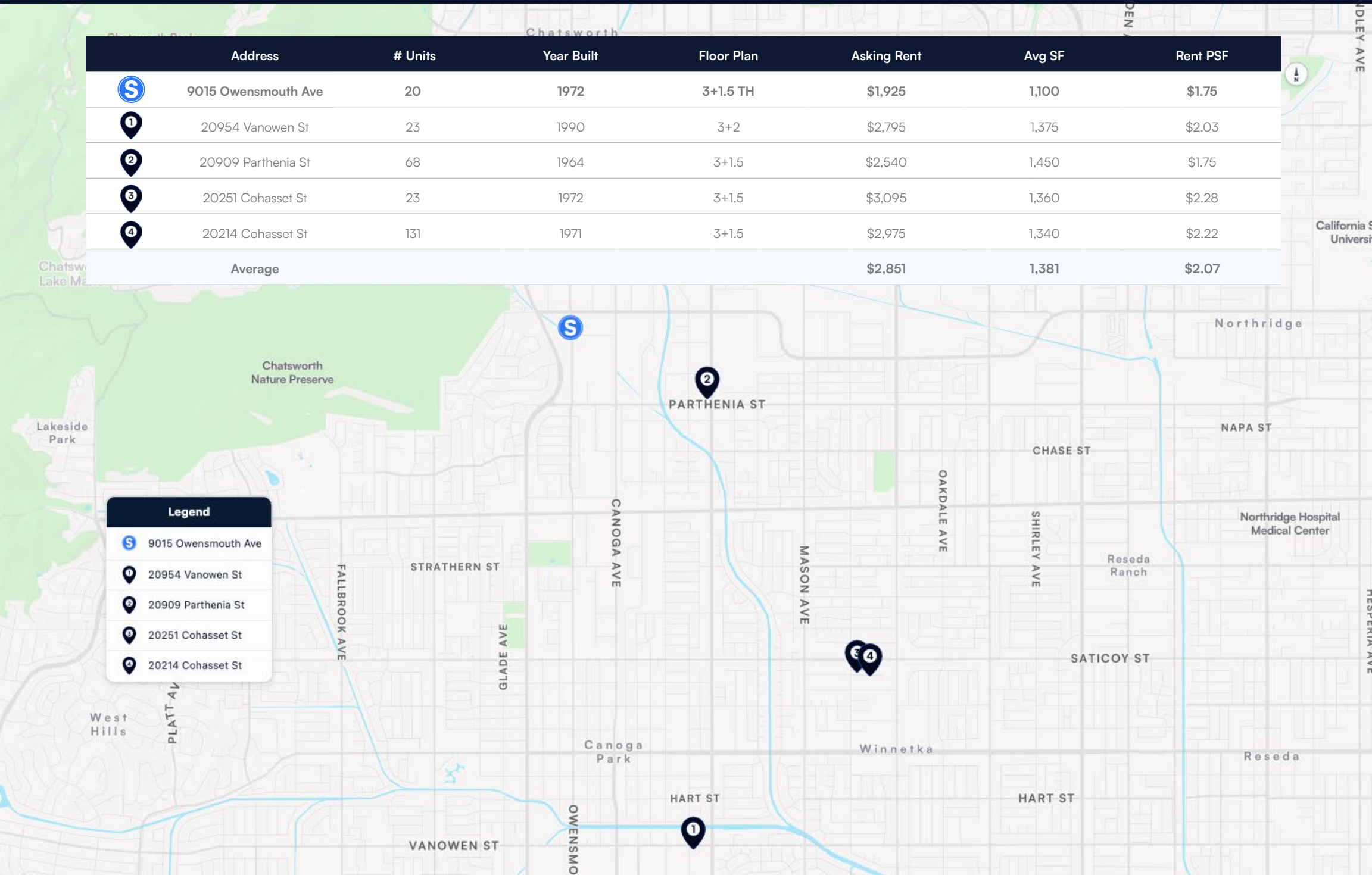
# Rent Comparables

**9015 Owensmouth Ave**  
Canoga Park, CA 91304



# Three Bedroom Rent Comparables

|          | Address             | # Units | Year Built | Floor Plan | Asking Rent | Avg SF | Rent PSF |
|----------|---------------------|---------|------------|------------|-------------|--------|----------|
| <b>S</b> | 9015 Owensmouth Ave | 20      | 1972       | 3+1.5 TH   | \$1,925     | 1,100  | \$1.75   |
| <b>1</b> | 20954 Vanowen St    | 23      | 1990       | 3+2        | \$2,795     | 1,375  | \$2.03   |
| <b>2</b> | 20909 Parthenia St  | 68      | 1964       | 3+1.5      | \$2,540     | 1,450  | \$1.75   |
| <b>3</b> | 20251 Cohasset St   | 23      | 1972       | 3+1.5      | \$3,095     | 1,360  | \$2.28   |
| <b>4</b> | 20214 Cohasset St   | 131     | 1971       | 3+1.5      | \$2,975     | 1,340  | \$2.22   |
| Average  |                     |         |            |            | \$2,851     | 1,381  | \$2.07   |



**Legend**

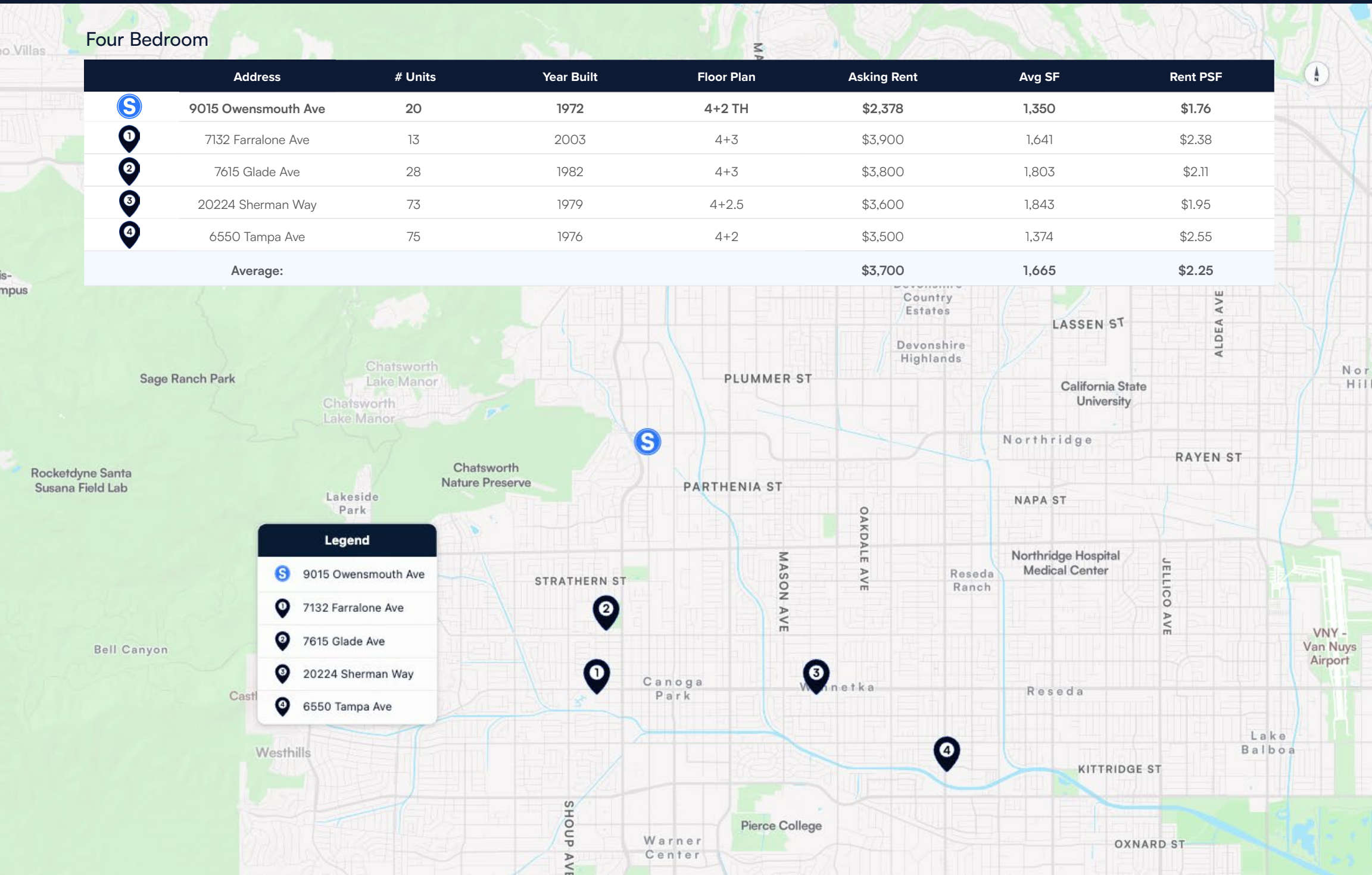
- S** 9015 Owensmouth Ave
- 1** 20954 Vanowen St
- 2** 20909 Parthenia St
- 3** 20251 Cohasset St
- 4** 20214 Cohasset St

# Four Bedroom Rent Comparables

## Four Bedroom

|                 | Address             | # Units | Year Built | Floor Plan | Asking Rent    | Avg SF       | Rent PSF      |
|-----------------|---------------------|---------|------------|------------|----------------|--------------|---------------|
| <b>S</b>        | 9015 Owensmouth Ave | 20      | 1972       | 4+2 TH     | \$2,378        | 1,350        | \$1.76        |
| <b>1</b>        | 7132 Farralone Ave  | 13      | 2003       | 4+3        | \$3,900        | 1,641        | \$2.38        |
| <b>2</b>        | 7615 Glade Ave      | 28      | 1982       | 4+3        | \$3,800        | 1,803        | \$2.11        |
| <b>3</b>        | 20224 Sherman Way   | 73      | 1979       | 4+2.5      | \$3,600        | 1,843        | \$1.95        |
| <b>4</b>        | 6550 Tampa Ave      | 75      | 1976       | 4+2        | \$3,500        | 1,374        | \$2.55        |
| <b>Average:</b> |                     |         |            |            | <b>\$3,700</b> | <b>1,665</b> | <b>\$2.25</b> |

| Legend   |                     |
|----------|---------------------|
| <b>S</b> | 9015 Owensmouth Ave |
| <b>1</b> | 7132 Farralone Ave  |
| <b>2</b> | 7615 Glade Ave      |
| <b>3</b> | 20224 Sherman Way   |
| <b>4</b> | 6550 Tampa Ave      |



# Market Overview

**9015 Owensmouth Ave**  
Canoga Park, CA 91304

Los Angeles - MSA



# Canoga Park, CA

**69,800**

Total  
Population

**\$72,500**

Median  
HH Income

**24,500**

# of  
Households

**41%**

Homeownership  
Rate

**34,500**

Employed  
Population

**36.5**

Median  
Age

**\$650,000**

Median  
Property Value



## Local Neighborhood Overview

Canoga Park is a densely populated infill community in the West San Fernando Valley, strategically positioned adjacent to Warner Center—one of the region’s primary employment and mixed-use redevelopment hubs. The neighborhood benefits from proximity to Westfield Topanga & The Village, a 2+ million square foot regional retail destination that anchors consumer activity across the West Valley.

The area is supported by strong regional connectivity via US-101 and CA-118, providing direct access to Los Angeles’ core employment corridors and Ventura County. A diverse employment base spanning healthcare, education, retail, logistics, and professional services underpins consistent residential and workforce housing demand throughout the submarket.

## Property Demographics

| <b>POPULATION</b>    | <b>1-MILE</b> | <b>3-MILE</b> | <b>5-MILE</b> |
|----------------------|---------------|---------------|---------------|
| 2020 Population      | 22,274        | 171,068       | 407,266       |
| 2025 Population      | 22,486        | 170,793       | 407,770       |
| <b>HOUSEHOLDS</b>    | <b>1-MILE</b> | <b>3-MILE</b> | <b>5-MILE</b> |
| 2020 Households      | 7,725         | 57,014        | 140,567       |
| 2025 Households      | 7,728         | 56,514        | 140,314       |
| <b>INCOME</b>        | <b>1-MILE</b> | <b>3-MILE</b> | <b>5-MILE</b> |
| Avg Household Income | \$101,436     | \$108,431     | \$115,814     |

# Economic Drivers

## Economic Drivers

The West San Fernando Valley functions as a diversified suburban employment hub within the greater Los Angeles MSA. The local economy is supported by aerospace and defense manufacturing, healthcare systems, higher education institutions, retail centers, and professional services concentrated in the Warner Center and Woodland Hills corridors. Its strategic location along the US-101 and proximity to the I-405 allows businesses to operate efficiently between Ventura County, Central Los Angeles, and the Conejo Valley.

## Primary Industries

- Aerospace & Defense Manufacturing
- Healthcare & Medical Services
- Higher Education
- Retail & Entertainment
- Professional & Business Services
- Light Industrial & Logistics

## Top Employers

- California State University, Northridge (CSUN)
- Kaiser Permanente Woodland Hills Medical Center
- West Hills Hospital & Medical Center
- Aerojet Rocketdyne
- Warner Center Corporate Offices (multi-tenant Class A office employers)
- Los Angeles Unified School District (regional presence)

## Recent Developments

- Ongoing redevelopment and mixed-use evolution within the Warner Center Specific Plan area
- Continued retail and experiential upgrades at Westfield Topanga & The Village
- Corporate repositioning and adaptive reuse of office properties in Woodland Hills
- Healthcare facility expansions and outpatient service growth in the West Valley

The broader Los Angeles MSA remains one of the largest metropolitan economies in the world, with GDP exceeding \$1 trillion, ranking among the top global economic regions. The San Fernando Valley contributes meaningfully through its employment base, education institutions, and defense-related industries.

**\$1.35T+**

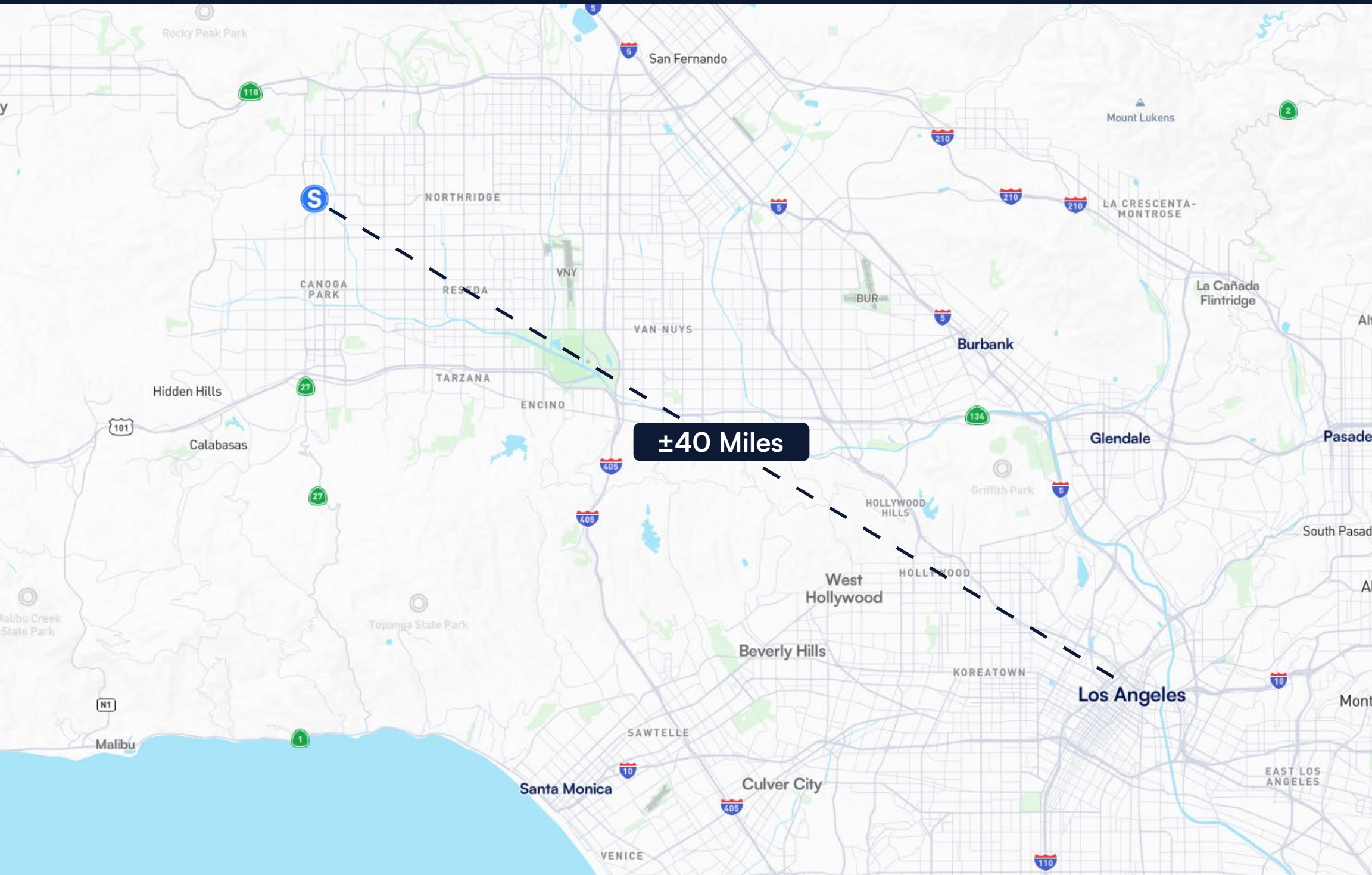
Regional Gross Domestic Product

**±40 Miles**

Distance to Downtown Los Angeles



# Regional Map



# SAN FERNANDO VALLEY

## SAN FERNANDO VALLEY, CA

San Fernando Valley is a vast and influential suburban—urban region located in the northwest portion of Los Angeles County. Home to a diverse mix of neighborhoods and cities, the Valley spans from Hollywood-adjacent communities such as North Hollywood, Studio City, and Sherman Oaks to more suburban and hillside areas including Encino, Woodland Hills, and the City of San Fernando. This geographic diversity supports a wide range of lifestyles, from dense, transit-oriented districts to family-oriented residential enclaves.

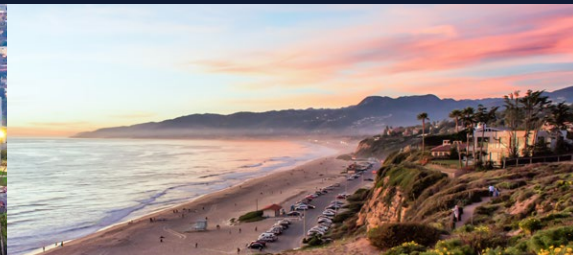
The Valley serves as a critical economic engine for Greater Los Angeles, blending residential communities with major employment centers across entertainment, media production, healthcare, education, retail, and professional services. Long recognized as a cornerstone of the film and television industry, the region continues to attract creative talent and production activity while also supporting a growing base of technology, medical, and business services. Outdoor recreation plays a major role in the Valley's appeal, with access to the Santa Monica Mountains, Griffith Park, and extensive trail systems, offering a balance between urban convenience and natural open space.

Total Population  
**2 Million**

Annual Visitors  
**15 Million**

Tourism Economic Impact  
**\$20 Billion**

GDP  
**\$200+ Billion**



# Transportation

9015 Owensmouth Avenue benefits from strong regional connectivity within the western San Fernando Valley, with convenient access to major transportation corridors and public transit options. Located just minutes from the Northridge Metrolink Station, the site provides commuter rail service via the Ventura County Line, offering direct connections to Downtown Los Angeles, Burbank, and Ventura County. This rail access provides residents and employees with a viable alternative to freeway commuting while linking the area to the broader Southern California transit network.



Annual Ridership  
**311 Million** (Total Metro System)



Airport Economic Impact  
**\$126.6 Billion Annually**



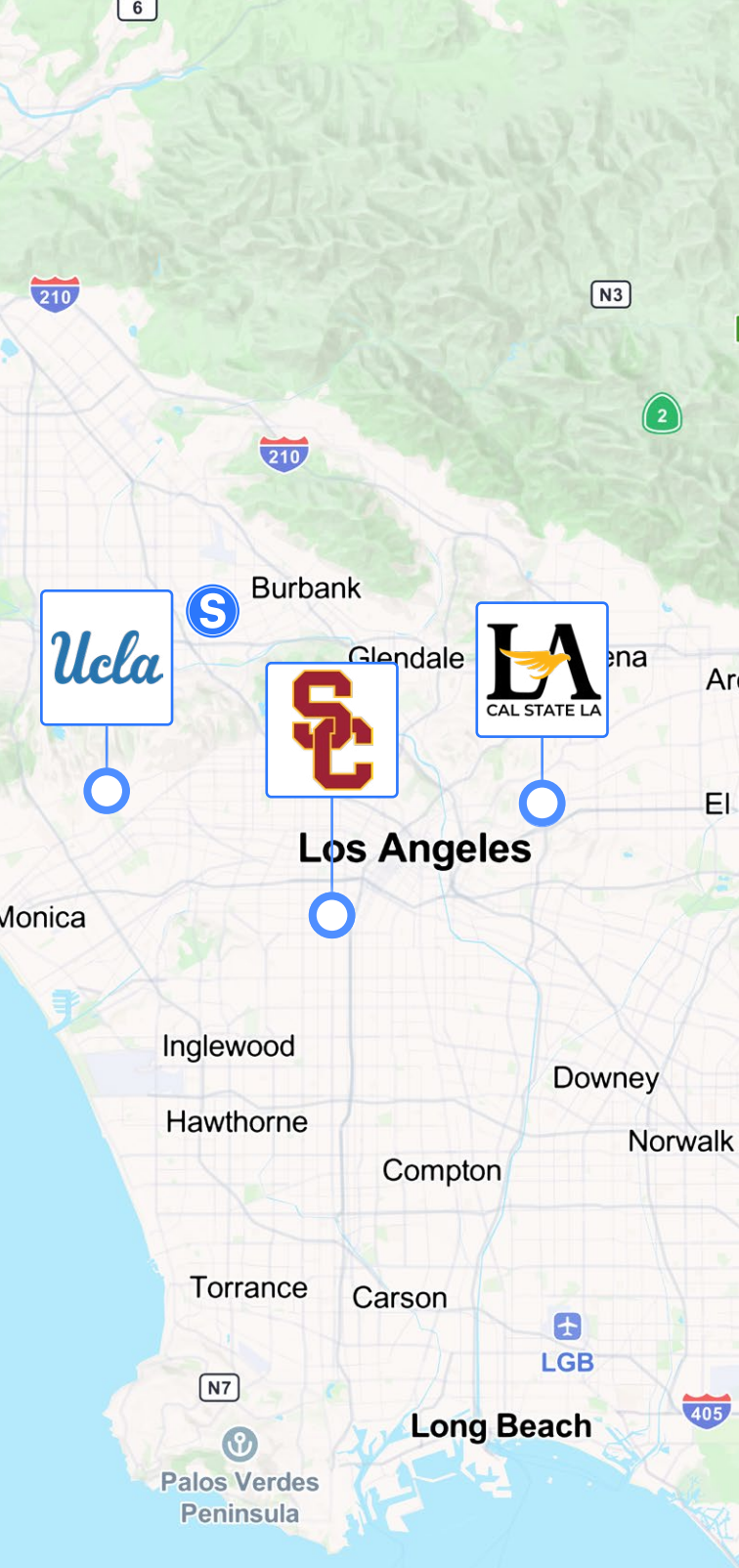
Transportation  
& Warehousing  
**241,700 Employees**



Port Cargo Volume  
**10.3 Million TEUs\***

\* Twenty-Foot Equivalent Units

In addition to rail connectivity, the property is strategically positioned near several key freeway corridors, including the 118 (Ronald Reagan Freeway) and 101 (Ventura Freeway), which provide efficient east—west access across the San Fernando Valley and direct connections to employment centers in Woodland Hills, Warner Center, and the greater Los Angeles region. The surrounding area is also served by multiple Metro and local bus routes operating along Owensmouth Avenue, Roscoe Boulevard, and nearby arterial streets, enhancing mobility throughout the community. Together, these transportation options support convenient daily travel while positioning the property within one of the Valley's most accessible residential and commercial corridors.



# Higher Education

The metro area features a nationally significant higher education ecosystem, contributing to the region’s innovative capacity and workforce development. It is home to several prestigious universities that attract a large and diverse student body from across the U.S. and around the world. The University of Southern California is a globally recognized private research university, enrolling over 49,000 students, with strong programs in business, engineering, cinema, and medicine. University of California, Los Angeles, a top-tier public research institution, enrolls approximately 47,000 students and consistently ranks among the best universities in the world.

These flagship universities are major economic engines, contributing billions annually through employment, research activity, and technology commercialization. Both USC and UCLA produce tens of thousands of graduates annually, supporting a steady pipeline of skilled talent in sectors like tech, healthcare, and media — all key pillars of LA’s economy.

**University of Southern California**  
49,500 Students, Graduation Rate: 81%

**UCLA**  
47,000 Students, Graduation Rate: 75%

**Cal State, Los Angeles**  
27,000 Students, Graduation Rate: 52.5%



# Sports & Entertainment

Los Angeles offers one of the most vibrant and globally recognized entertainment ecosystems in the world, blending film, music, art, cuisine, and nightlife. The city welcomed over 49 million visitors in 2023, Los Angeles'

vast entertainment scene supports its massive tourism sector and attracts a young, experience-driven population, fueling long-term rental demand and urban development in cultural hotspots.



NFL | Rams & Chargers  
SoFi Stadium



NBA | Lakers  
Crypto.com Arena



NBA | Clippers  
Intuit Dome



MLB | Dodgers  
Largest Stadium in MLB



MLS | LAFC & LA Galaxy  
BMO Stadium &  
Dignity Health Sports Park



UCLA & USC  
Top Programs in the Big 10



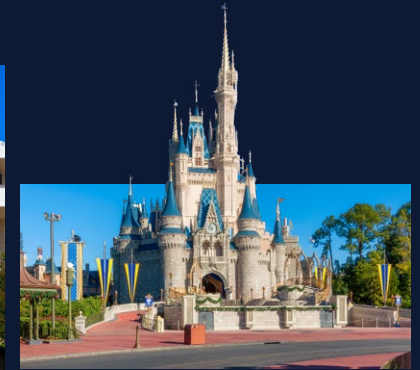
Performing Arts  
Hollywood Bowl, Walt Disney  
Concert Hall, & Pantages Theatre



Studios  
Warner Bros., Paramount,  
Disney, & Universal



Museums  
The Getty Center,  
LACMA, & The Broad



Amusement Parks  
Universal Studios, Disneyland,  
& Knott's Berry Farm

# Seasonal Tourism & Cultural Events



Rose Bowl Game  
1 Million Visitors Annually



Oscars & Emmys  
\$225 Million in Economic Impact



Music Festivals  
420,000+ Attendees in 2024



Beaches  
50 Million Visitors Annually



LA County Fair  
1 Million Visitors Annually



Holiday Events  
CicLAvia, Nisei Week, &  
Griffith Park's Holiday Lights

# | Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **9015 Owensmouth Avenue**. The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

# MATTHEWS™

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