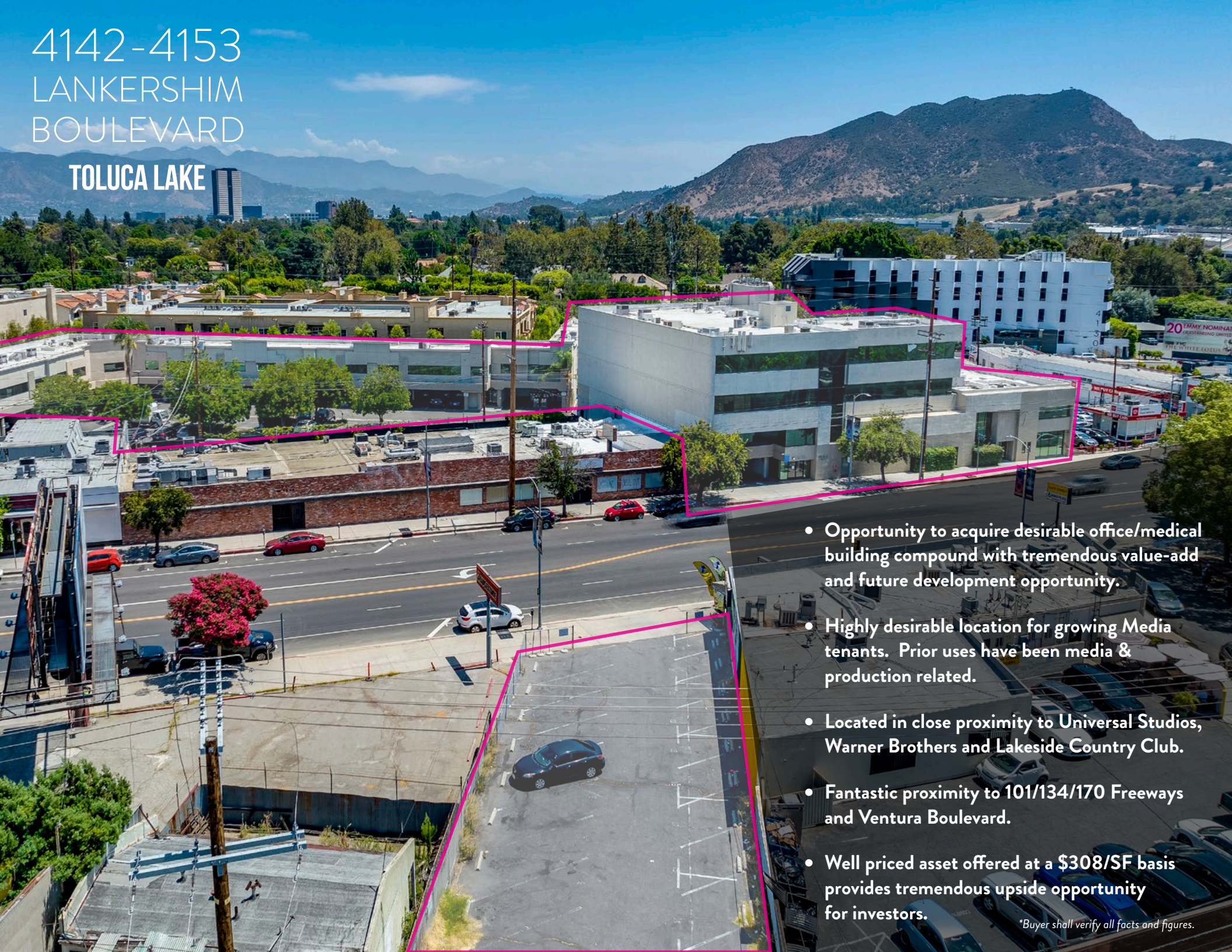




**FOR SALE**  
4142-4153  
LANKERSHIM  
BOULEVARD  
**TOLUCA LAKE**

**VALUE-ADD OPPORTUNITY**  
**MEDICAL/CREATIVE OFFICE**  
UPSIDE FOR MIXED-USE DEVELOPMENT

4142-4153  
LANKERSHIM  
BOULEVARD  
TOLUCA LAKE



- Opportunity to acquire desirable office/medical building compound with tremendous value-add and future development opportunity.
- Highly desirable location for growing Media tenants. Prior uses have been media & production related.
- Located in close proximity to Universal Studios, Warner Brothers and Lakeside Country Club.
- Fantastic proximity to 101/134/170 Freeways and Ventura Boulevard.
- Well priced asset offered at a \$308/SF basis provides tremendous upside opportunity for investors.

*\*Buyer shall verify all facts and figures.*

# DETAILS

**4142-4146 + 4153 LANKERSHIM BLVD  
TOLUCA LAKE, CA 91602**

<b>BUILDING</b>	<b>SF</b>	<b>APN</b>
-----------------	-----------	------------

4142 Lankershim	20,161 SF	2423-029-004
-----------------	-----------	--------------

4144 Lankershim	16,597 SF	2423-024-038
-----------------	-----------	--------------

4146 Lankershim	23,329 SF	2423-025-081
-----------------	-----------	--------------

<b>BUILDING SF</b>	<b>~ 60,087 SF</b>
--------------------	--------------------

<b>LOT SF</b>	<b>~ 55,715 SF</b>
---------------	--------------------

<b>PARKING LOT</b>	<b>SIZE</b>	<b>APN</b>
--------------------	-------------	------------

4153 Lankershim	4,829 SF	2423-025-019
-----------------	----------	--------------

## PRICE

\$18,500,000

PPSF \$308/SF

## TOTAL BUILDING SF

Approx. 60,087 SF

## TOTAL LOT SF

Approx. 55,715 SF

## PARKING

149 Spaces

## YEARS BUILT

1977-1987

## ZONING

LAC2 TOC Tier 3

## LISTING TEAM



### JAKE ZACUTO

Managing Director

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BRE #01377441

### RICHARD RAMER

Vice President

310.469.9399

richard@zacutogroup.com

BRE#: 02053543



# SITE PLAN

4144  
LANKERSHIM

4146  
LANKERSHIM

4142  
LANKERSHIM

LANKERSHIM BLVD

4153  
LANKERSHIM



The WALT Disney Studios



**ZONING: LAC2**  
**TOC: Tier3**  
**Potential for 258 Units**  
*Buyer to verify*

**4144 LANKERSHIM**  
**Total SF :16,597**  
Leased through 12/31/2026  
**\$368,453/year + NNN**  
**3% annual increases**

**4142-4146 LANKERSHIM**  
**Total SF : 43,490**  
**Vacant**  
*Potential to convert ~20,000 to Medical Use*  
Cellular Tower Income =  
**\$40,411.68/year** through 11/30/25 + 5 x 5 YR  
**Renewal Options**

**4153 LANKERSHIM**  
Extra parking lot  
**Lot SF 4,829**



CAHUENGA BLVD

LANKERSHIM BLVD

# 4142-4146 LANKERSHIM



4146  
LANKERSHIM

4142  
LANKERSHIM

FOR SALE

4142-4153 LANKERSHIM BLVD, TOLUCA LAKE, CA 91602

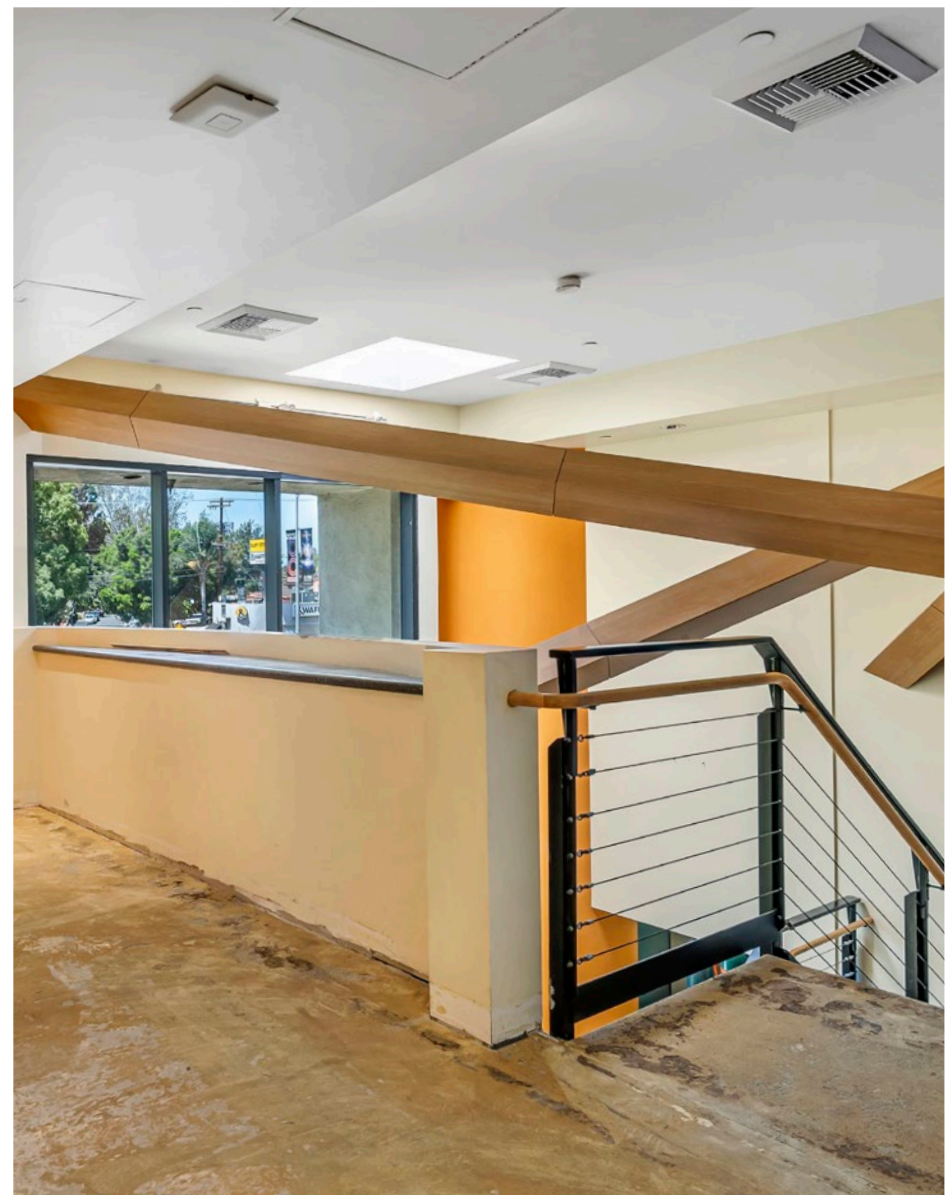
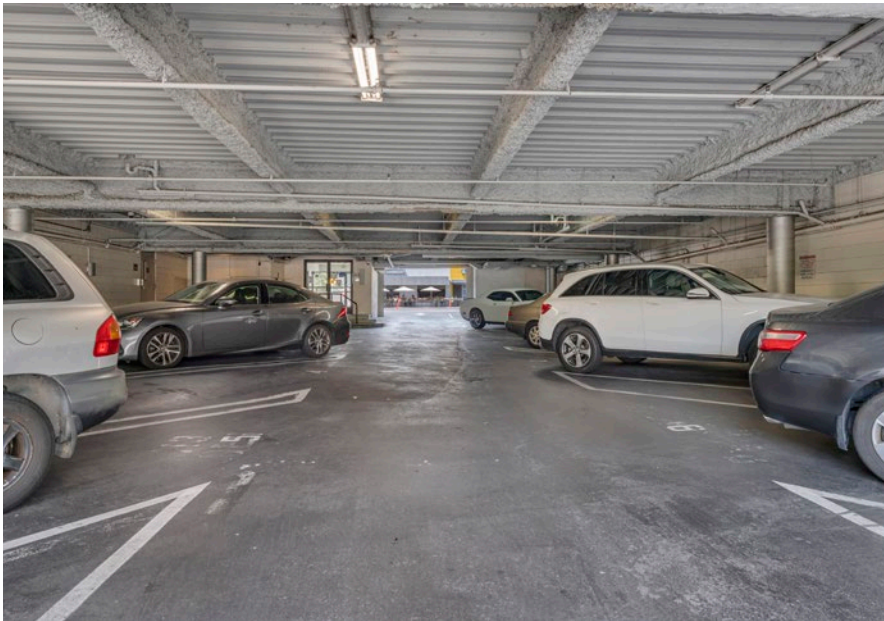






FOR SALE

4142-4153 LANKERSHIM BLVD, TOLUCA LAKE, CA 91602



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# 4144 LANKERSHIM



4144  
LANKERSHIM

# 4153 LANKERSHIM



4153  
LANKERSHIM



# SITE PLAN

4144  
LANKERSHIM

4146  
LANKERSHIM

4142  
LANKERSHIM

LANKERSHIM BLVD

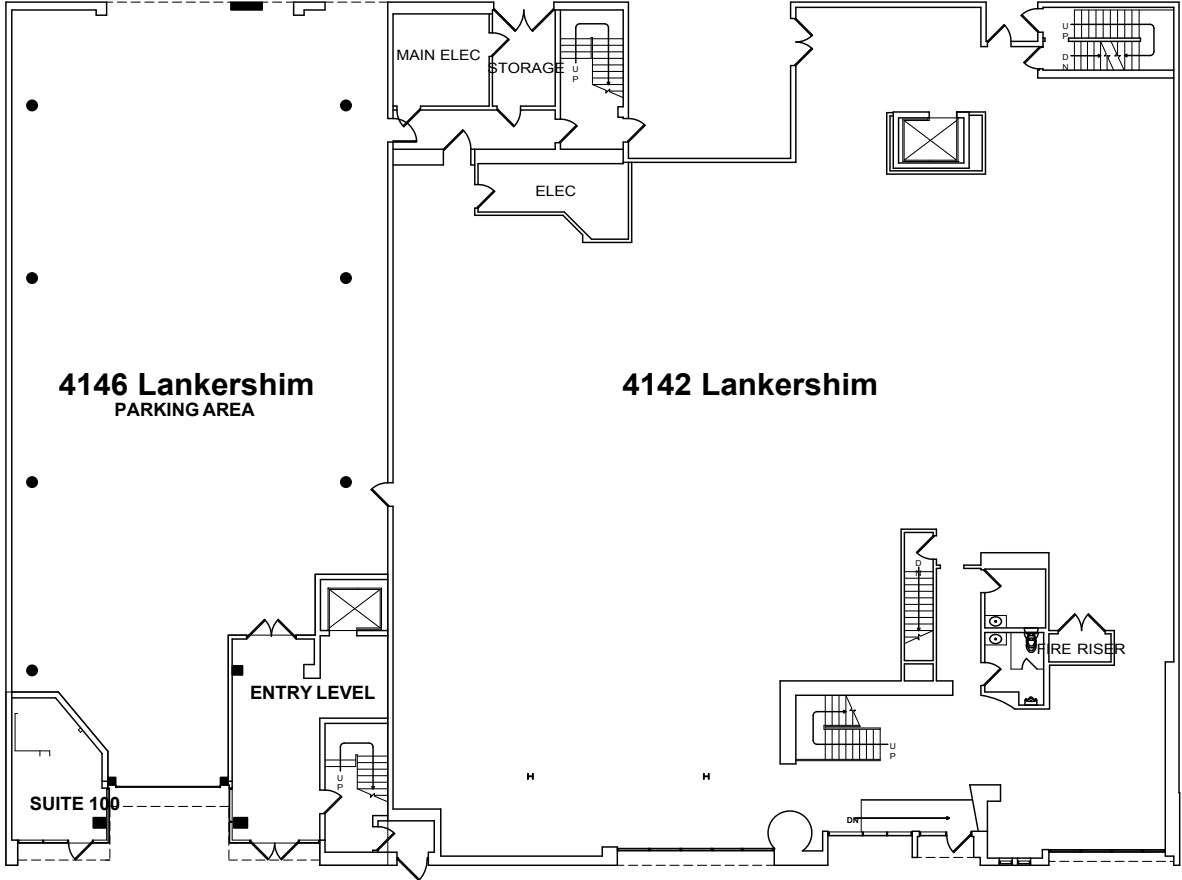
4153  
LANKERSHIM



FOR SALE

4142-4153 LANKERSHIM BLVD, TOLUCA LAKE, CA 91602

REPRESENTATIVE FLOOR PLAN



Ground Floor

**4146 Lankershim**  
Gross Square Footage = 23,329 SF

**D-1.05**

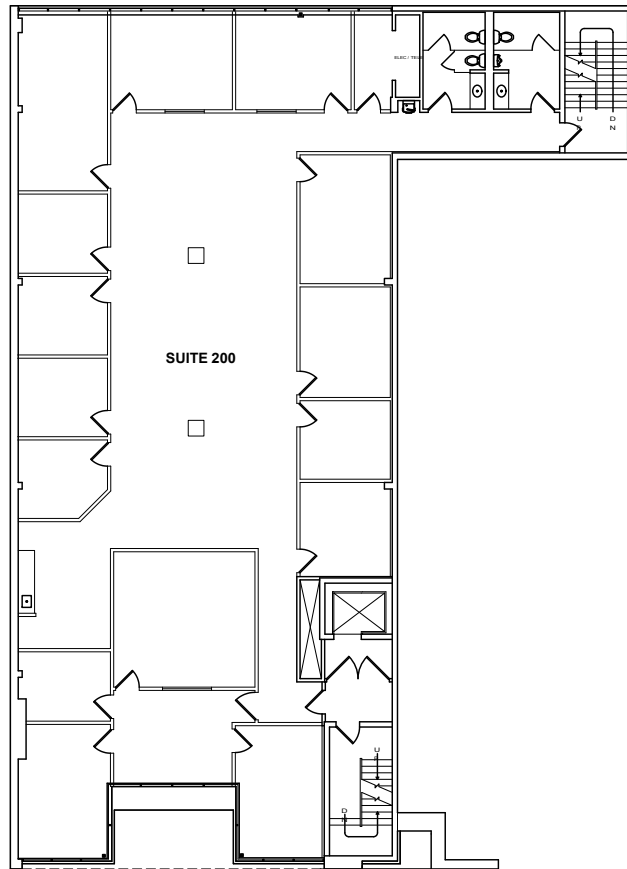
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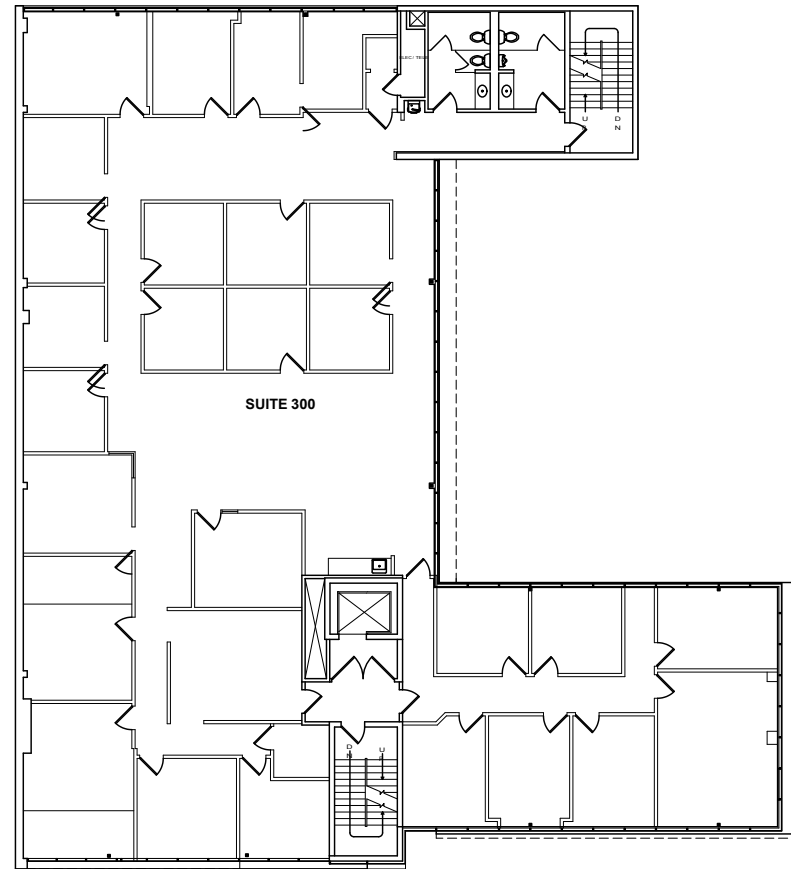
FOR SALE

4142-4153 LANKERSHIM BLVD, TOLUCA LAKE, CA 91602

# REPRESENTATIVE FLOOR PLAN



Second Floor



Third Floor



4146 Lankershim

D-1.06

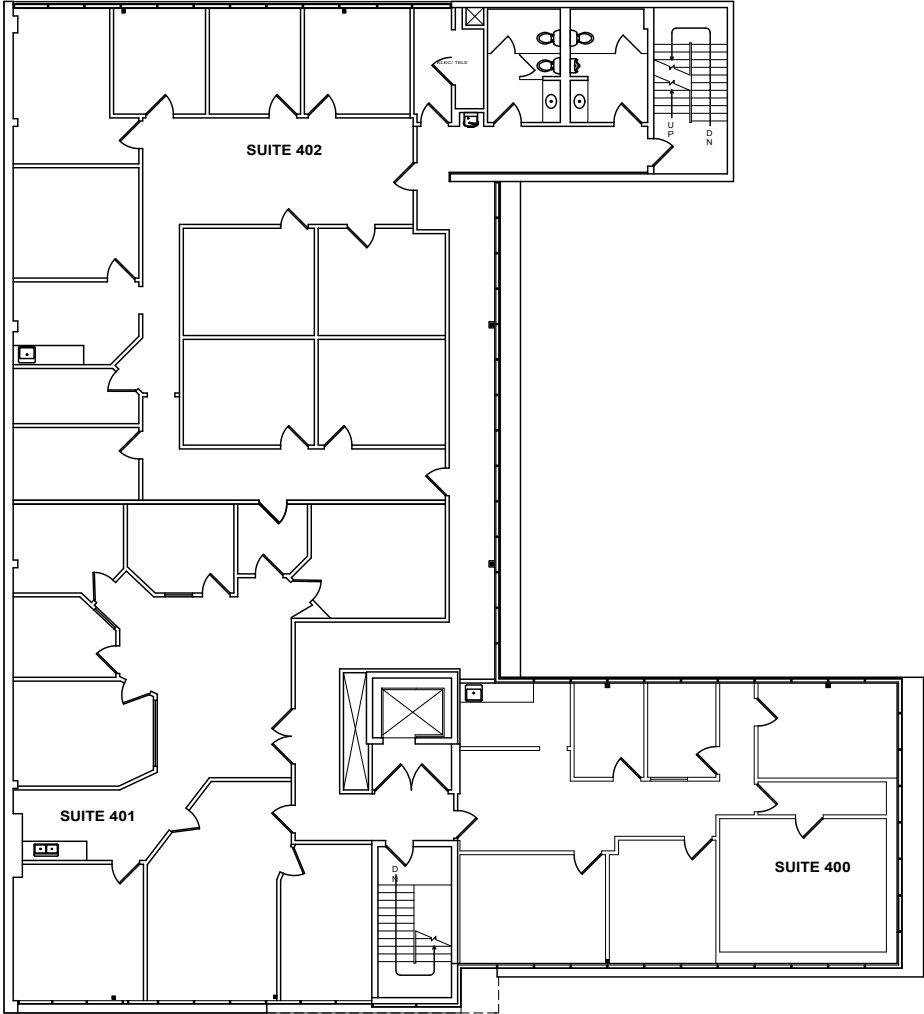


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FOR SALE

4142-4153 LANKERSHIM BLVD, TOLUCA LAKE, CA 91602

REPRESENTATIVE FLOOR PLAN



Fourth Floor



4146 Lankershim

D-1.07



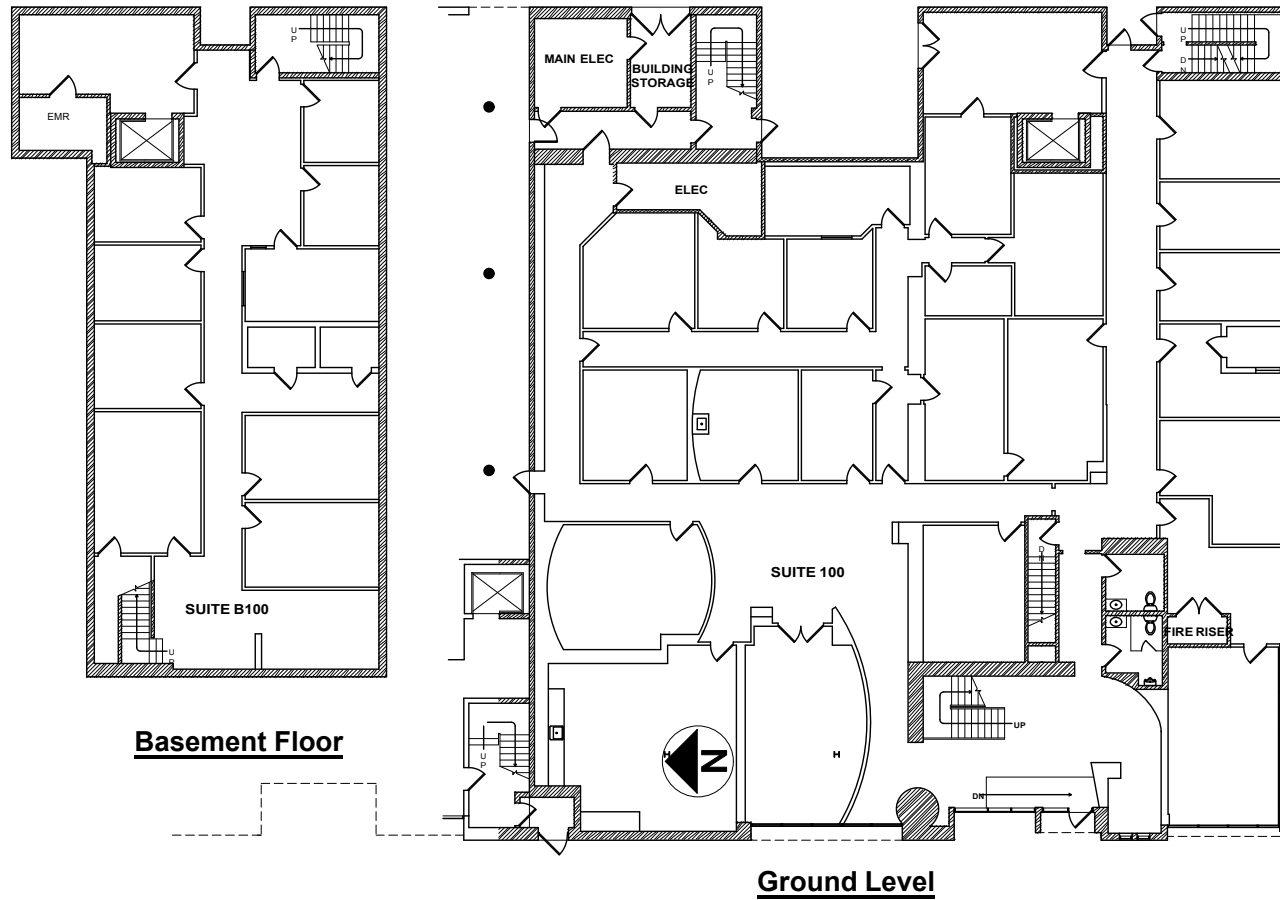
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FOR SALE

4142-4153 LANKERSHIM BLVD, TOLUCA LAKE, CA 91602

REPRESENTATIVE FLOOR PLAN



**4142 Lankershim**  
Gross Square Footage = 20,161 SF

**D-1.01**

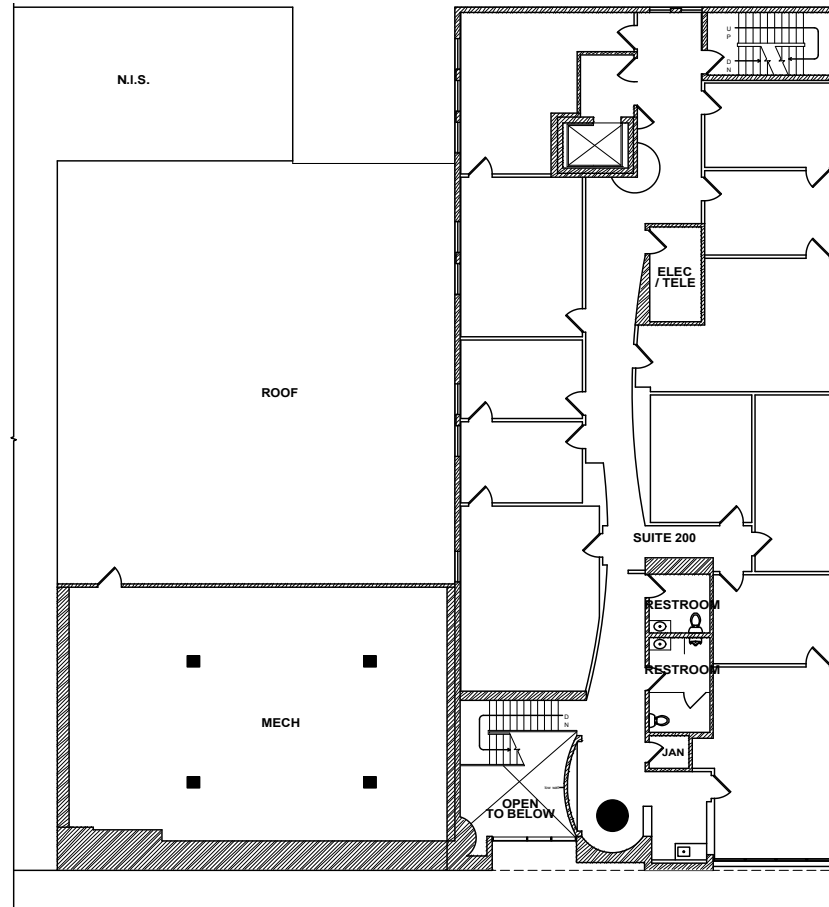


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FOR SALE

4142-4153 LANKERSHIM BLVD, TOLUCA LAKE, CA 91602

REPRESENTATIVE FLOOR PLAN



Second Floor

4142 Lankershim

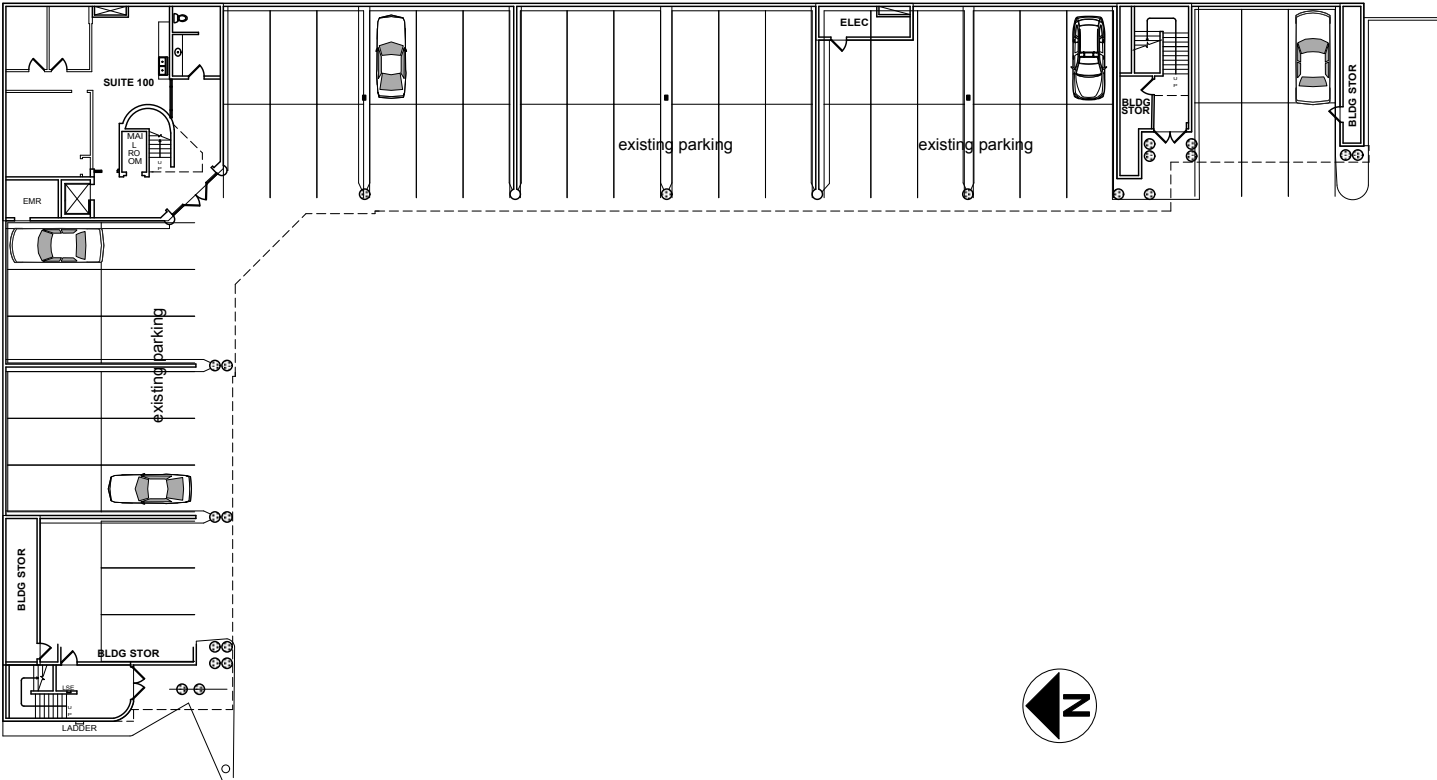
D-1.02



FOR SALE

4142-4153 LANKERSHIM BLVD, TOLUCA LAKE, CA 91602

REPRESENTATIVE FLOOR PLANS



Ground Floor

**4144 Lankershim**  
Gross Square Footage = 16,597 SF

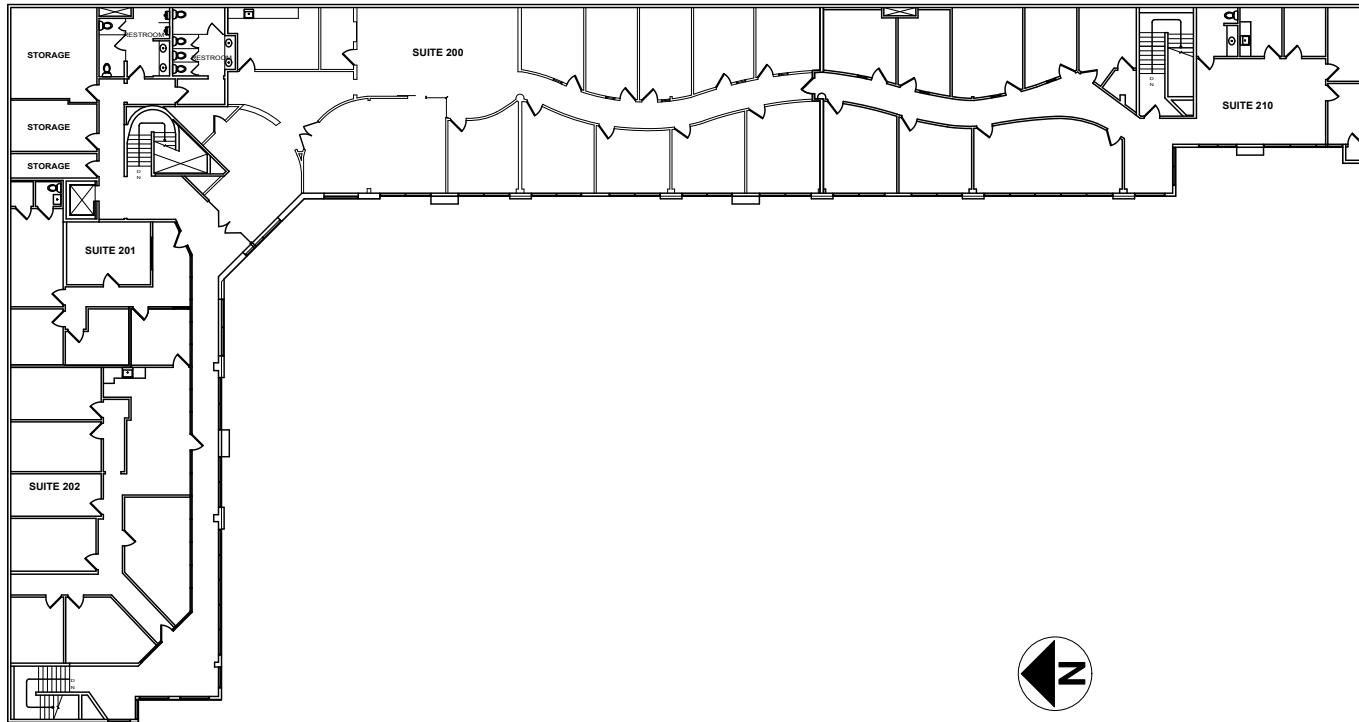
**D-1.03**



FOR SALE

4142-4153 LANKERSHIM BLVD, TOLUCA LAKE, CA 91602

REPRESENTATIVE FLOOR PLAN



Second Floor

4144 Lankershim

D-1.04



4142-4153  
LANKERSHIM  
BOULEVARD  
**TOLUCA LAKE**



**ZACUTO GROUP**  
COMMERCIAL REAL ESTATE

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**BRE #01377441**

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**BRE#: 02053543**

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**ZACUTOGROUP.COM | 310-469-9300**



# Sale Comps Map & List Report

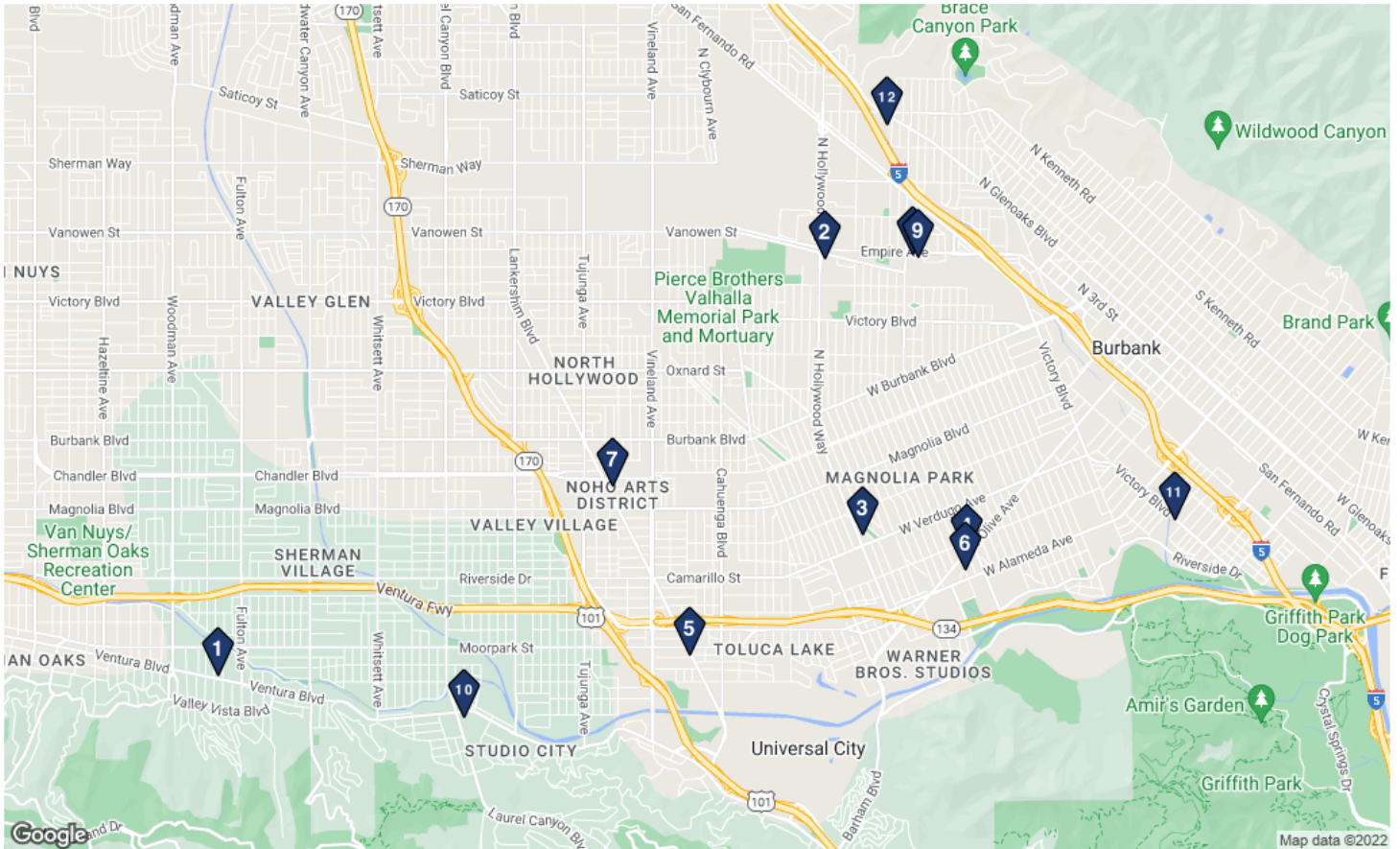
Sale Comparables

12

Avg. Price/SF

\$588

## SALE COMPARABLES LOCATIONS



## SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$8,680,000	\$42,243,833	\$37,800,000	\$92,000,000
Price Per SF	\$416	\$588	\$493	\$1K
Time Since Sale in Months	5.0	11.3	10.5	18.0

Property Attributes	Low	Average	Median	High
Building SF	11,585 SF	79,153 SF	71,097 SF	179,741 SF
Floors	1	4	3	10
Typical Floor	8,497 SF	20,811 SF	22,447 SF	33,856 SF
Vacancy Rate at Sale	-	-	-	-
Year Built	1968	1992	1991	2020
Star Rating	★★★★★	★★★★☆ 3.4	★★★★☆ 3.5	★★★★★

# Sale Comps Map & List Report

Property Name - Address		Property				Sale			
		Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/SF	Cap Rate
1	13412 Ventura Blvd Sherman Oaks, CA...	Loft/Creative Space ★★★★★	1986	20,727 SF	-	3/17/2022	\$8,680,000	\$419/SF	-
2	2340 N Hollywood... Burbank, CA 91505	Office ★★★★★	1987	74,482 SF	-	12/28/2021	\$31,000,000	\$416/SF	-
3	610 N Hollywood Way Burbank, CA 91505	Office ★★★★★	1990	31,377 SF	-	12/14/2021	\$23,750,000	\$757/SF	5.4%
4	2600 W Olive Ave Burbank, CA 91505	Office ★★★★★	1986	152,834 SF	-	11/19/2021	\$90,500,000	\$592/SF	4.9%
5	4343 Lankershim Blvd North Hollywood, CA...	Medical ★★★★★	1992	32,418 SF	-	10/6/2021	\$33,400,000	\$1,030/SF	-
6	2701 W Alameda Ave Burbank, CA 91505	Medical ★★★★★	1968	50,986 SF	-	9/27/2021	\$23,875,000	\$468/SF	5.3%
7	Lankershim Plaza 5250 Lankershim Blvd North Hollywood, CA...	Office ★★★★★	2009	179,741 SF	-	8/26/2021	\$92,000,000	\$512/SF	-
8	Burbank Empire Cen... 2400 Empire Ave Burbank, CA 91504	Office ★★★★★	2002	134,784 SF	-	7/2/2021	\$63,975,022 Part of Portfolio	\$475/SF	5.4%
9	Burbank Empire Cen... 2350 Empire Ave Burbank, CA 91504	Office ★★★★★	2002	99,125 SF	-	7/2/2021	\$42,684,978 Part of Portfolio	\$431/SF	5.4%
10	3950 Laurel Canyon... Studio City, CA 91604	Office ★★★★★	1969	11,585 SF	-	5/17/2021	\$9,750,000	\$842/SF	-
11	Victory Media Campus 1840 Victory Blvd Glendale, CA 91201	Office ★★★★★	2020	67,712 SF	-	4/16/2021	\$45,111,000	\$666/SF	4.8%
12	Media Center North 2835 N Naomi St Burbank, CA 91504	Office ★★★★★	1997	94,066 SF	-	1/28/2021	\$42,200,000	\$449/SF	6.9%

1	13412 Ventura Blvd	SOLD
<p><b>Sherman Oaks, CA 91423</b> <span style="float: right;"><b>Los Angeles</b></span></p> <p>Sale Date <b>Mar 17, 2022</b> <span style="float: right;">Type <b>2 Star Office</b></span></p> <p>Sale Price <b>\$8,680,000</b> <span style="float: right;">Year Built <b>1986</b></span></p> <p>Price/SF <b>\$418.78</b> <span style="float: right;">RBA <b>20,727 SF</b></span></p> <p>Parcels <b>2373-005-024</b> <span style="float: right;">Land Acres <b>0.29 AC</b></span></p> <p>Comp ID <b>5926170</b> <span style="float: right;">Land SF <b>12,632 SF</b></span></p> <p>Comp Status <b>Research Complete</b> <span style="float: right;">Zoning <b>C2-1VLLA</b></span></p>		
2	2340 N Hollywood Way	SOLD
<p><b>Burbank, CA 91505</b> <span style="float: right;"><b>Los Angeles</b></span></p> <p>Sale Date <b>Dec 28, 2021</b> <span style="float: right;">Type <b>4 Star Office</b></span></p> <p>Sale Price <b>\$31,000,000</b> <span style="float: right;">Year Built <b>1987</b></span></p> <p>Price/SF <b>\$416.21</b> <span style="float: right;">RBA <b>74,482 SF</b></span></p> <p>Parcels <b>2463-010-001</b> <span style="float: right;">Land Acres <b>4.46 AC</b></span></p> <p>Comp ID <b>5823417</b> <span style="float: right;">Land SF <b>194,421 SF</b></span></p> <p>Comp Status <b>Research Complete</b> <span style="float: right;">Zoning <b>BUM2*</b></span></p>		
3	610 N Hollywood Way	SOLD
<p><b>Burbank, CA 91505</b> <span style="float: right;"><b>Los Angeles</b></span></p> <p>Sale Date <b>Dec 14, 2021</b> <span style="float: right;">Type <b>3 Star Office</b></span></p> <p>Sale Price <b>\$23,750,000</b> <span style="float: right;">Year Built <b>1990; Renov 2013</b></span></p> <p>Price/SF <b>\$756.92</b> <span style="float: right;">RBA <b>31,377 SF</b></span></p> <p>Actual Cap Rate <b>5.43%</b> <span style="float: right;">Land Acres <b>0.41 AC</b></span></p> <p>Parcels <b>2480-016-064</b> <span style="float: right;">Land SF <b>17,698 SF</b></span></p> <p>Comp ID <b>5797625</b> <span style="float: right;">Zoning <b>R4</b></span></p> <p>Comp Status <b>Research Complete</b> <span style="float: right;">Sale Condition <b>1031 Exchange, Investment Triple Net</b></span></p>		
4	2600 W Olive Ave	SOLD
<p><b>Burbank, CA 91505</b> <span style="float: right;"><b>Los Angeles</b></span></p> <p>Sale Date <b>Nov 19, 2021</b> <span style="float: right;">Type <b>4 Star Office</b></span></p> <p>Sale Price <b>\$90,500,000</b> <span style="float: right;">Year Built <b>1986</b></span></p> <p>Price/SF <b>\$592.15</b> <span style="float: right;">RBA <b>152,834 SF</b></span></p> <p>Actual Cap Rate <b>4.90%</b> <span style="float: right;">Land Acres <b>1.00 AC</b></span></p> <p>Parcels <b>2484-022-011</b> <span style="float: right;">Land SF <b>43,560 SF</b></span></p> <p>Comp ID <b>5775506</b> <span style="float: right;">Zoning <b>C4</b></span></p> <p>Comp Status <b>Research Complete</b></p>		
5	4343 Lankershim Blvd	SOLD
<p><b>North Hollywood, CA 91602</b> <span style="float: right;"><b>Los Angeles</b></span></p> <p>Sale Date <b>Oct 6, 2021</b> <span style="float: right;">Type <b>3 Star Office</b></span></p> <p>Sale Price <b>\$33,400,000</b> <span style="float: right;">Year Built <b>1992</b></span></p> <p>Price/SF <b>\$1,030.29</b> <span style="float: right;">RBA <b>32,418 SF</b></span></p> <p>Parcels <b>2423-019-075, 2423-019-076</b> <span style="float: right;">Land Acres <b>0.43 AC</b></span></p> <p>Comp ID <b>5714874</b> <span style="float: right;">Land SF <b>18,635 SF</b></span></p> <p>Comp Status <b>Research Complete</b> <span style="float: right;">Zoning <b>C2-1</b></span></p>		
6	2701 W Alameda Ave	SOLD
<p><b>Burbank, CA 91505</b> <span style="float: right;"><b>Los Angeles</b></span></p> <p>Sale Date <b>Sep 27, 2021</b> <span style="float: right;">Type <b>4 Star Office</b></span></p> <p>Sale Price <b>\$23,875,000</b> <span style="float: right;">Year Built <b>1968</b></span></p> <p>Price/SF <b>\$468.27</b> <span style="float: right;">RBA <b>50,986 SF</b></span></p> <p>Actual Cap Rate <b>5.25%</b> <span style="float: right;">Land Acres <b>0.62 AC</b></span></p> <p>Parcels <b>2484-021-016</b> <span style="float: right;">Land SF <b>27,007 SF</b></span></p> <p>Comp ID <b>5700607</b> <span style="float: right;">Zoning <b>BUC2YY</b></span></p> <p>Comp Status <b>Research Complete</b></p>		



7 5250 Lankershim Blvd

SOLD

North Hollywood, CA 91601

Sale Date **Aug 26, 2021**  
 Sale Price **\$92,000,000**  
 Price/SF **\$511.85**  
 Parcels **2350-018-089, 2350-018-090**  
 Comp ID **5660099**  
 Comp Status **Research Complete**

Los Angeles

Type **5 Star Office**  
 Year Built **2009**  
 RBA **179,741 SF**  
 Land Acres **2.21 AC**  
 Land SF **96,268 SF**  
 Zoning **LAC4**



8 2400 Empire Ave

SOLD

Burbank, CA 91504

Sale Date **Jul 2, 2021**  
 Sale Price **\$63,975,022**  
 Price/SF **\$455.99**  
 Actual Cap Rate **5.40%**  
 Parcels **2462-001-003, 2462-001-007**  
 Comp ID **5577588**  
 Comp Status **Research Complete**

Los Angeles

Type **4 Star Office**  
 Year Built **2002**  
 RBA **134,784 SF**  
 Land Acres **5.89 AC**  
 Land SF **256,568 SF**  
 Zoning **MZ**



9 2350 Empire Ave - Burbank Empire Center

SOLD

Burbank, CA 91504

Sale Date **Jul 2, 2021**  
 Sale Price **\$42,684,978**  
 Price/SF **\$455.99**  
 Actual Cap Rate **5.40%**  
 Parcels **2462-001-004, 2462-001-007**  
 Comp ID **5577588**  
 Comp Status **Research Complete**

Los Angeles

Type **3 Star Office**  
 Year Built **2002**  
 RBA **99,125 SF**  
 Land Acres **4.57 AC**  
 Land SF **199,069 SF**  
 Zoning **MZ**



10 3950 Laurel Canyon Blvd

SOLD

Studio City, CA 91604

Sale Date **May 17, 2021**  
 Sale Price **\$9,750,000**  
 Price/SF **\$841.61**  
 Parcels **2369-015-018**  
 Comp ID **5528240**  
 Comp Status **Research Complete**

Los Angeles

Type **2 Star Office**  
 Year Built **1969**  
 RBA **11,585 SF**  
 Land Acres **0.63 AC**  
 Land SF **27,617 SF**  
 Zoning **LAR4**



11 1840 Victory Blvd - Victory Media Campus

SOLD

Glendale, CA 91201

Sale Date **Apr 16, 2021**  
 Sale Price **\$45,111,000**  
 Price/SF **\$666.22**  
 Actual Cap Rate **4.80%**  
 Parcels **5625-034-007**  
 Comp ID **5487322**  
 Comp Status **Research Complete**

Los Angeles

Type **3 Star Office**  
 Year Built **2020**  
 RBA **67,712 SF**  
 Land Acres **4.00 AC**  
 Land SF **174,371 SF**  
 Zoning **M1**  
 Sale Condition **Investment Triple Net**



12 2835 N Naomi St - Media Center North

SOLD

Burbank, CA 91504

Sale Date **Jan 28, 2021**  
 Sale Price **\$42,200,000**  
 Price/SF **\$448.62**  
 Actual Cap Rate **6.90%**  
 Parcels **2473-013-003, 2473-013-007**  
 Comp ID **5385784**  
 Comp Status **Research Complete**

Los Angeles

Type **4 Star Office**  
 Year Built **1997**  
 RBA **94,066 SF**  
 Land Acres **3.60 AC**  
 Land SF **156,690 SF**  
 Zoning **M2**

