

# OFFERING MEMORANDUM

LAND DEVELOPMENT SITE  
SIGNALIZED CORNER WITH PLANS!  
13606 ROSCOE BLVD.  
PANORAMA CITY, CA 91402



DAVID YASHAR  
550 SOUTH HOPE STREET SUITE 500  
LOS ANGELES, CA 90071  
PHONE 213.233.4370  
FAX 213.817.6661  
LICENSE #: 01 102638  
[DYASHAR@REMAXCIR.COM](mailto:DYASHAR@REMAXCIR.COM)  
[WWW.DAVIDYASHAR.COM](http://WWW.DAVIDYASHAR.COM)

## 13606 Roscoe Blvd.

## Panorama City, CA 91402



### OFFERING SUMMARY

---

Price	\$1,595,000
Lot Size (square feet)	22,891
Price/Square Foot	\$69.68
Type of ownership	Fee Simple
Zoning	C2
Setbacks	*Buyer to verify
Street Dedications	*Buyer to verify

### DEVELOPMENT POTENTIAL

---

The subject site is an approximate 22,891 sq. ft. of land located in the busy City of Panorama City. It is located at the Southwest signalized corner of Roscoe Blvd. and Ventura Canyon Ave. It is just east of the signalized corner of Woodman Ave. and Roscoe Blvd. Developer should consult the City to confirm the possible uses. Seller has plans for approximately a 7,500 SF shopping center that will be included with the sale of the property (see exhibit).

### LOCATION OVERVIEW

---

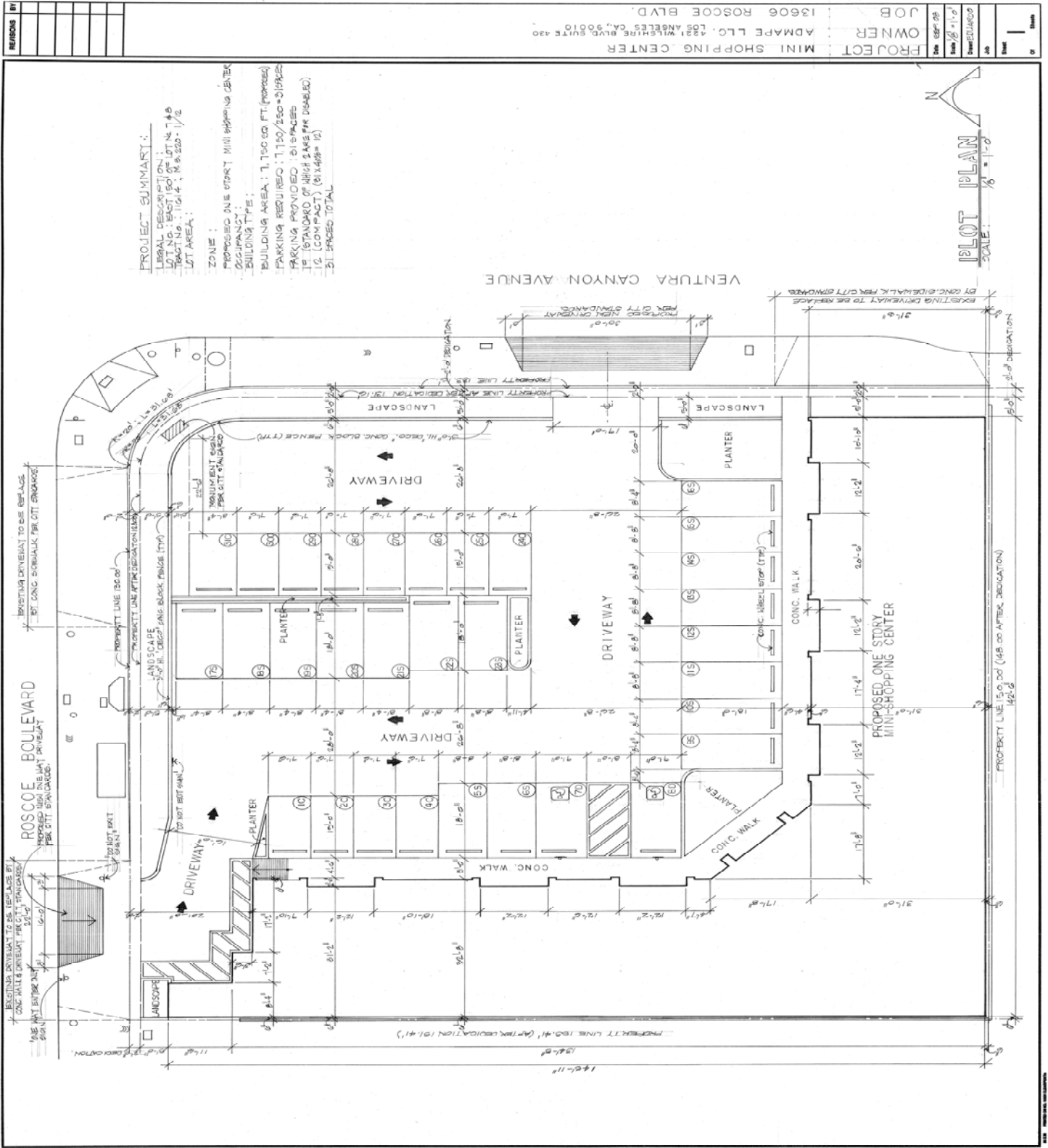
This property is located at the Southwest signalized corner of Roscoe Blvd. and Ventura Canyon Ave. The site is located in a densely populated area in Panorama City with approximately 350,000 people residing within a 3-mile radius. The offering has approximately 150 ft. of frontage along Roscoe Blvd. There is a bus stop located in front of the subject property. **The site is just in front of the Kaiser Permanente Hospital.** Half a block west is Del Taco and In-n-Out Burger Restaurant. Located on the northwest corner of Roscoe Blvd. and Ventura Canyon Ave. is a Arco Gas Station and a Express Chicken Restaurant. On the northeast corner is a Subway anchored shopping center, and on the southeast corner is a shopping center anchored by Dorose Liquor Jr. Market. This site will appeal to a developer, an owner & user or an investor with tenant(s) in mind.

### INVESTMENT SUMMARY

---

- Prime Signalized Corner Location
- **Located just in front of Kaiser Permanente Hospital !**
- Excellent Car Traffic Counts and Demographics
- Excellent Visibility and Exposure
- 150 ft of frontage along Roscoe Blvd.
- LAC2- Zoning
- Seller has plans for approximately a 7,500 SF shopping center

# Exhibit



**PROJECT SUMMARY:**  
**LEGAL DESCRIPTION:**  
 LOT NO. 1, EAST 1/2 OF LOT 14, T4S  
 TRACT NO. 116, 4, 18, 22S - 1/2  
**LOT AREA:**  
**ZONE:**  
 PROPOSED ONE STORY MINI SHOPPING CENTER  
**OCCUPANT:**  
**BUILDING TYPE:**  
**BUILDING AREA:** 11,750 SQ. FT. (PROPOSED)  
**PARKING REQUIRED:** 1150/250 = 31 SPACES  
**PARKING PROVIDED:** 31 SPACES  
 15' STANDARD OF HIGH SANS PPK DISABLED  
 1/2 (COMPACT) (81 X 48 = 10)  
**31 SPACES TOTAL**

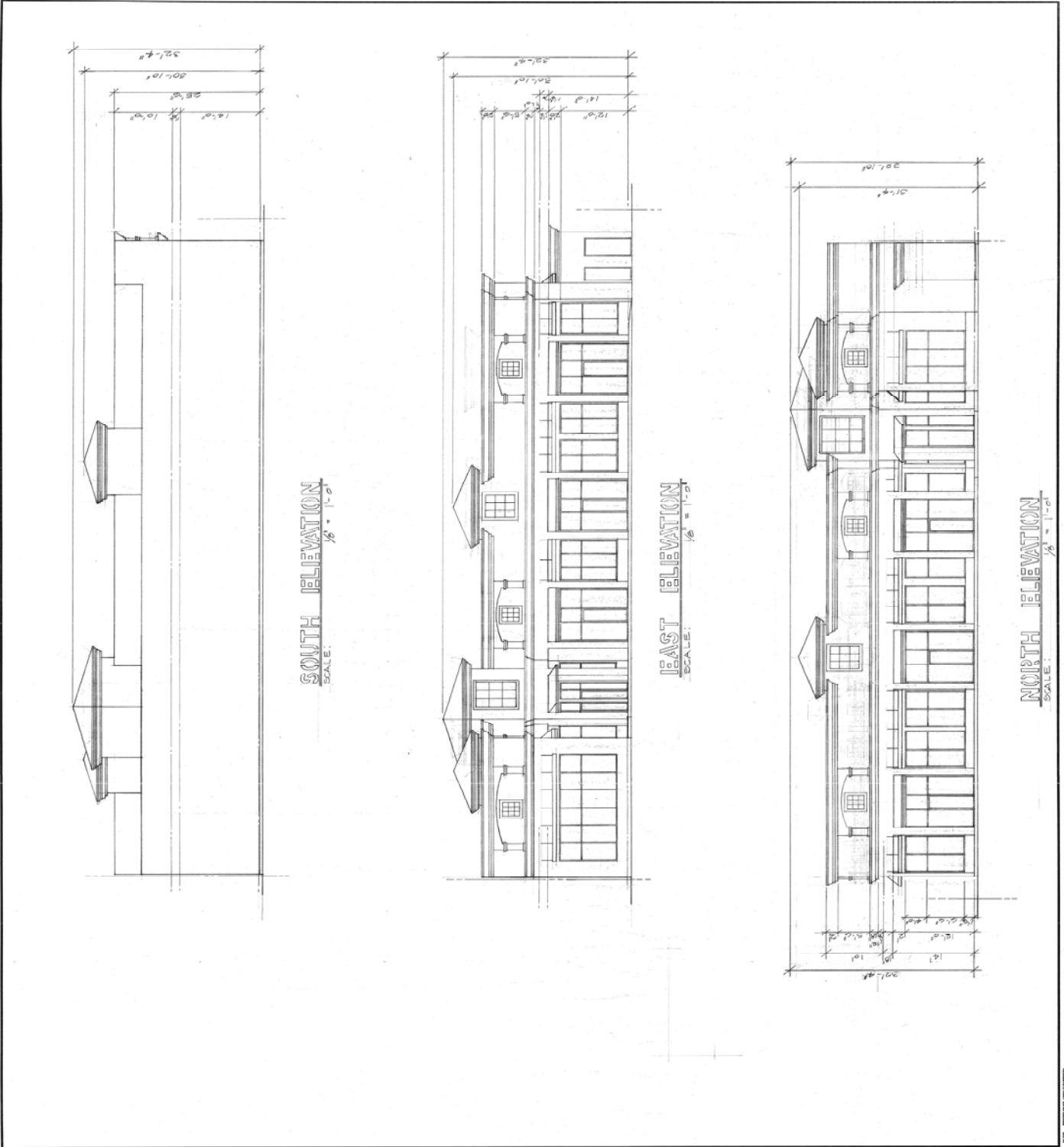
**PROJECT:** MINI SHOPPING CENTER  
**OWNER:** ADMAR L.C. 4321 WILSHIRE BLVD. SUITE 430  
 13606 ROSCOE BLVD.  
**JOB:** 13606 ROSCOE BLVD.  
**DATE:** 08/09  
**SCALE:** 1/8" = 1'-0"  
**DATE:** 08/09  
**BY:** [Signature]  
**CHECKED:** [Signature]  
**DATE:** 08/09  
**BY:** [Signature]  
**CHECKED:** [Signature]  
**DATE:** 08/09

**PLOT PLAN**  
 SCALE: 1/8" = 1'-0"

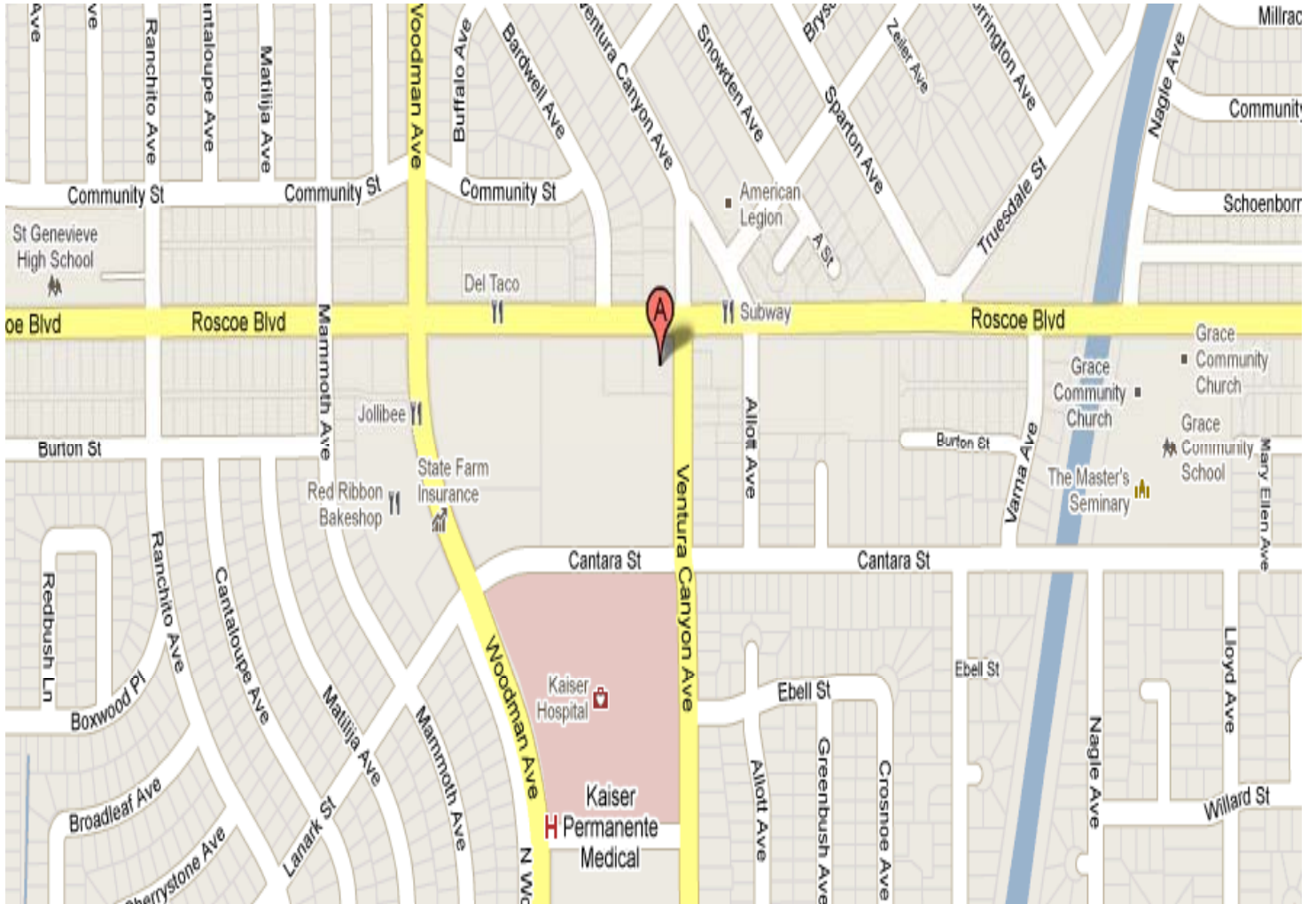
REVISIONS BY	DATE	DESCRIPTION

# Exhibit

PROJECT	MINI SHOPPING CENTER
OWNER	ADMARF LLC
JOB	13606 ROSCOE BLVD.
DATE	SEP 06
SCALE	1/8" = 1'-0"
DRAWN	EDJ/ABC
CHECKED	
DATE	
SHEET	5
TOTAL SHEETS	21



# Aerial Map



# Aerial Map



# Photos



# Photos



Looking West of Subject Property



Looking East of Subject Property





Northeast Corner



Southeast Corner

# Parcel Map



CODE  
13

# Summary Demographic Profile

## Census, Estimates & Projections

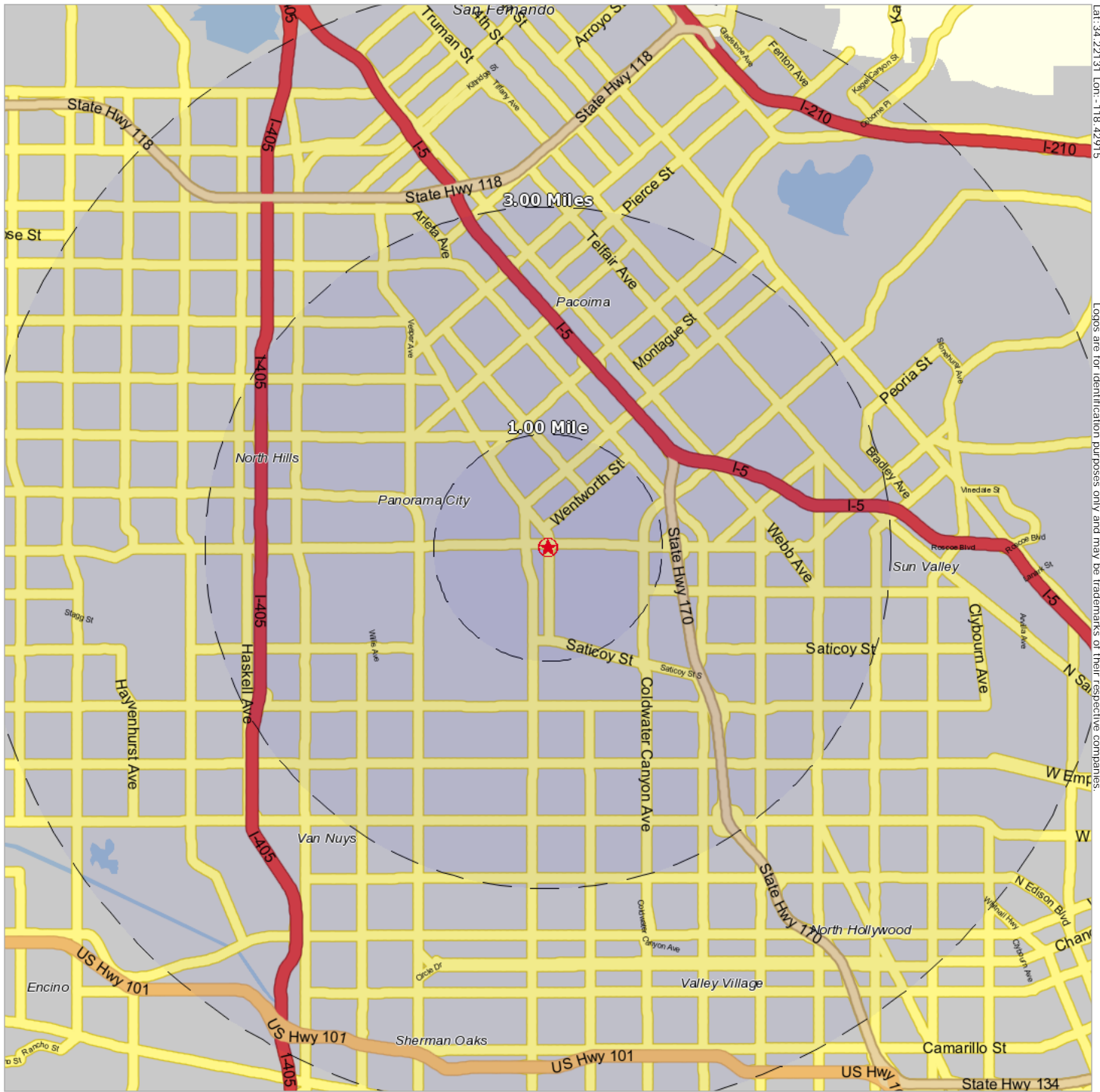
Lon: -118.429152 / Lat: 34.221313

November 2010

13606 Roscoe Blvd. Panorama, CA	1.00 Mile	3.00 Miles	5.00 Miles
<b>Population</b>			
(2010) Estimated Population	29,081	350,106	714,953
(2015) Projected Population	30,094	366,282	733,297
(2000) Census Population	29,051	339,627	695,887
(1990) Census Population	24,692	286,533	612,480
Historical Annual Growth 1990 to 2010	1.2 %	1.5 %	1.1 %
Projected Annual Growth 2010 to 2015	0.7 %	0.9 %	0.5 %
(2010) Median Age	34	31	32
<b>Households</b>			
(2010) Estimated Households	7,979	94,389	215,463
(2015) Projected Households	8,481	100,082	223,722
(2000) Census Households	8,068	93,027	213,380
(1990) Census Households	7,996	87,880	201,975
Historical Annual Growth 1990 to 2010	0.0 %	0.5 %	0.4 %
Projected Annual Growth 2010 to 2015	1.3 %	1.2 %	0.8 %
<b>Race &amp; Ethnicity (Estimated)</b>			
(2010) White	71.4 %	76.5 %	78.9 %
(2010) Black or African American	5.7 %	6.8 %	6.7 %
(2010) Asian & Pacific Islander	19.6 %	12.7 %	10.8 %
(2010) American Indian & Native Alaskan	1.0 %	1.2 %	1.1 %
(2010) Other Races	2.3 %	2.8 %	2.4 %
(2010) Hispanic	55.3 %	69.5 %	61.3 %
<b>Income (Estimated)</b>			
(2010) Average Household Income	\$70,794	\$56,839	\$65,542
(2010) Median Household Income	\$53,339	\$41,119	\$47,887
(2010) Per Capita Income	\$19,586	\$15,595	\$20,198
<b>Education (Age 25+)</b>			
(2010) Elementary	14.1 %	22.8 %	18.6 %
(2010) Some High School	12.0 %	14.0 %	12.5 %
(2010) High School Graduate	25.7 %	23.4 %	23.3 %
(2010) Some College	16.6 %	15.4 %	17.0 %
(2010) Associates Degree Only	6.6 %	5.3 %	6.0 %
(2010) Bachelors Degree Only	19.3 %	13.5 %	15.7 %
(2010) Graduate Degree	5.6 %	5.5 %	6.9 %
<b>Business</b>			
Number of Businesses	872	10,341	25,057
Total Number of Employees	8,345	94,385	246,940
Employee Population per Business	9.6	9.1	9.9
Residential Population per Business	33.4	33.9	28.5

Demographic Source: Applied Geographic Solutions / TIGER Geography

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



Lat: 34.22131 Lon: -118.42915  
 Logos are for identification purposes only and may be trademarks of their respective companies.

Demographic Source: Applied Geographic Solutions / TIGER Geography

©2010 Sites USA Inc., Chandler, AZ (480) 491-1112. All Rights Reserved.

*13606 Roscoe Blvd.  
 Panorama, CA*

*November, 2010*