

REDEVELOPMENT PORTFOLIO

8540

WOODMAN AVE

PANORAMA CITY, CA 91402



STRATTON
INTERNATIONAL



8540
WOODMAN AVE
PANORAMA CITY, CA 91402



Daniel Stratton

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STRATTON INTERNATIONAL, INC.



REDEVELOPMENT PORTFOLIO

3 PARCELS

3,114 TOTAL BLDG SQ.FT.

23,355 TOTAL LOT SQ.FT.



OFFERING SUMMARY

8540

WOODMAN AVENUE

PANORAMA CITY, CA 91402

Stratton International is pleased to present 8540 Woodman Avenue, a 3,114 sq.ft. office and residential building area on 23,355 sq.ft. of LARD5/LACR zoned land in Panorama City, CA 91402. This is a portfolio of redevelopment opportunity for retail, multifamily, and contractor storage.

This property is located in central Panorama City, placed midway between the 5 Freeway and the 405 Freeway. The fenced perimeter surrounds a small commercial building and a residential building. The sizeable building frontage spans Woodman Avenue around to meet with Ventura Canyon Avenue. Contact Daniel Stratton for more information regarding this turn-key opportunity.

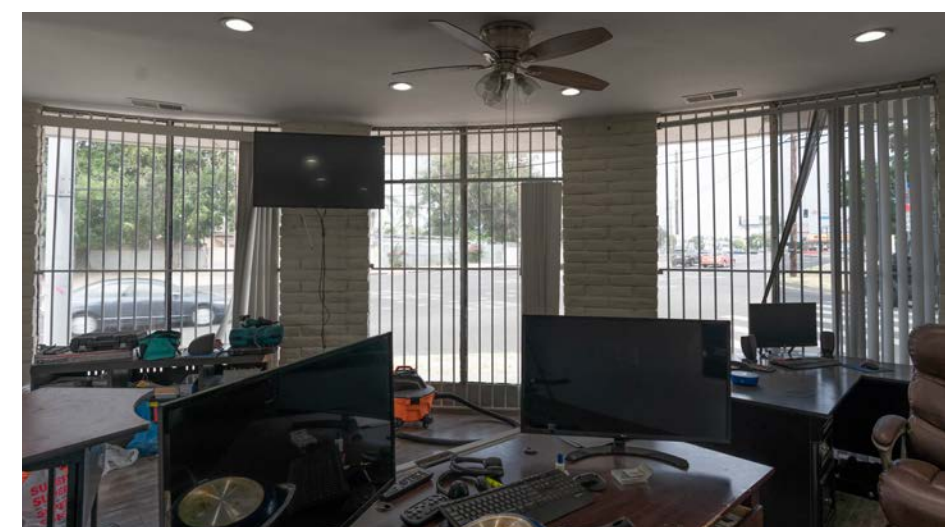
BUILDING SQ.FT	3,114±
LOT SIZE SQ.FT	23,355±
YEAR BUILT	1960
FLOORS	1
APN(S)	2637-021-005, 006, 007
ZONING	LARD5, LACR
POWER	TBD
FRONTAGE	169' VENTURA CANYON AVE 182' WOODMAN AVE

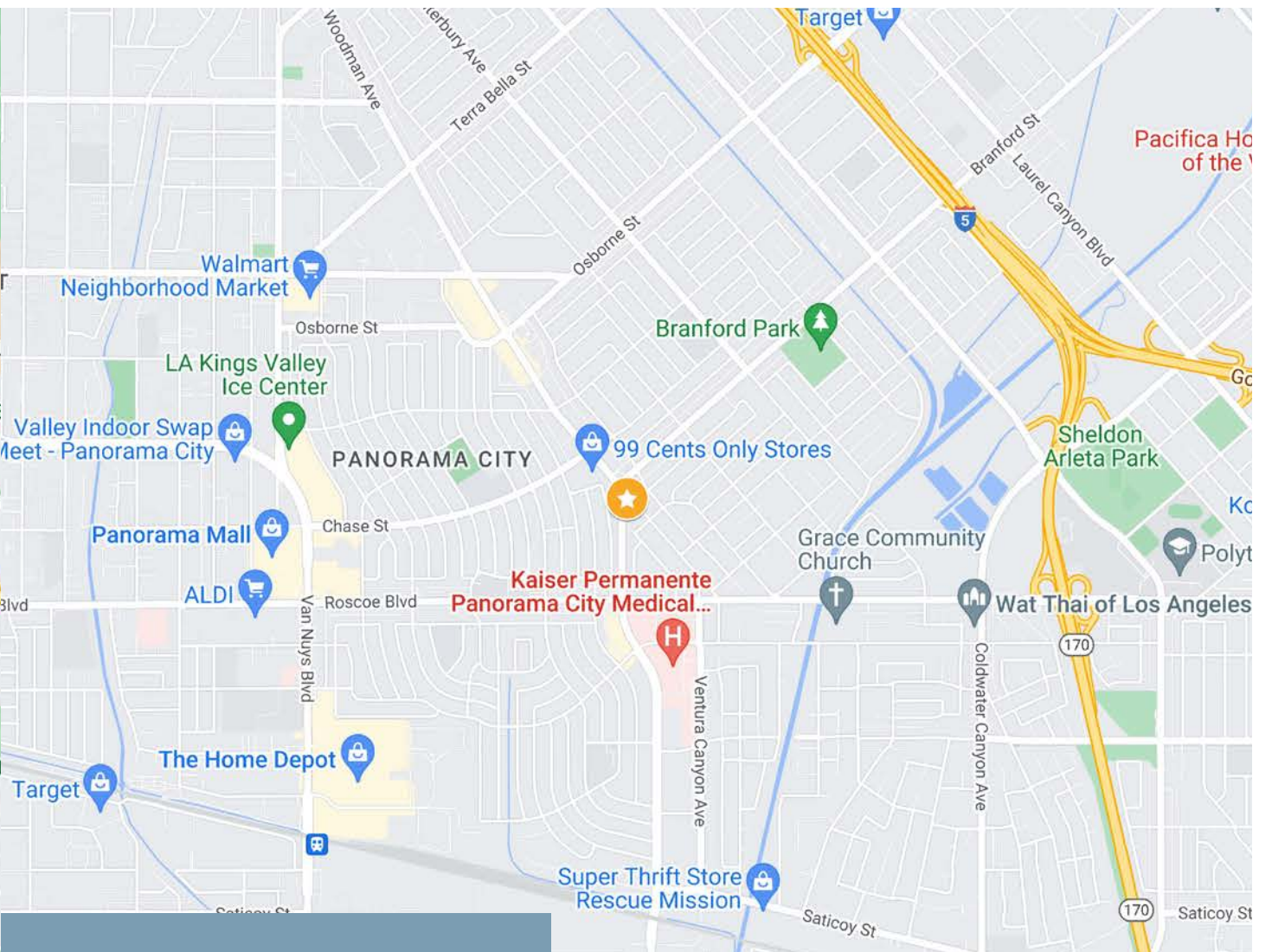
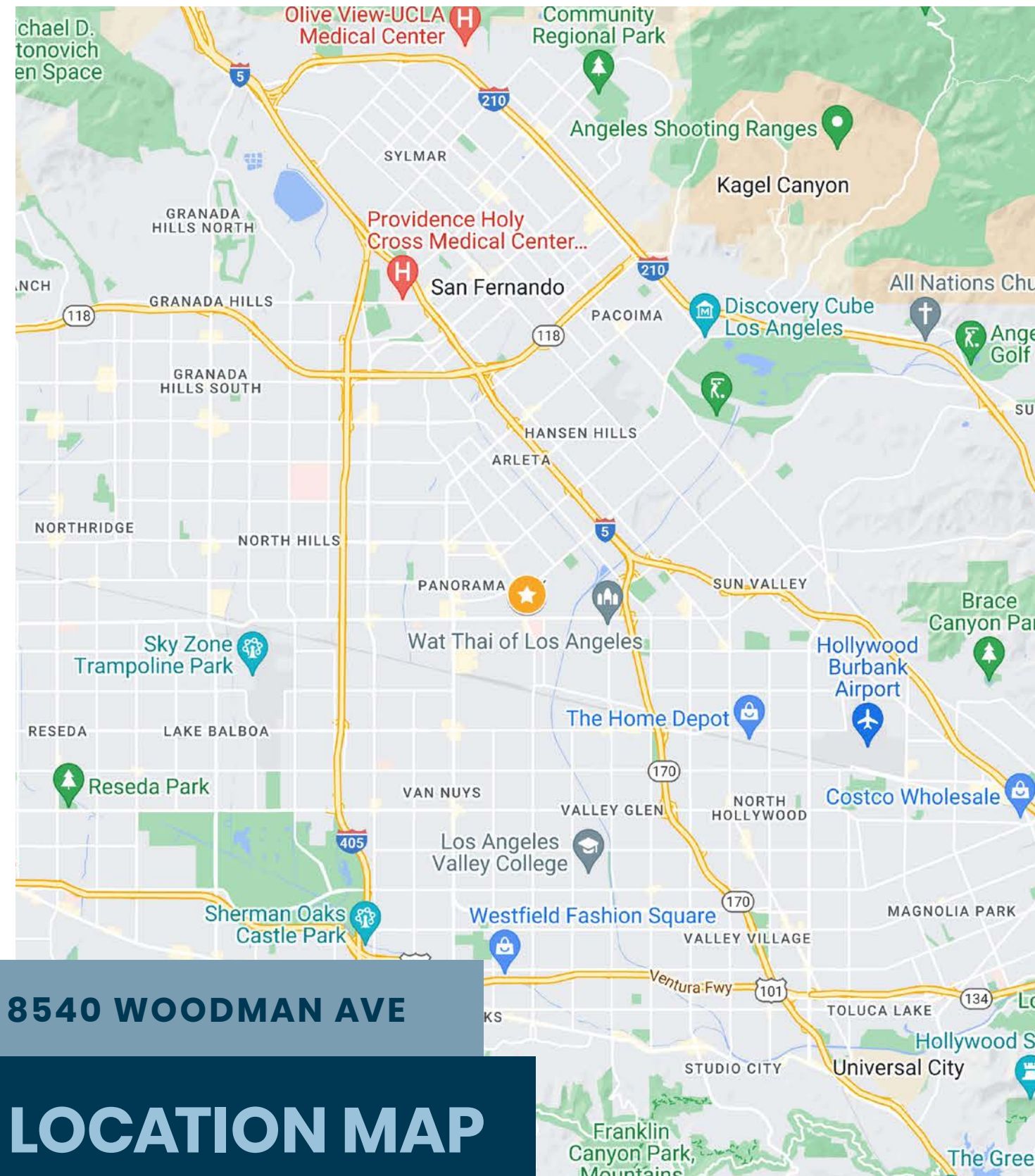












DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
2022 Population	173,396	727,651	1,552,544
Annual Growth 2010-2022	0.2%	0.2%	0.3%
2022 Households	44,321	214,193	543,422
Annual Growth 2010-2022	0.6%	0.6%	0.6%
Avg Household Income	\$77,450	\$85,815	\$104,551



8540

WOODMAN AVE

3 PARCELS - 3,114 SQ.FT. BLDGS - 23,355 SQ.FT. LOT

STRATTON
INTERNATIONAL

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PREPARED BY



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