

# OFFICE BUILDING FOR SALE



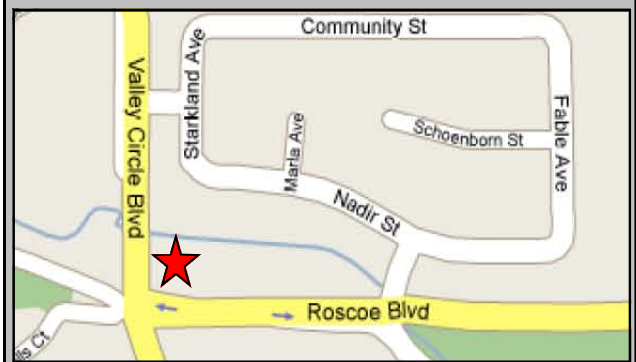
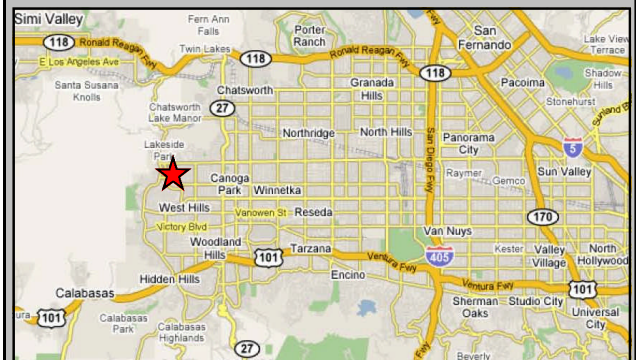
## 8300 VALLEY CIRCLE BOULEVARD, WEST HILLS (NEC of Valley Circle & Roscoe Boulevard)

**PRICE:** \$3,500,000.00  
Cash or cash to a new loan

**BUILDING:** 13,041 square foot  
Concrete Block, built in 2004  
40 parking spaces, 3/1,000

**LAND:** 27,878 square feet or .64 acres  
APN 2005-021-017  
Zoned LAC2

- ◆ *New Construction*
- ◆ *Corner Location*
- ◆ *Excellent Parking*
- ◆ *Ideal for Owner-User*



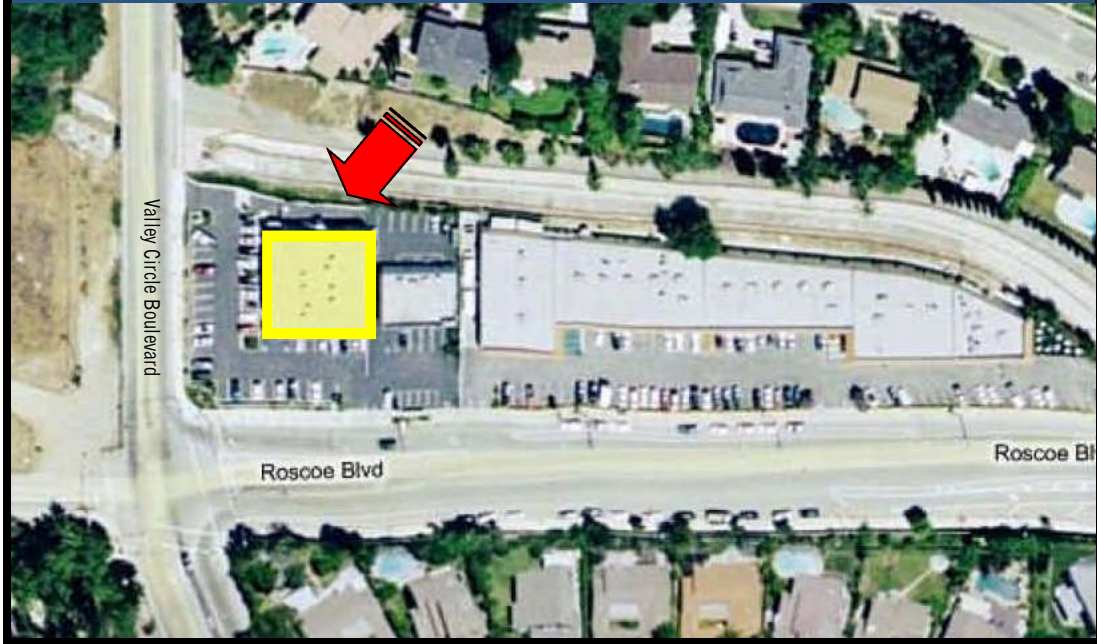
**For More Information Contact:**

**JON PALEY 818-225-1300**

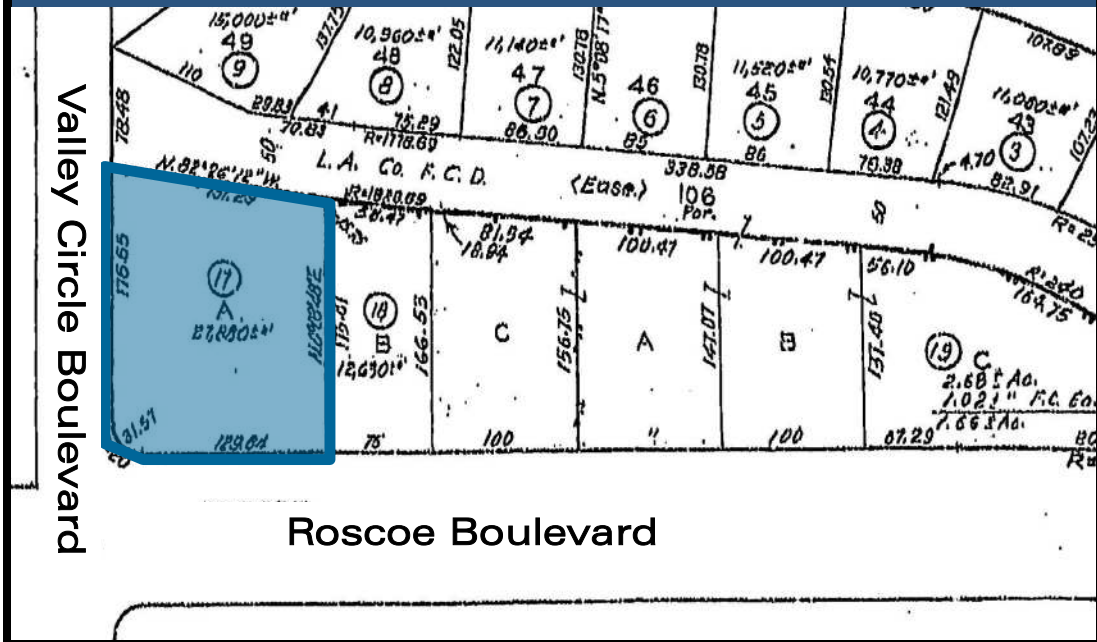


8300 Valley Circle Boulevard • West Hills, CA 91304  
APN: 2005-021-017

### AERIAL PHOTO



### PLAT MAP



# Neighborhood Demographics

8300 VALLEY CIRCLE BOULEVARD, WEST HILLS CA 91304-3023  
APN: 2005-021-017 LOS ANGELES COUNTY

Population	ZIP 91304	National
2000	47,656	281,421,906
2008	51,218	309,299,265
2013	53,168	328,770,749
Growth Rate	0.9%	1.2%
Growth Percentile	54.0%	

Households	ZIP 91304	National
2000	16,050	105,480,101
2008	16,644	116,384,754
2013	17,153	123,932,585
Household Growth Rate	0.4%	1.2%
Average Household Size	3.0	2.6

Families	ZIP 91304	National
2000	11,613	71,787,347
2008	12,047	78,006,259
Family Growth Rate	0.4%	1.0%

Age Distribution	ZIP 91304	National
0-4	7.7%	6.9%
5-9	7.4%	6.5%
10-14	7.7%	6.7%
15-19	7.5%	7.1%
20-24	6.6%	7.0%
25-44	28.9%	27.4%
45-64	24.3%	25.8%
65-84	8.4%	10.7%
85+	1.5%	1.9%

# Neighborhood Demographics

8300 VALLEY CIRCLE BOULEVARD, WEST HILLS CA 91304-3023  
APN: 2005-021-017 LOS ANGELES COUNTY

Median Age	ZIP 91304	National
2008	34.7	36.8
Male/Female Ratio	49.6% / 50.4%	49.1% / 50.9%

Household Income	ZIP 91304	National
% <\$25K	16.0%	21.1%
% \$25K-50K	22.2%	24.4%
% \$50K-100K	35.4%	34.8%
% \$100K-150K	13.0%	11.6%
% >\$150K	13.4%	8.0%

Median Household Income	ZIP 91304	National
2008	\$63,736.00	\$54,749.00
2013	\$73,980.00	\$64,042.00
Per Capita Income	\$29,022.00	\$28,151.00

Household Income Percentile	ZIP 91304	National
National	82.0%	
State	64.0%	

Courtesy of Paley Commercial Real Estate and Jim Medina  
Offered by FidelityPassport.com  
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