

Regina Heller Plaza

18310 - 18330 Oxnard Street ■ Tarzana, California



**Pride of Ownership
Unique Opportunity
Project Never Before Offered For Sale
Multi-Tenant Business Park in Heart of
San Fernando Valley**

The Heller Trust and The Carmichael Group is pleased to offer for the first time ever the Regina Heller Plaza for sale.

The Regina Heller Plaza is a 74,457 square foot, multi-tenant flex/industrial park with 26 units, ranging in size from 1,181 to 9,255 square feet.

The RH Plaza is advantageously located in the heart of the San Fernando Valley off the 101 freeway in Tarzana. Limited properties of this class and usability exist in the Tarzana area making this a highly desirable location for tenants. Its proximity to Ventura Blvd. shopping and MTA Orange Line add to the significance of this property.

The RH Plaza has an excellent mixture of flex/industrial and pure warehouse units. Most units have skylights and are fully air-conditioned with 15' ceiling clearance. View the Floor Plan tab for more detailed information.



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Location Features

Transportation

The Regina Heller Plaza is strategically situated along the 101 Freeway and minutes to the 405, 134, 118, 210 and 5. Provides tenants with easy drive times to Burbank Airport, Los Angeles Airport and within walking distance of the Reseda/Oxnard MTA Orange Line Station.



Tenant Benefits

The Regina Heller Plaza is minutes from Ventura Blvd. shopping.

Ample & Clean Parking

Parking is at 2/1,000 and in 100% concrete parking lots.

Fenced Yard

The property includes a 37,500 square foot concrete yard.

Crime

The Tarzana area has a low crime rate. Check it out yourself at LAPD's Crime Maps: www.lapdcrimemaps.org



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Building Features

Property Description:

74,278 square foot Class-A Multi-Tenant flex/industrial park. Very clean industrial park with clean uses.

Parcel:	2157-002-131	Cooling:	HVAC
Land Area:	3.1056 A	Bathroom:	1-2 Per Unit
Land SF:	135,279 SF	Ceiling Height:	15 Feet
Construction:	CTU	Lighting:	High Efficiency Fluorescent
Building:	74,457 SF	Unit Power:	100-200/Unit 240V/3 Phase
Units:	26	Parking:	2/1,000, 100% Concrete
Average Unit Size:	2,864 SF	Yard:	Fenced Concrete Yard
Unit Ranges:	1,181 to 9,255 SF	Loading:	Front, Roll Up



FOR SALE

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Photos



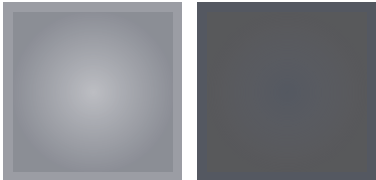
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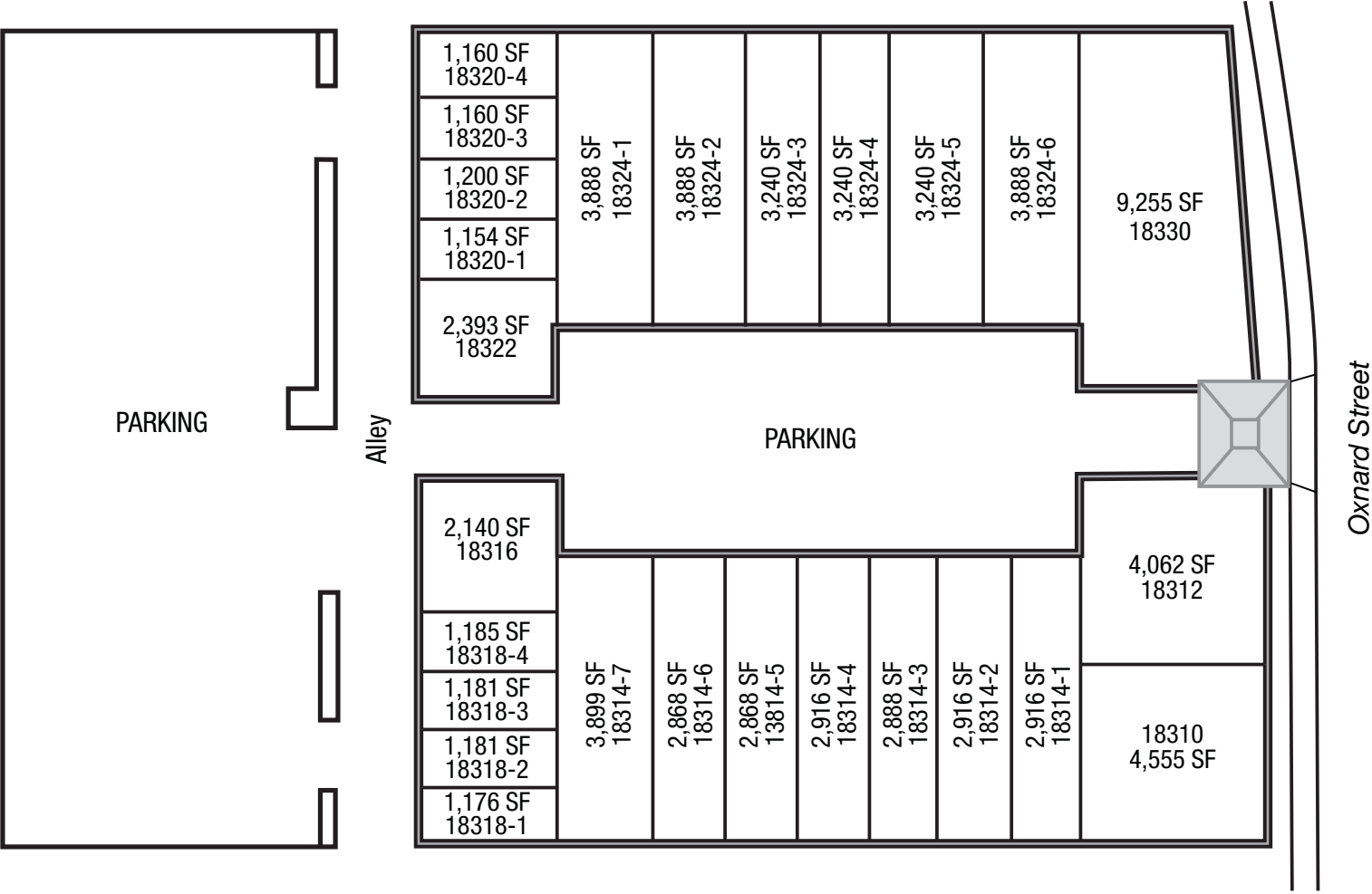
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Site Plan



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Site Plan Cont.

Address	Unit #	Sq. Ft.	Warehouse SF	Office SF	% Office	Restrooms
18310 Oxnard		4,555	2,755	1,800	40%	2
18312 Oxnard		4,062	1,562	2,500	62%	2
18314 Oxnard	Unit #1	2,916	2,216	700	24%	2
18314 Oxnard	Unit #2	2,916	2,520	396	14%	2
18314 Oxnard	Unit #3	2,888	2,648	240	8%	2
18314 Oxnard	Unit #4	2,916	2,676	240	8%	2
18314 Oxnard	Unit #5	2,868	2,548	320	11%	2
18314 Oxnard	Unit #6	2,868	2,168	700	24%	2
18314 Oxnard	Unit #7	3,899	2,899	1,000	26%	2
18316 Oxnard		2,140	640	1,500	70%	2
18318 Oxnard	Unit #1	1,176	1,176	0	-	1
18318 Oxnard	Unit #2	1,181	1,181	0	-	1
18318 Oxnard	Unit #3	1,181	0	1,181	100%	1
18318 Oxnard	Unit #4	1,185	1,185	0	0%	1
18324 Oxnard	Unit #1	3,888	1,888	2,000	51%	2
18324 Oxnard	Unit #2	3,888	3,648	240	6%	2
18324 Oxnard	Unit #3	3,240	3,000	240	7%	2
18324 Oxnard	Unit #4	3,240	2,640	600	19%	2
18324 Oxnard	Unit #5	3,240	2,940	300	9%	2
18324 Oxnard	Unit #6	3,888	0	3,888	100%	2
18320 Oxnard	Unit #1	1,154	954	200	17%	1
18320 Oxnard	Unit #2	1,200	400	800	67%	1
18320 Oxnard	Unit #3	1,160	1,160	0	-	1
18320 Oxnard	Unit #4	1,160	1,160	0	-	1
18322 Oxnard		2,393	1,193	1,200	50%	2
18330 Oxnard		9,255	5,255	4,000	43%	4
Total		74,457	50,412	24,045	32%	