



21965 Saddle Peak Road
Topanga, California 90290



Property Highlights

- Leased thru August 26, 2026
- Semi-annual 2.5% rent increases
- Sprawling Grounds with rolling hills , play area etc.
- Views of the Ocean,, Mountains, City Lights from Santa Monica to Downtown
- Current tenant is a licensed Rehab facility

Do not disturb tenant, show by appointment only

Rick Gold

Senior Executive Managing Director
310.806.6106
rgold@naicapital.com
CA DRE #00549936

Thomas Patriarca

Senior Vice President
310.806.6104
tpatriarca@naicapital.com
CA DRE #01249952

Executive Summary



Offering Summary

Sale Price:	\$5,000,000
Building Size:	4,021 SF
Available SF:	
Lot Size:	4.48 Acres
Price / SF:	\$1,243.47
Cap Rate:	0.5%
NOI:	\$24,759
Year Built:	1994

Property Overview

Leased Investment. The property is a 4 bedroom 5 bath dwelling that is leased to a rehap center until August 26, 2025.

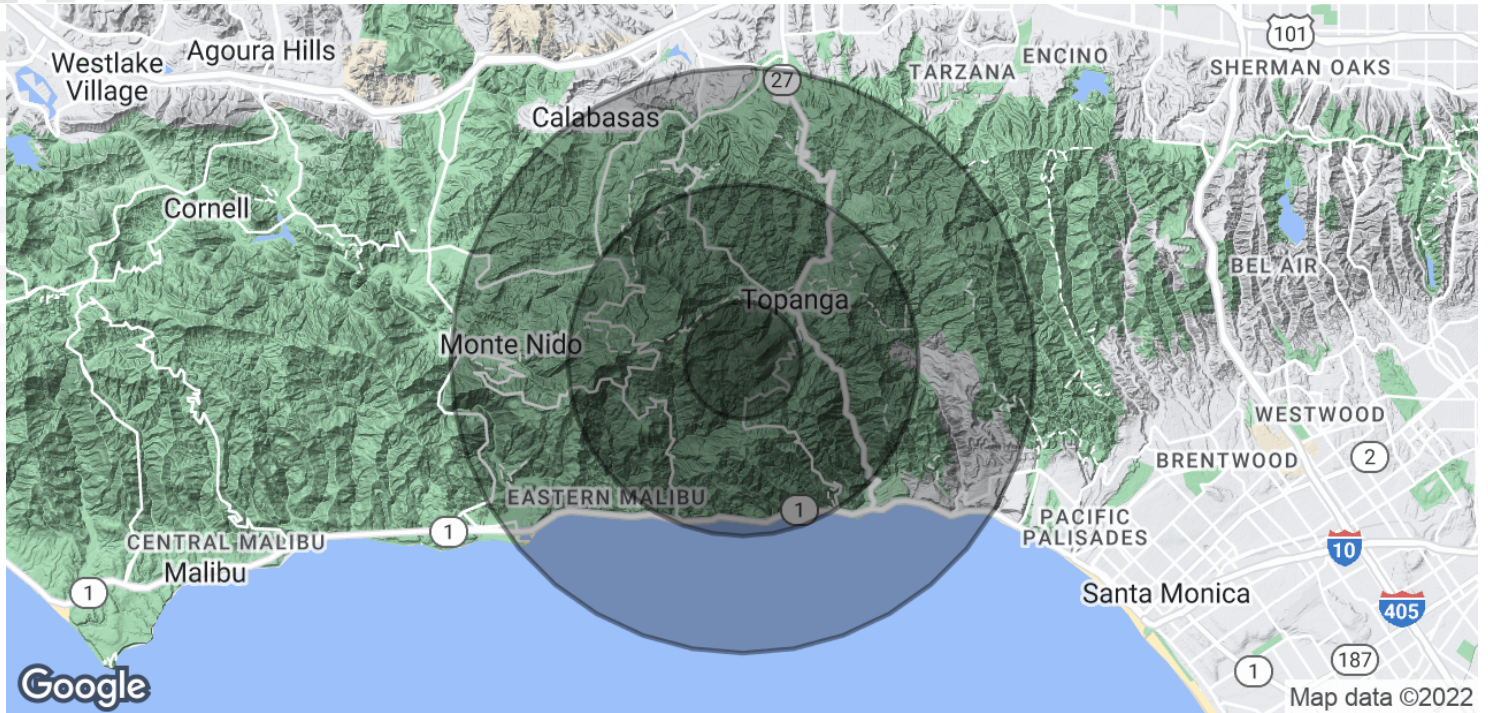
Property Photos



All measurements are approximate and not guaranteed. This illustration is provided for marketing and convenience only. All information should be verified independently. © Planomatic

Demographics

Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	772	8,806	36,415
Average Age	49.9	48.4	48.3
Average Age (Male)	51.0	48.2	48.0
Average Age (Female)	48.5	47.9	48.8
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	336	4,063	15,693
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$185,533	\$186,054	\$224,728
Average House Value	\$2,110,915	\$1,749,805	\$1,700,005

* Demographic data derived from 2020 ACS - US Census