



9900 San Fernando Rd

Pacoima, CA 91331

Industrial Property For Sale

Presented By:

Alex Matevosian

Broker

alex@pacificwestbrokerage.com

818.482.3830



Pacific West Commercial Real Estate Services 4116 W Magnolia Blvd Burbank, CA 91505 pacificwestbrokerage.com

Pacific West Commercial Real Estate Services DRE 02211621/02047572. Information contained herein deemed reliable but not guaranteed.

Property Summary



PROPERTY CHARACTERISTICS

- ▶ FREE STANDING
- ▶ ZONED M1
- ▶ 3 GROUND LEVEL LOADING DOORS; 10x16 & 13x26
- ▶ 2 CURB CUTS
- ▶ EXCESS LAND
- ▶ CLEAR HEIGHT 12-14 FT
- ▶ PARKING RATIO 2.7 PER THOUSAND
- ▶ POWER 3-PHASE 400 AMPS
- ▶ WOOD FRAME, STUCCO & METAL CONSTRUCTION
- ▶ PRIVATE YARD/GATED
- ▶ APN 2537-014-022

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OFFERING SUMMARY

Sale Price:	\$3,060,000
Lot Size:	21,733 SF
Building Size:	8,000 SF
Year Built:	1948

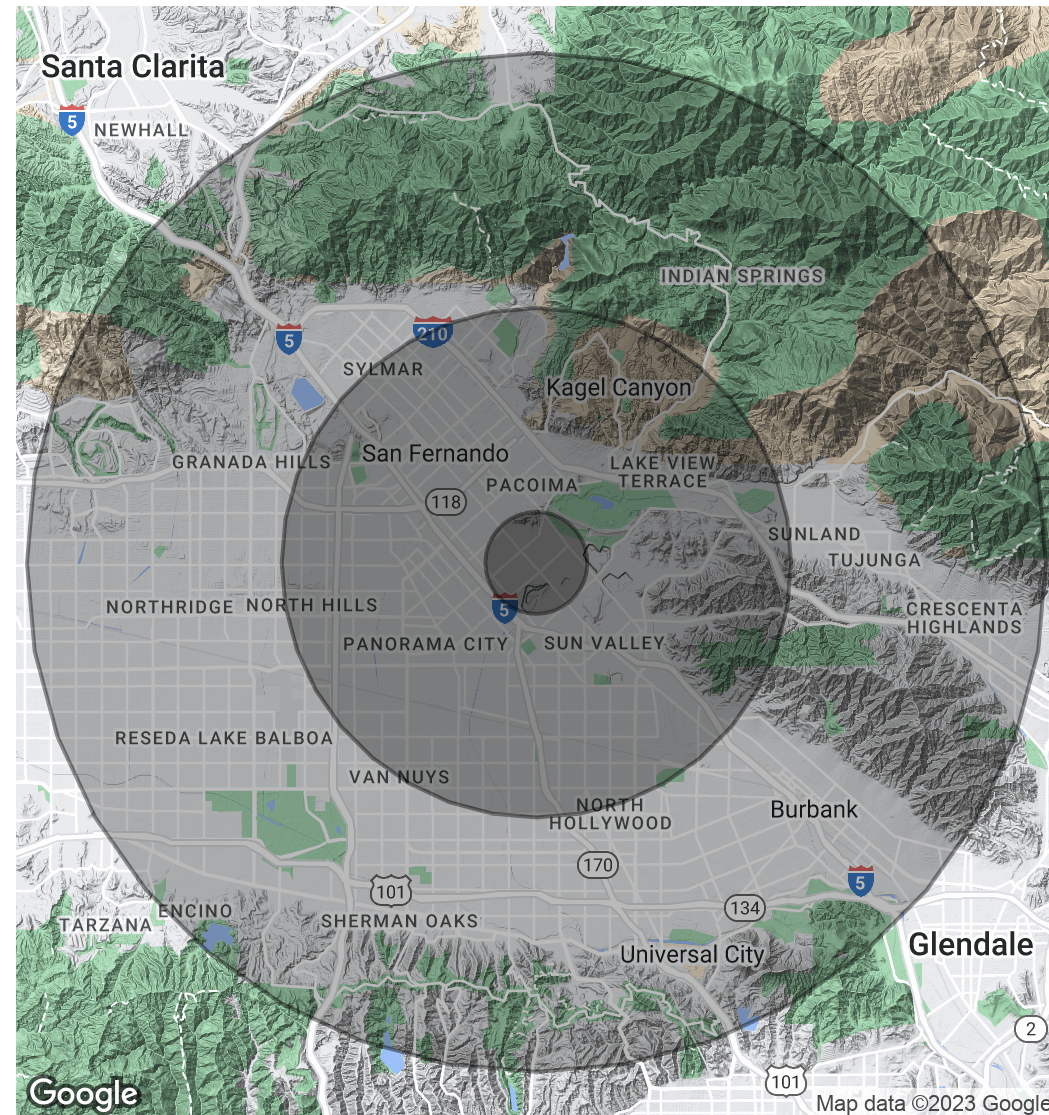
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	5,267	170,650	524,671
Total Population	22,259	583,610	1,466,016
Average HH Income	\$76,323	\$76,725	\$98,824

Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	22,259	583,610	1,466,016
Average Age	33.1	35.6	38.5
Average Age (Male)	32.8	34.8	37.3
Average Age (Female)	33.6	36.6	39.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,267	170,650	524,671
# of Persons per HH	4.2	3.4	2.8
Average HH Income	\$76,323	\$76,725	\$98,824
Average House Value	\$396,883	\$470,134	\$646,990

** Demographic data derived from 2020 ACS - US Census*



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Executive Summary



Alex Matevosian is proud to present 9900 San Fernando Rd, in the City of Pacoima. This freestanding building spans across 8,000 square feet of open floor space, featuring 10% dedicated to office space that can be easily reconfigured to accommodate additional manufacturing requirements. The warehouse features 3 ground level loading doors, and 400 amps of power. The property has over 21,000 square feet of M1 zoned land, with 70 feet of frontage, and 2 curb cuts making it ideal for truck loading and unloading.

An excellent location for a wide range of industrial manufacturing uses, and in close proximity to the 5, 170, 118, and 210 freeways. The property will be delivered vacant at or upon the close of escrow. Buyer & Buyer's Agent to do their own due diligence regarding zoning, building configuration & components.

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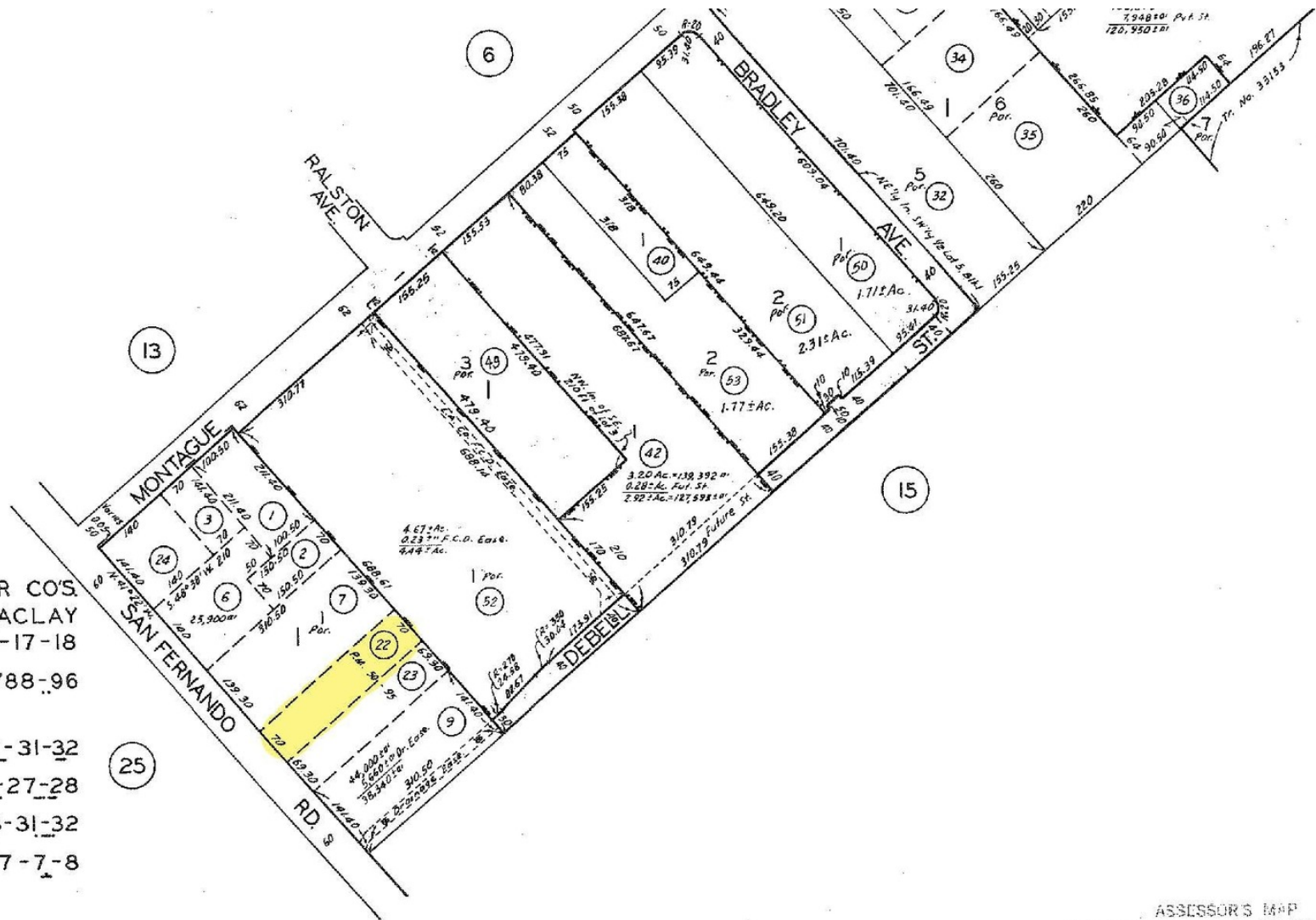
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Parcel Map

LOS ANGELES LAND AND WATER CO'S.
SUBDIVISION OF A PART OF MACLAY
RANCHO M. B. 3-17-18
TRACT NO. 29412 M. B. 788-96
CONDOMINIUM
TRACT NO. 29944 M. B. 847-31-32
TRACT NO. 29740 M. B. 897-27-28
TRACT NO. 37157 M. B. 948-31-32
PARCEL MAP P. M. 157-7-8

FOR PREV. ASSMT SEE:
881 - 310
2537 - 15 & 16



ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CA

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Zoning Map



Address: 9900 N SAN FERNANDO ROAD
APN: 2537014022
PIN #: 201B165 41

Tract: P M2740
Block: None
Lot: A
Arb: None

Zoning: M1-1-CUGU
General Plan: Light Manufacturing



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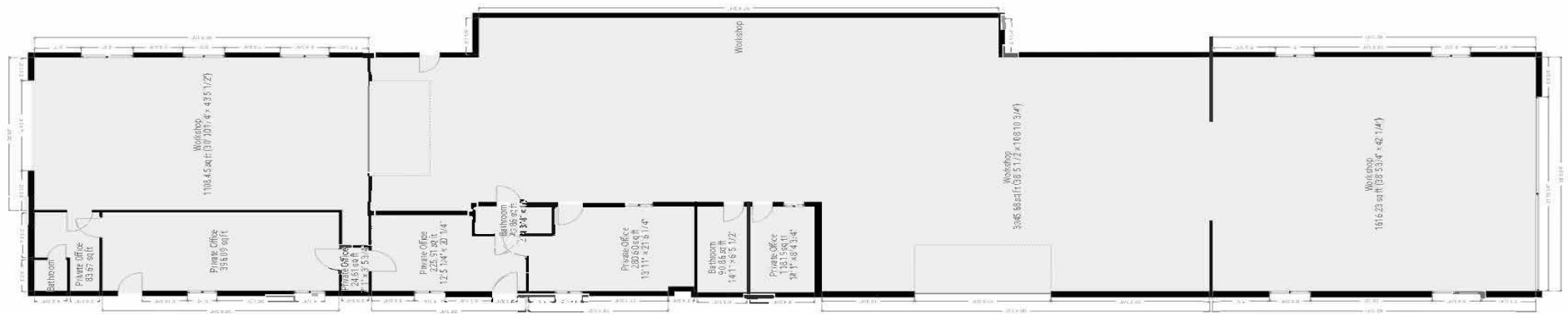
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Floor Plan



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Regional Map



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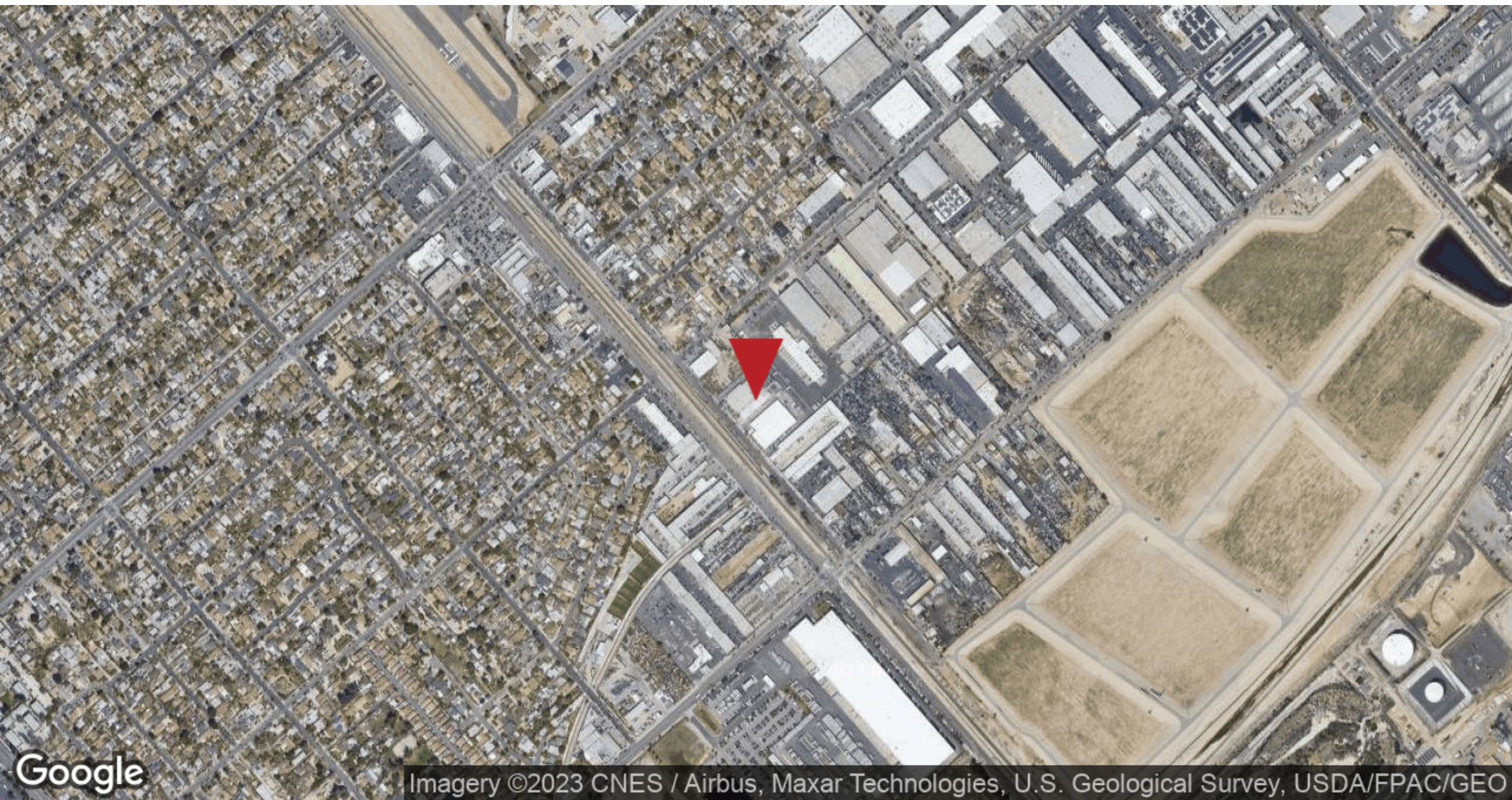
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Aerial Map



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Photos



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