



12455 Branford Street Unit 10

Los Angeles, CA 91331

Industrial Property For Sale

Alex Matevosian

Broker

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818.482.3830

CalDRE #DRE 02047572



CalDRE #02211621 pacificwestbrokerage.com

Pacific West Commercial Real Estate Services is a licensed real estate brokerage in the state of California, DRE 02211621. Info contained herein deemed reliable but not guaranteed.

Property Summary



PROPERTY HIGHLIGHTS

- ▶ Unit Size: 2,530 SF
- ▶ Zoning: M1
- ▶ Clearance Height: 14 Feet
- ▶ 12 Foot Ground Level Loading Door
- ▶ 100 SF of Office Space
- ▶ 2 Bathrooms
- ▶ Easy Loading & Unloading
- ▶ Affordable HOA Dues
- ▶ Power: 3 Phase 400 AMPS

OFFERING SUMMARY

Sale Price:	\$1,075,000
Building Size:	2,530 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	309	1,220	5,602
Total Population	1,502	5,306	23,609
Average HH Income	\$98,571	\$90,114	\$74,195

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Property Description



PROPERTY DESCRIPTION

Pacific West Commercial Real Estate Services is proud to present an industrial condo located in the heart of Pacoima. Built in 1980, this unit is zoned M1 and approximately 2,530 square feet. The office measurements include a 10 x 10 reception area with two bathrooms. The warehouse features a 12 foot ground level loading door, a 14 foot clearance, and 400 amp three phase power.

Being in close proximity to the 5, 210, 170, 118, and 405 freeways makes this condo a prime location. The unit will be delivered vacant upon the close of escrow. No guarantee, warranty or representation of any kind is made regarding the accuracy of descriptions or measurements. Buyer & Buyer's Agent to do their own due diligence and independently verify square footage, property condition, measurements, zoning, building configuration & components.

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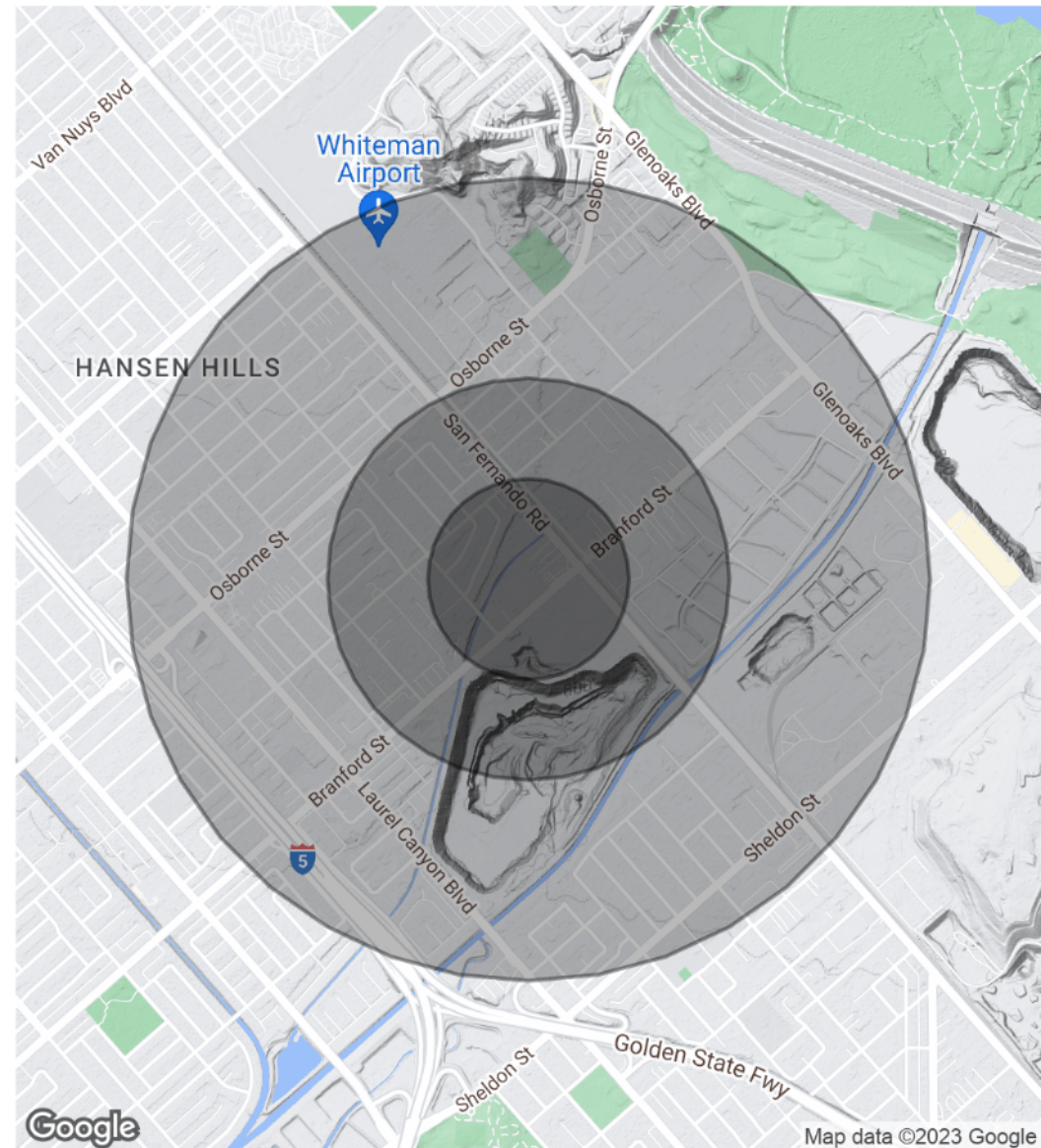
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Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,502	5,306	23,609
Average Age	35.6	35.4	33.6
Average Age (Male)	35.3	35.6	33.0
Average Age (Female)	34.1	35.2	34.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	309	1,220	5,602
# of Persons per HH	4.9	4.3	4.2
Average HH Income	\$98,571	\$90,114	\$74,195
Average House Value	\$455,702	\$437,706	\$387,223

* Demographic data derived from 2020 ACS - US Census



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Parcel Map



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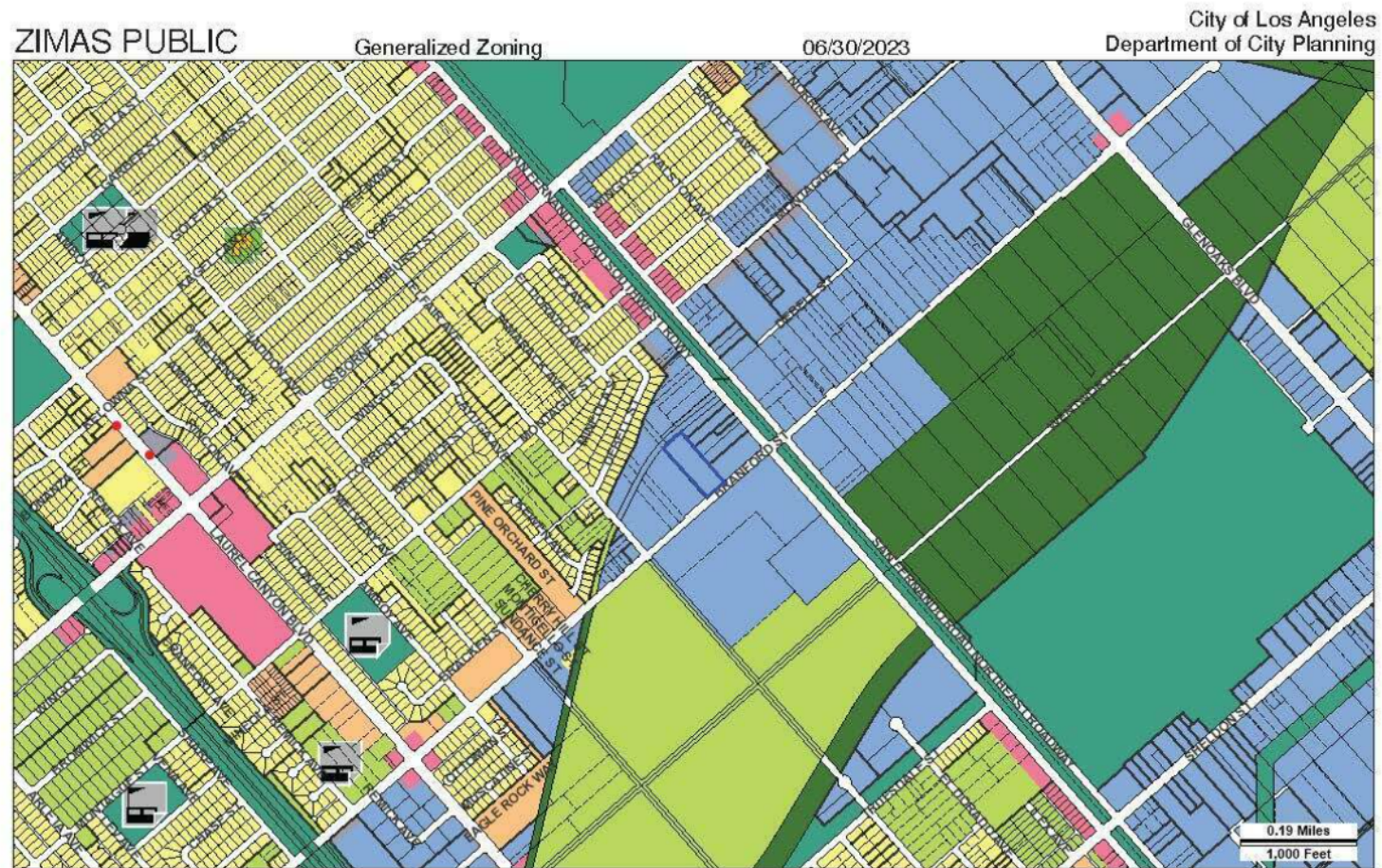
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Zoning Map



Address: 12455 Branford St Zoning: M1-1-CUGU General Plan: Limited Manufacturing



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Photos



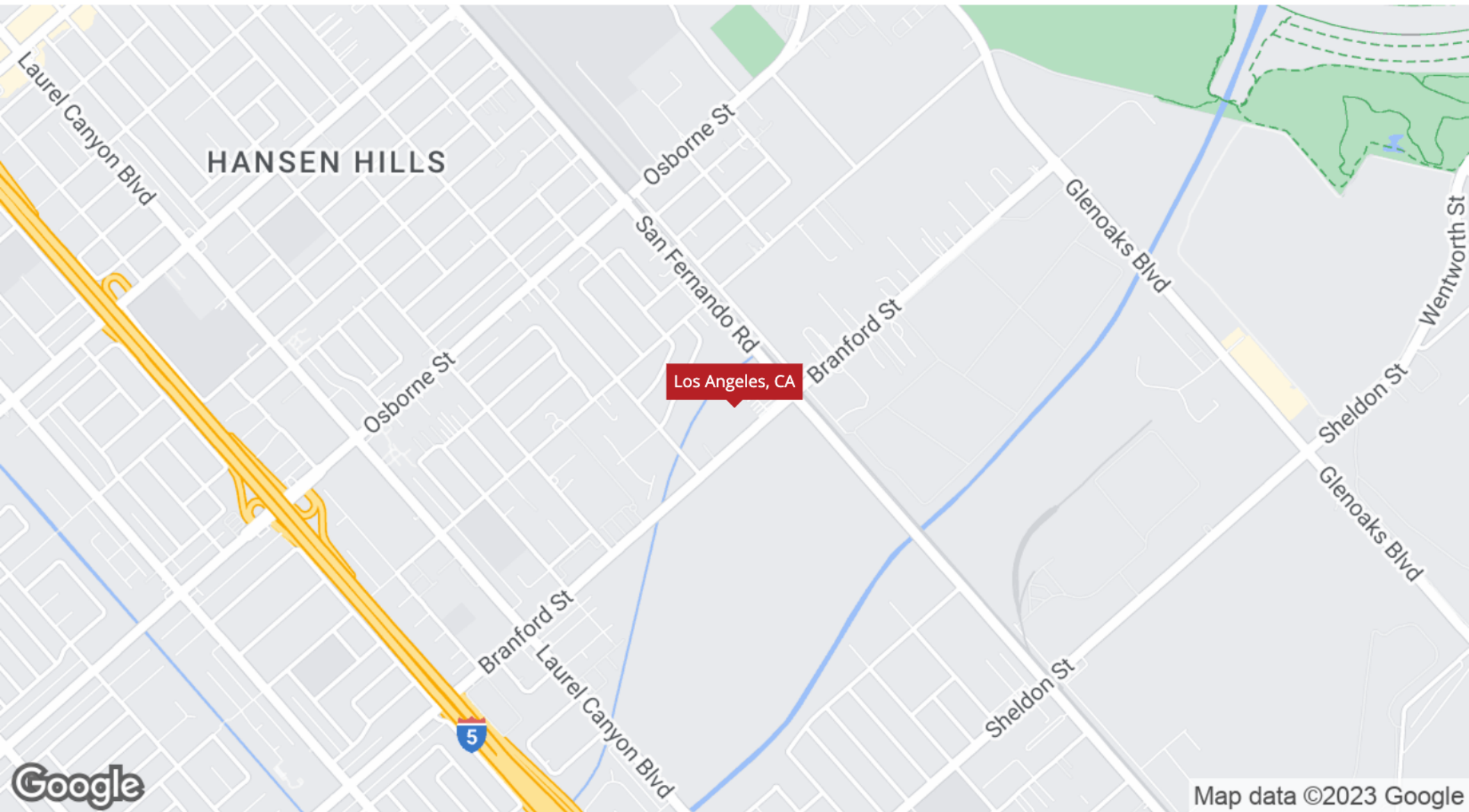
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Regional Map



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Aerial Map



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