



12606 Foothill Blvd
Los Angeles, CA 91342

Alex Matevosian
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CalDRE #DRE 02047572

MIG | **COMMERCIAL
REAL ESTATE**
SERVICES, INC

CalDRE #02211621 migcres.com

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

Property Summary



PROPERTY CHARACTERISTICS

- ▶ Freestanding
- ▶ Proximity to the 210, 118, and 5 Freeways
- ▶ Industrial M1 (Light Manufacturing Zoning)
- ▶ Heavy Street Exposure on Foothill Blvd
- ▶ Excess land 94 % land coverage
- ▶ Lot Dimensions - 75 x 175
- ▶ Ideal Access for Ingress and Egress
- ▶ Seller Willing to Carry
- ▶ 25 Foot Driveway on Foothill Blvd

OFFERING SUMMARY

Asking Price:	\$1,500,000
Price Per Square Foot:	\$120 (on land)
Zoning:	M1
Building Size:	758 SF
Lot Size:	12,455 SF
APN:	2527-013-073

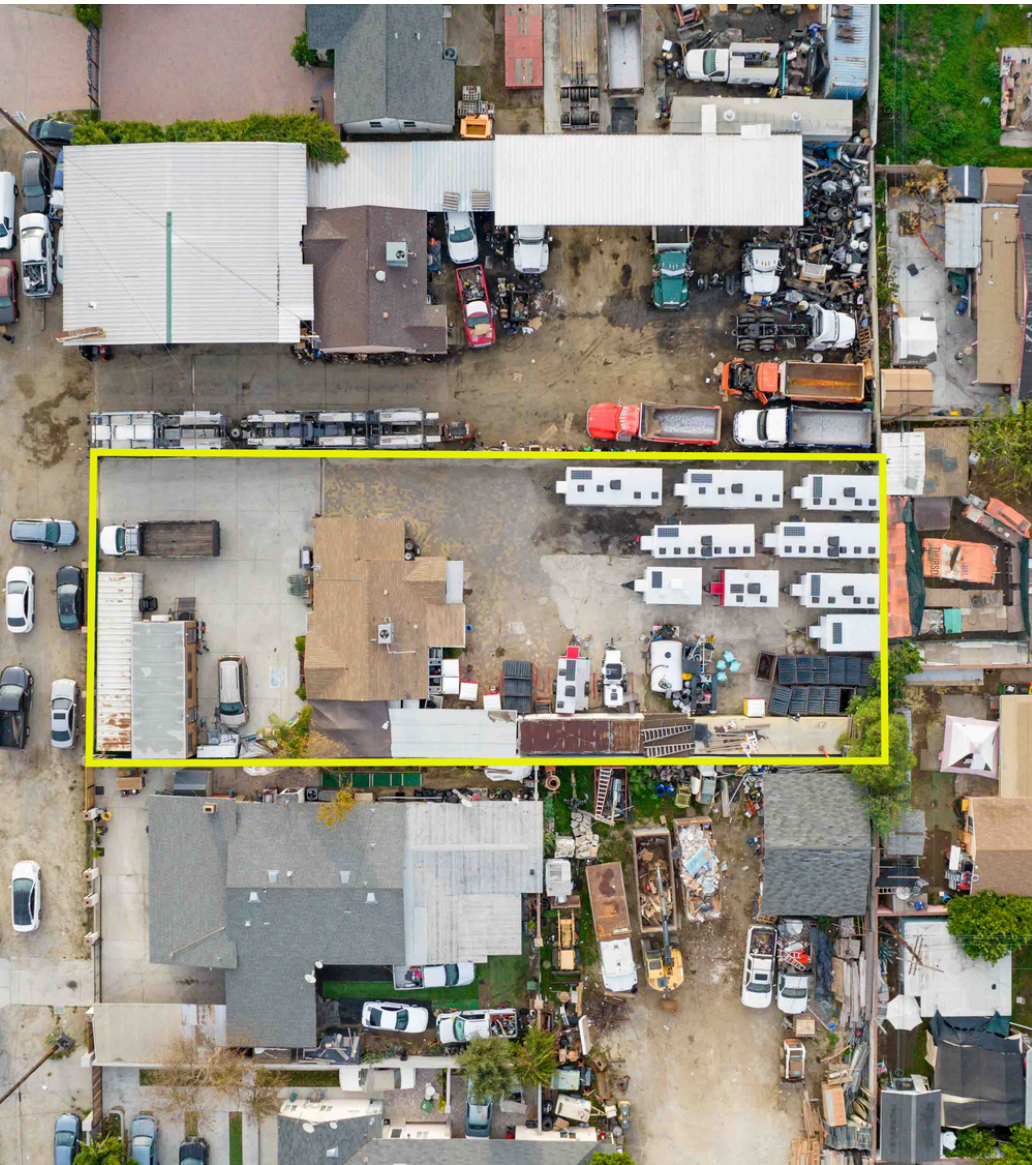
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Property Description



MIG Commercial Real Estate Services Inc proudly presents an opportunity at 12606 Foothill Blvd in Sylmar. Available for sale at \$1,500,000 and also available for lease at \$7,500/month. Seller is willing to carry. This secure, gated property spans 12,455 square feet of industrial M1 zoned land and features a 758 square foot structure with 2 beds and 1 bath. Ideal for an owner user looking to take advantage of SBA Financing or SELLER CARRY FINANCING. Also Ideal for a value add investor looking to develop and build on the excess land. The property is close in proximity to the 5, 210, and 118 Freeways, making it highly appealing for businesses seeking seamless connectivity. With its versatile M1 zoning, this property allows flexibility for various Commercial/Industrial uses, Including Truck Parking, Commercial Vehicle Rental Storage, Contractors Yard, and Equipment Rentals name a few .Contact MIG today to explore the possibilities.

Please note that 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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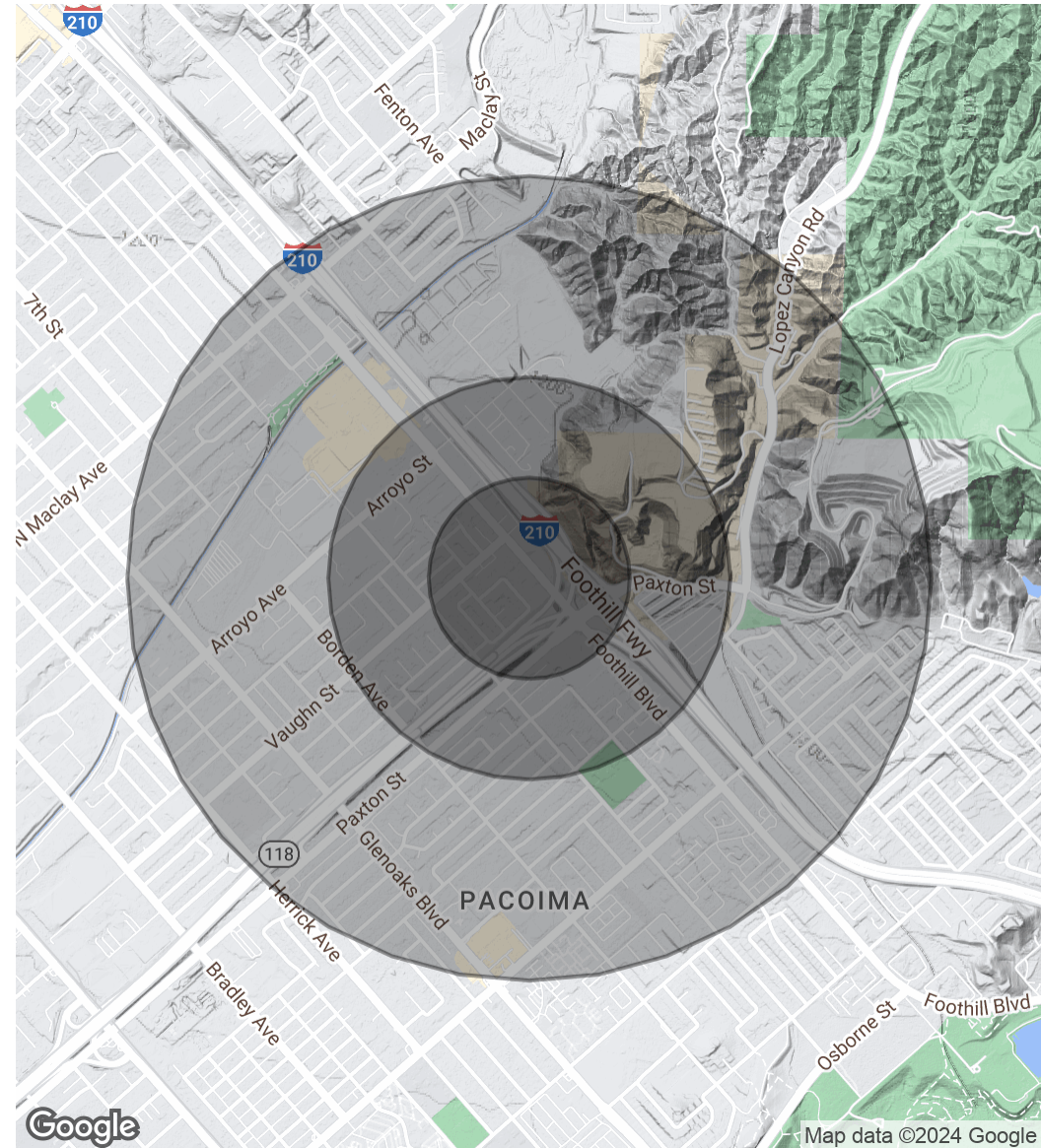
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Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,208	5,407	25,710
Average Age	34.7	34.6	35.4
Average Age (Male)	35.9	36.1	35.6
Average Age (Female)	32.6	32.2	34.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	265	1,066	5,674
# of Persons per HH	4.6	5.1	4.5
Average HH Income	\$98,627	\$84,226	\$86,685
Average House Value	\$469,672	\$461,806	\$437,252

* Demographic data derived from 2020 ACS - US Census



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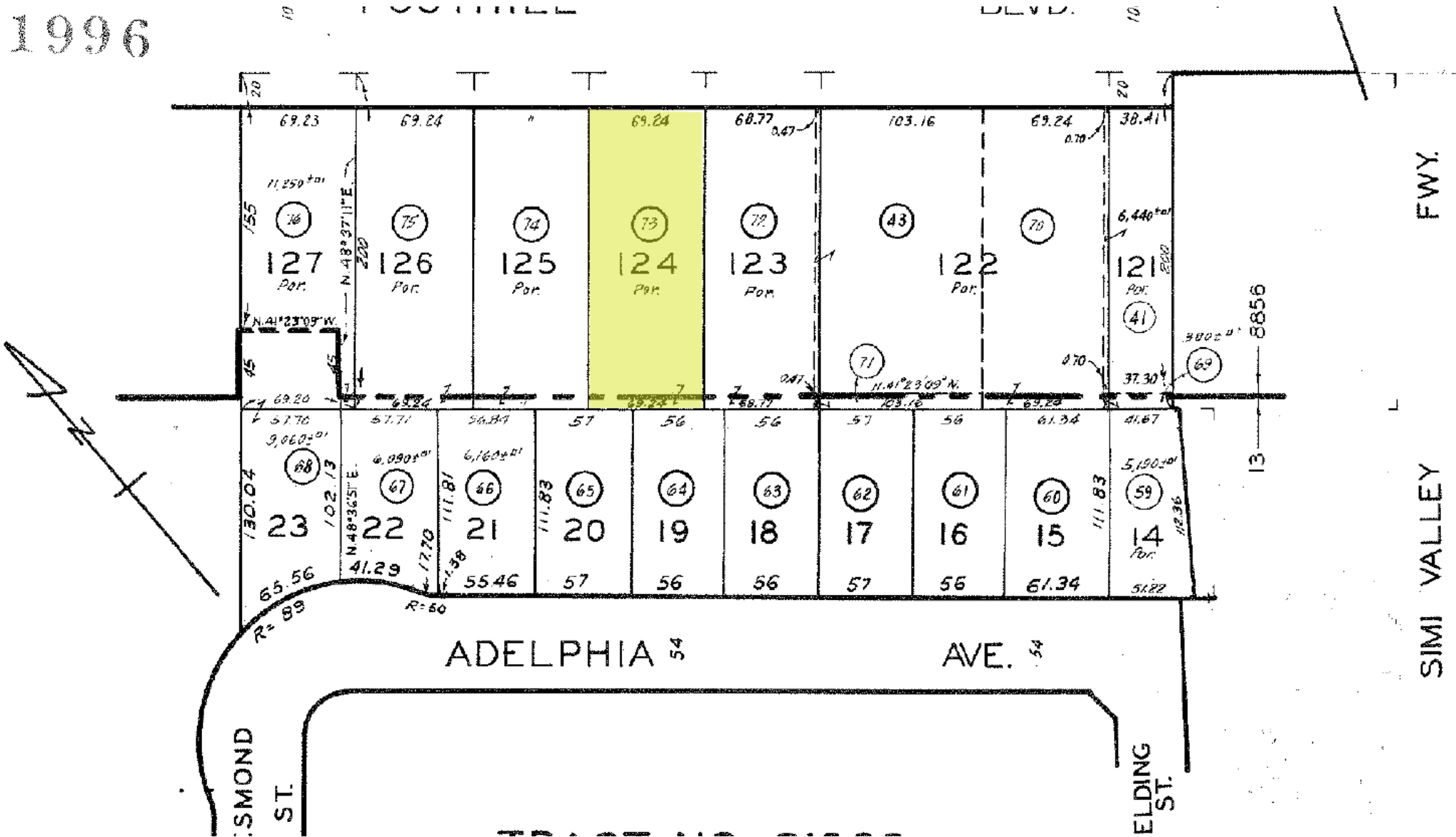
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Parcel Map

1996



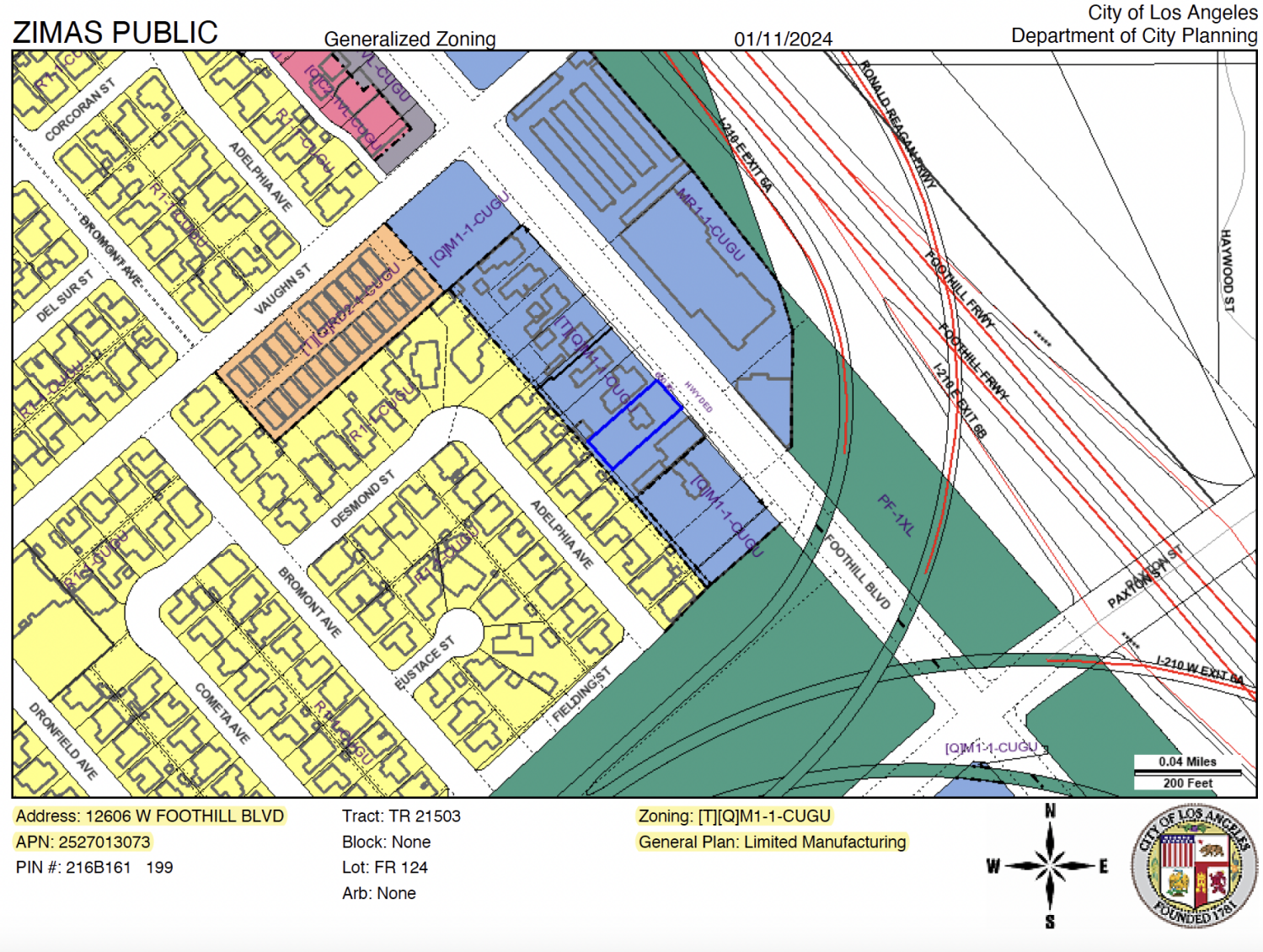
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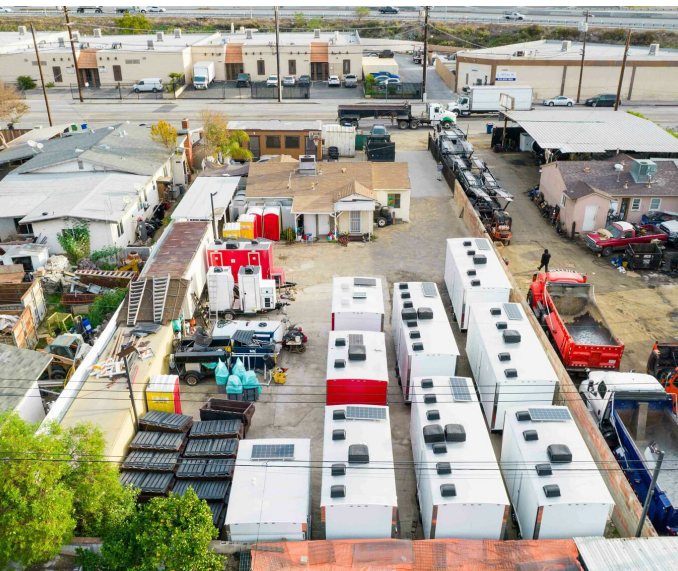
Zoning Map



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Additional Photos



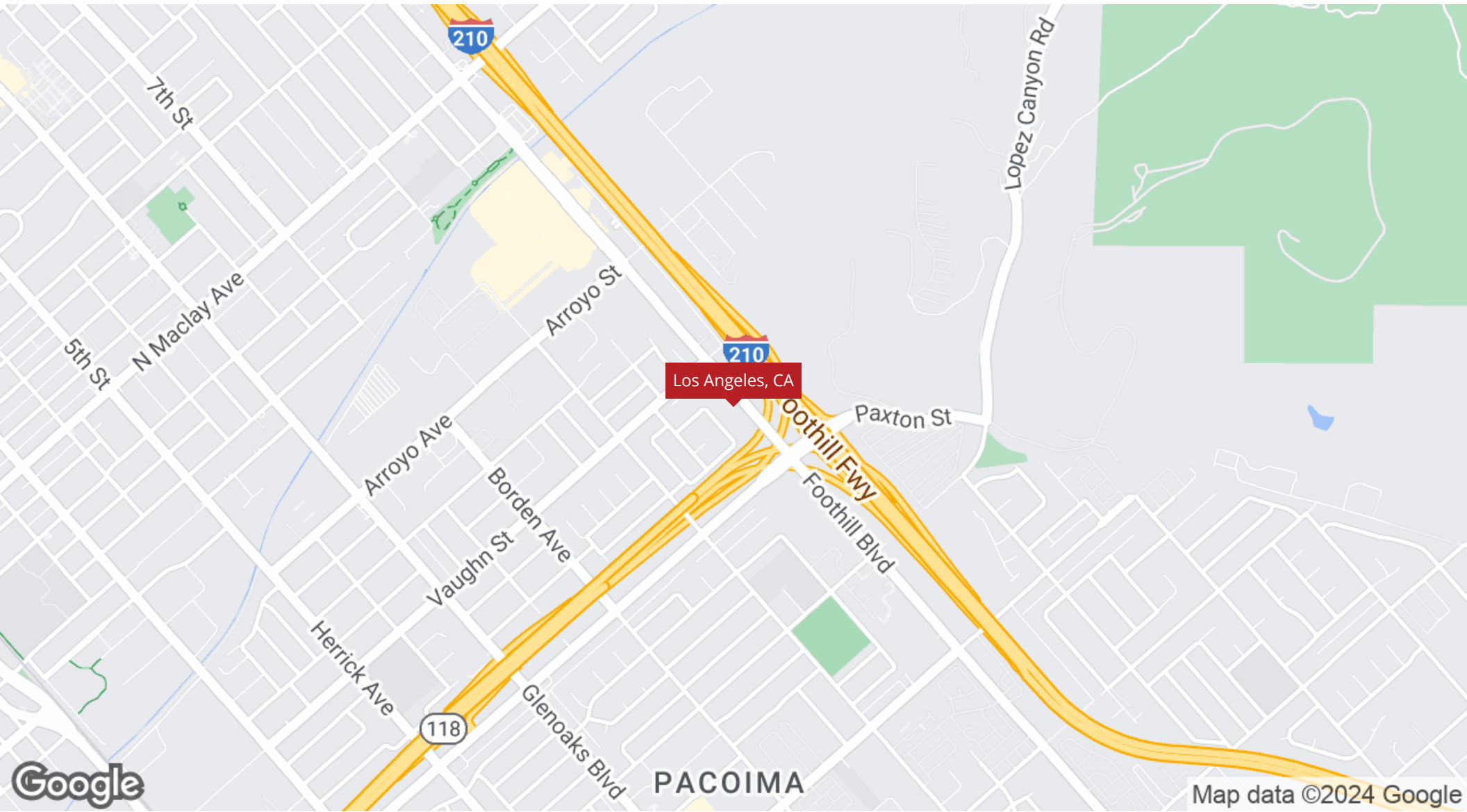
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Regional Map



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