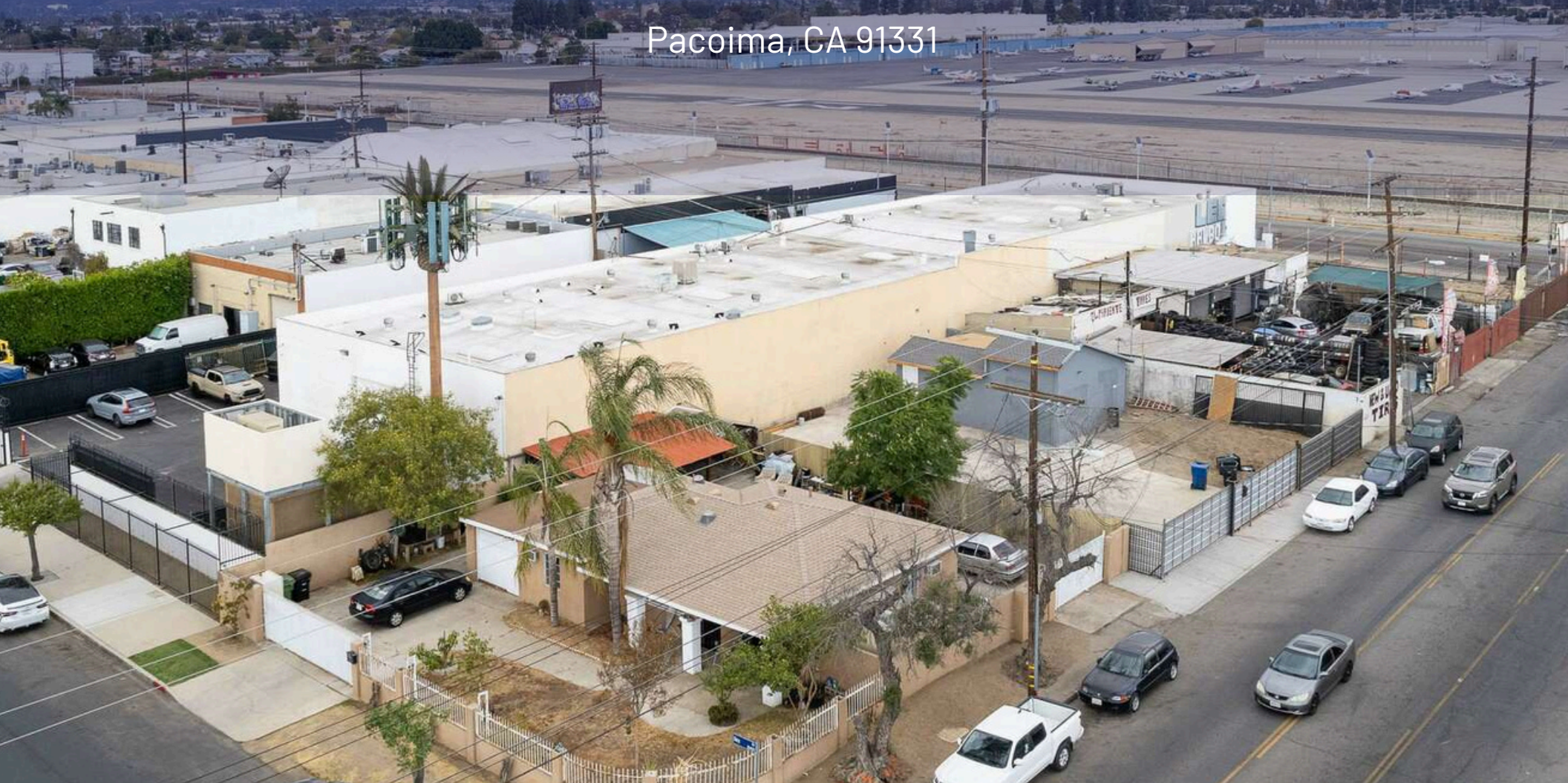


# 13019 TERRA BELLA ST & 10434 ILEX AVE

Pacoima, CA 91331



**ALEX MATEVOSIAN**

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**LEO KHECHUMYAN**

Agent | DRE 02126967  
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**MIG** | **COMMERCIAL  
REAL ESTATE**  
SERVICES, INC



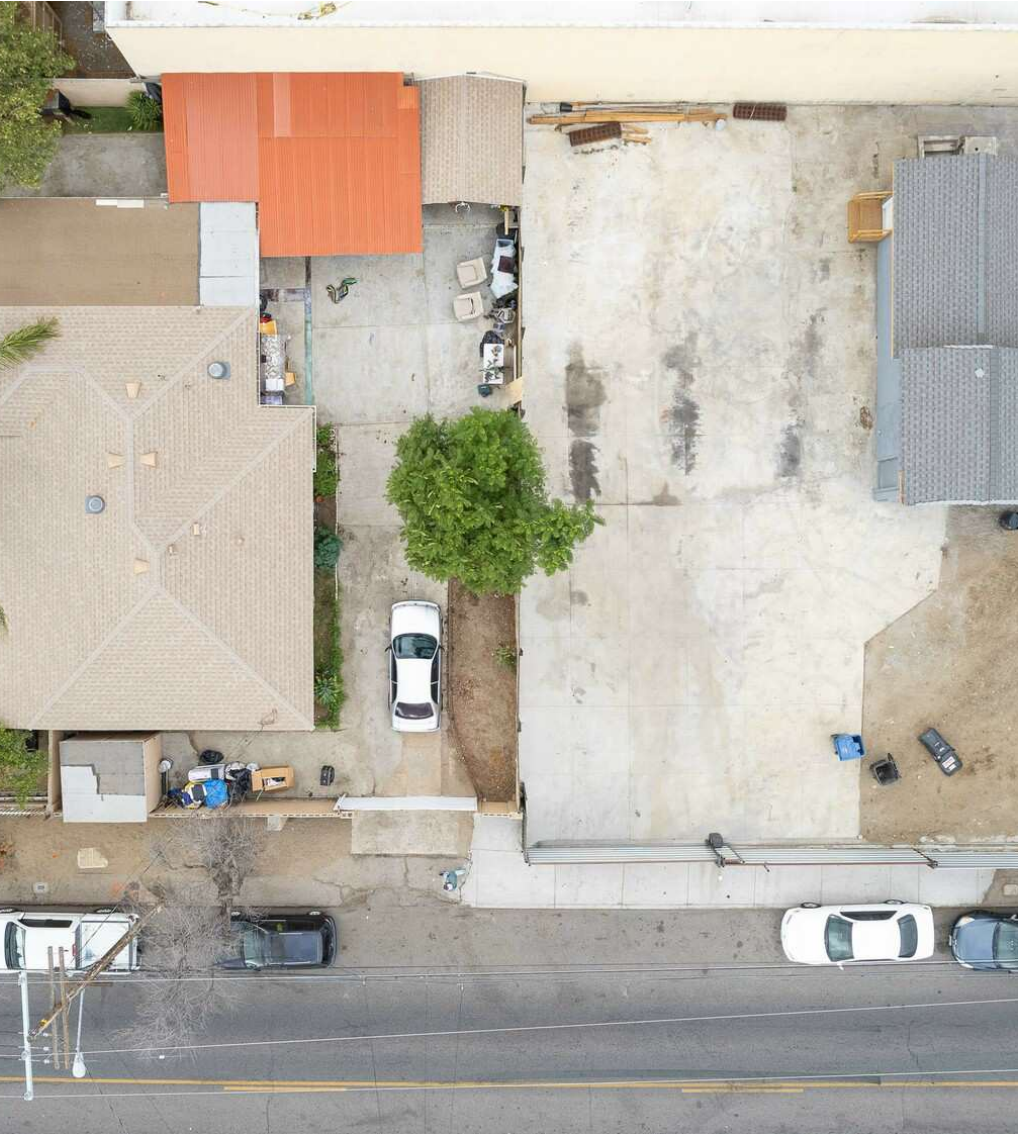
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	503	1,763	9,082
<b>Total Population</b>	2,464	8,100	39,057
<b>Average HH Income</b>	\$107,364	\$94,275	\$89,679

OFFERING SUMMARY	
<b>Sale Price:</b>	\$899,000
<b>Price Per Square Foot (on land):</b>	\$180
<b>Zoning:</b>	MR1
<b>Building Size:</b>	552 SF
<b>Lot Size:</b>	4,986 SF
<b>Year Built:</b>	1942
<b>APN:</b>	2620-028-010



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OFFERING SUMMARY	
<b>Sale Price:</b>	\$999,000
<b>Price Per Square Foot:</b>	\$167
<b>Zoning:</b>	MR1
<b>Building Size:</b>	1,014 SF
<b>Lot Size:</b>	5,993 SF
<b>Year Built:</b>	1960
<b>APN:</b>	2620-028-011



## PROPERTY DESCRIPTION

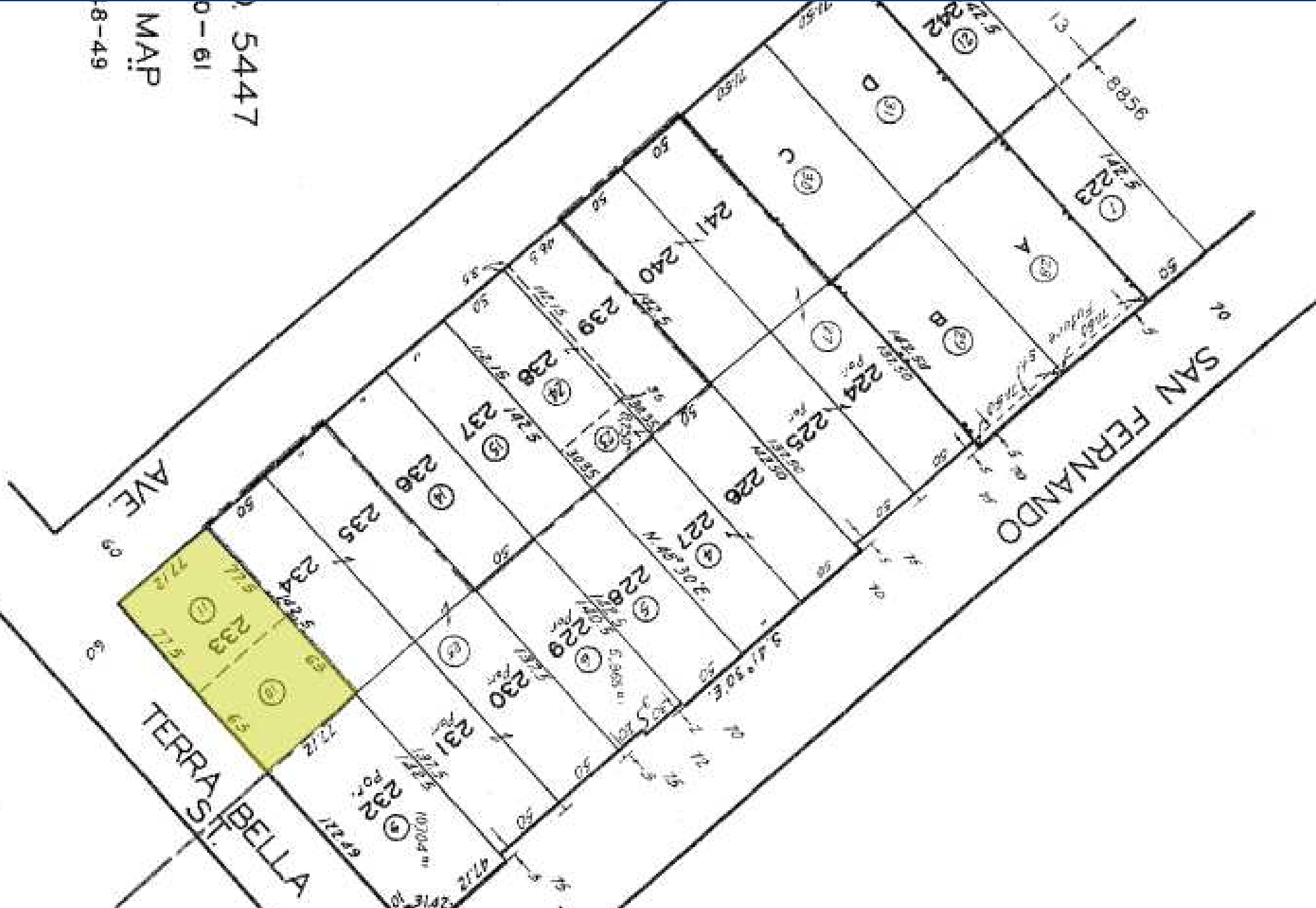
MIG Commercial Real Estate Services Inc. proudly presents a strategic commercial opportunity in Pacoima. 13019 Terra Bella St and 10434 Ilex Ave may be sold separately or together.

The MR1 Restricted Industrial Zone in Los Angeles supports a range of light industrial activities, making this property ideal for a variety of commercial uses. Permitted activities include light manufacturing, warehousing, and certain vocational and trade schools, all within enclosed spaces, ensuring minimized noise, dust, and odor—perfectly aligning with this property’s setup.

Whether you’re a value-add investor looking to build on the excess land or an owner-user interested in SBA financing, this property offers versatile potential. Located close to the 5, 210, and 118 Freeways, it provides exceptional connectivity for streamlined business operations.

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 due diligence and independently verify square footage, property condition, measurements, zoning, building configuration & components.

MAP 8-49  
5447  
0-61



ZIMAS PUBLIC

Generalized Zoning

11/15/2024

City of Los Angeles Department of City Planning

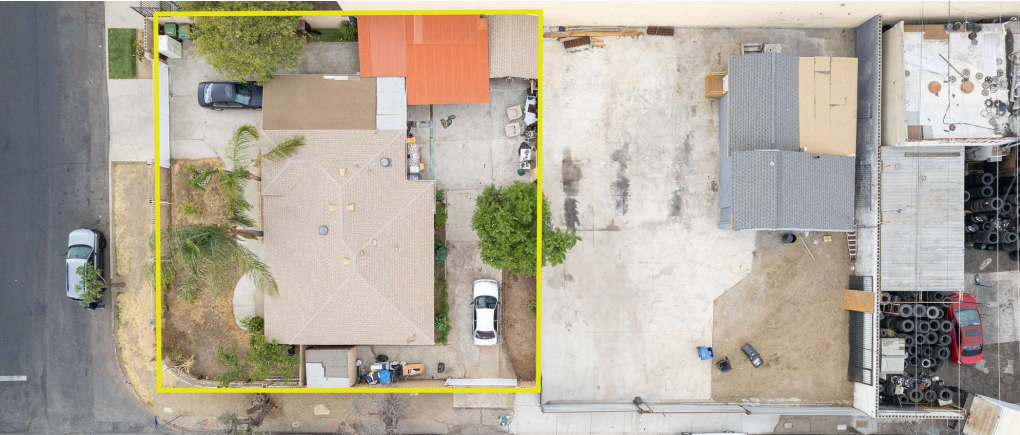


Address: 13019 W TERRA BELLA ST  
APN: 2620028010  
PIN #: 204B161 6

Tract: TR 5447  
Block: None  
Lot: 233  
Aib: 2

Zoning: [T][Q]MR1-1VL-CUGU  
General Plan: Limited Manufacturing





## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from MIG Commercial Real Estate Services, Inc its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. MIG Commercial Real Estate Services, Inc makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. MIG Commercial Real Estate Services, Inc does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by MIG Commercial Real Estate Services, Inc in compliance with all applicable fair housing and equal opportunity laws.