

12455 BRANFORD STREET

PACOIMA, CA 91331



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**COMMERCIAL
REAL ESTATE**
SERVICES, INC

OFFERING MEMORANDUM

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01

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS



PROPERTY TYPE:
INDUSTRIAL
CONDOMINIUM



ASKING PRICE:
\$975,000



BUILDING SIZE:
2,530 SF



LOT SIZE:
2.59 AC



ZONING:
M1-1-CUGU

PROPERTY HIGHLIGHTS

	Address	12455 Branford Street Pacoima, CA 91331
	Asking Price	\$975,000
	Asking Price (PSF)	\$385/SF
	Building Size	2,530 SF
	Year Built	1980
	Zoning	M1-1-CUGU Limited Manufacturing
	HOA Dues	\$350.17 (covers roof, water, trash)
	APN	2624-019-020

PHYSICAL FEATURES

	Utilities	Water & Power
	Construction Type	Masonry/Block
	Power	Three-phase electrical service with 100 amps
	Loading	One 10' x 12' ground-level
	Clear Height	+/- 14 ft
	Parking	5
	HVAC	Newly updated HVAC 5 sprinklers



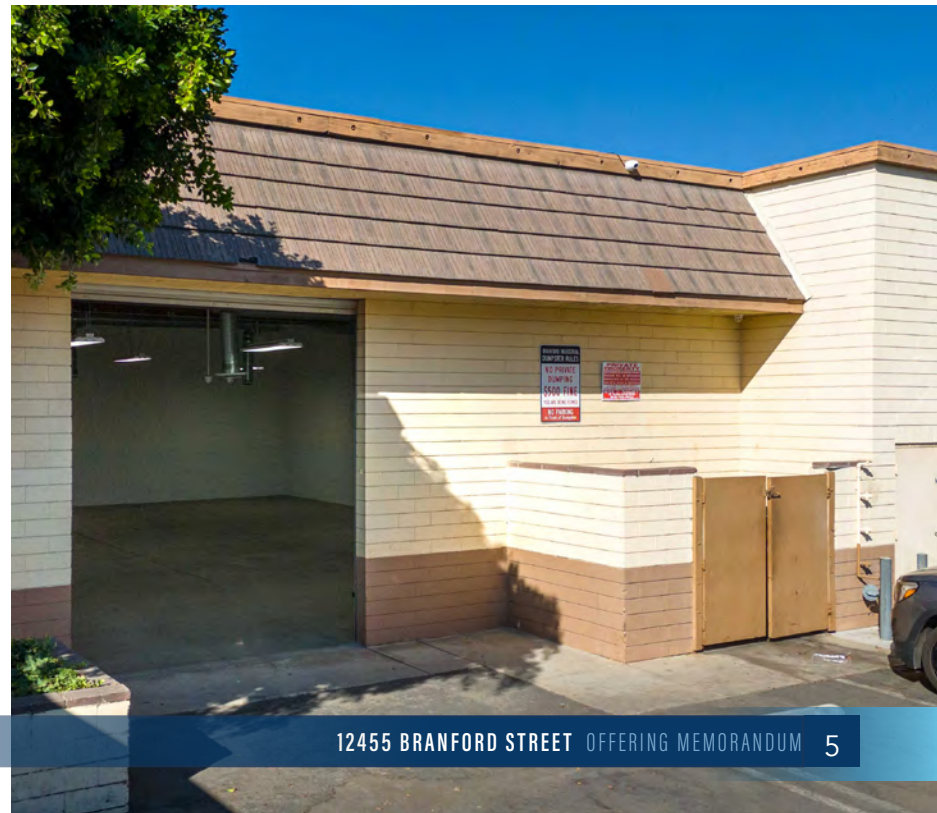
- Mezzanine space within a predominantly warehouse-oriented layout.
- Private gated industrial complex with comparatively low association dues.

SBA 504 OWNER-USER FINANCING ILLUSTRATION

PROPERTY HIGHLIGHTS

Purchase Price	\$975,000
Estimated Down Payment (10%)	\$97,500
Estimated Loan Amount	\$877,500
Interest Rate	6.30%
Amortization	25 years
Loan Term	25 years
Estimated Monthly Principal & Interest	\$5,816
Estimated Annual Debt Service	\$69,789

Financing note: Financing illustration only. Payment excludes closing costs, lender and SBA fees, property taxes, insurance, association dues and other expenses. Rates and terms are subject to change, lender approval and borrower and property qualification. This is not a commitment to lend.



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02

AERIALS

AERIAL VIEW



AERIAL VIEW

12455
BRANFORD
STREET



2624

19
SHEET 1
100'

TRA
8856

The assessment of units in the following Condominium Plans, includes all rights and interests in the common areas as set forth in deeds of record.

Condominium Plan Reference	Common Area Tract No.	Block	Units	Subdivision
9657549	7-1-d1	3748E	--	Sheet 2

^aDiagrammatic depicts approximate dimensions.

THE MACLAY RANCHO EX MISSION OF
SAN FERNANDO M.R. 37-5-16

TRACT NO. 28001 _ _ M.B. 707-88-89

TRACT NO. 22964 M.B. 742-49-50

TRACT NO. 21586 . . . M.B. 773-59-60

CONDOMINIUM

TRACT NO. 37468 ... M.B. 976-71-72

132-35
2624-18

840826303
611007005
450213
2005063002005001-2

~~2006~~

BK.
2537

BK.
2620

as an aid in locating the herein described Land in relation to the Survey, and is not a survey of the land depicted. Except to the extent that the Company is bound by endorsement, if any, the Company does not insure any other matters shown thereon.

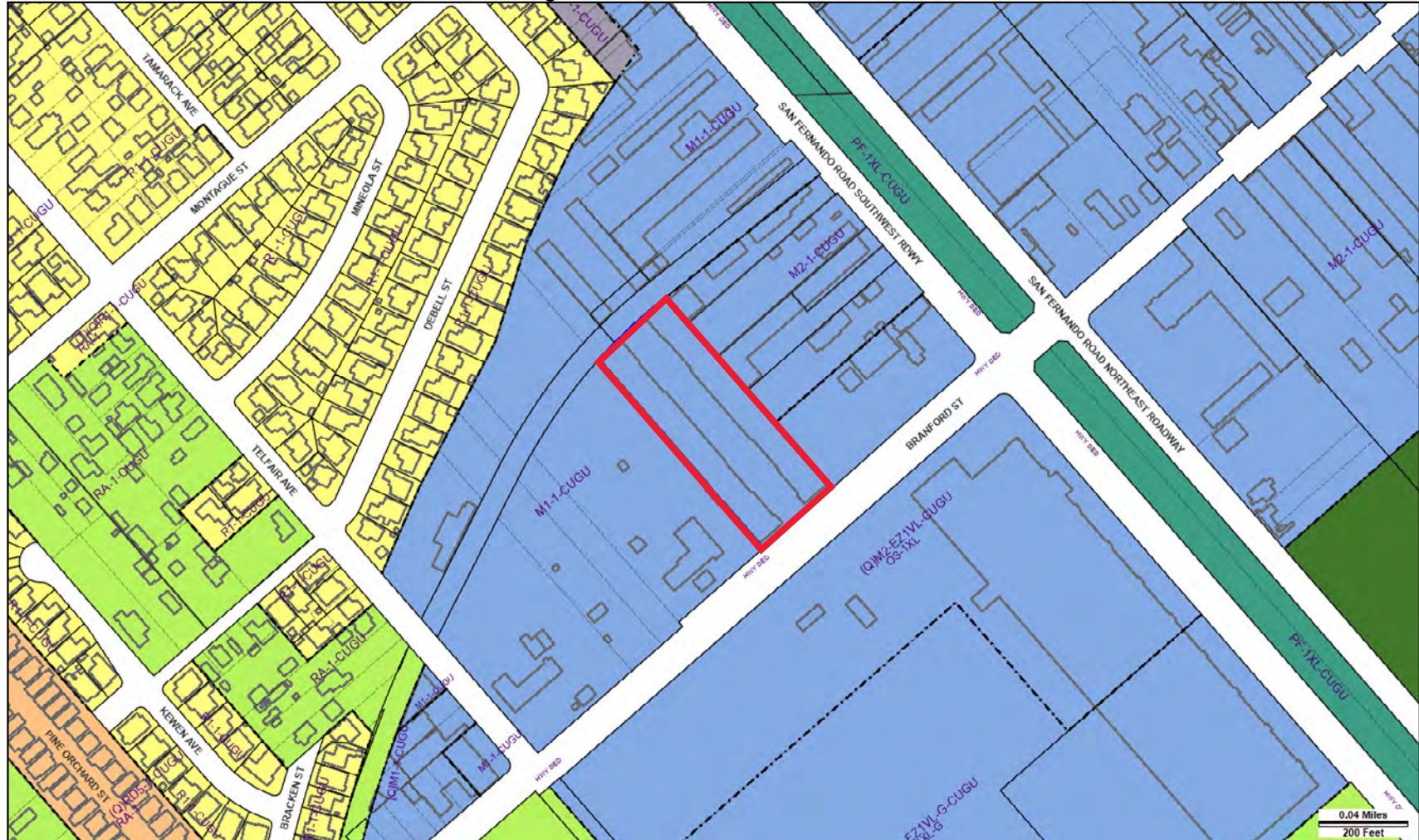
ZONING MAP

ZIMAS PUBLIC

Generalized Zoning

09/01/2026

City of Los Angeles
Department of City Planning



Address: 12455 W BRANFORD ST
APN: 2624019BRK
PIN #: 201B165 100

Tract: TR 37468-C
Block: None
Lot: LT 1
Arb: None

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



EXTERIOR PHOTOS



INTERIOR PHOTOS



RETAIL MAP



03

LOCATION OVERVIEW

PACOIMA, CA

Strategically located at **12455 Branford Street, Pacoima, CA 91331**, this robust M-1-zoned industrial property offers a rare, turn-key operational footprint in the heart of the San Fernando Valley. With its functional warehouse layout, gated complex security, and highly flexible configuration, the property's highest and best use is as a manufacturing, distribution, or light assembly facility, providing a ready-made commercial hub for a growing enterprise.



UNMATCHED ACCESSIBILITY

- **Direct Freeway Access:** Situated ideally near major industrial arteries, providing immediate and seamless access to the I-5 (Golden State Freeway) and SR-118, with swift connections to the SR-170 and I-210. Its proximity to San Fernando Road serves as a premier commercial arterial, ensuring highly efficient logistics and commute routes connecting Pacoima, the San Fernando Valley, and Greater Los Angeles.
- **Public Transportation & Commuter Flow:** The property benefits from its position within a highly utilized transit corridor, ensuring easy accessibility for staff, operators, and vendors. It is incredibly transit-friendly, located just a short 3-minute walk from major bus lines at San Fernando & Branford, and a quick 6-minute drive to the Sun Valley Metrolink Station.
- **Regional Airport Proximity:** Located just 11 minutes from the Hollywood Burbank Airport (BUR), providing outstanding convenience for visiting executives, out-of-town corporate partners, or air-freight logistics without the severe traffic congestion of central Los Angeles.



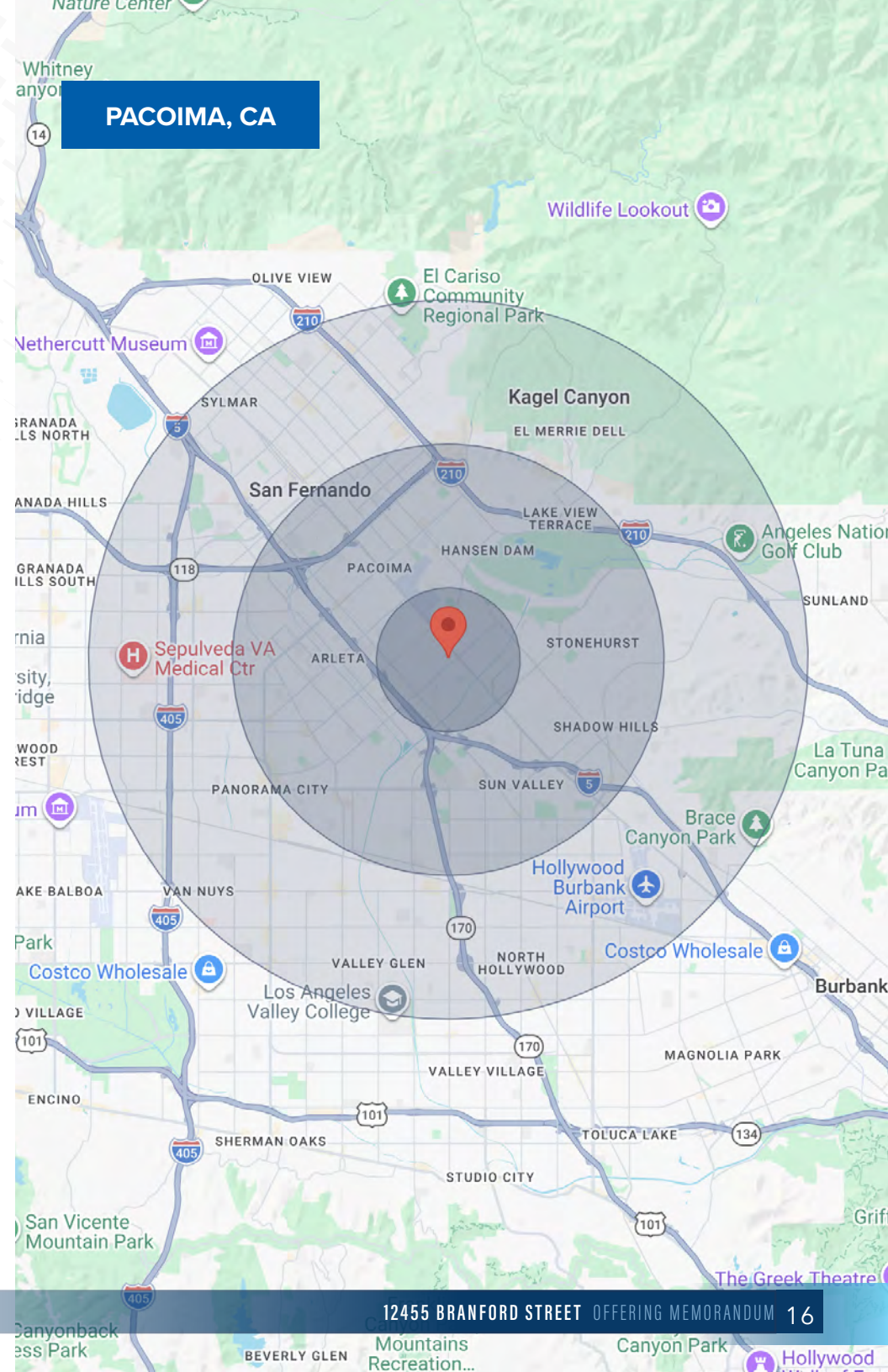
STRATEGIC FACILITY LOCATION

- **Turn-Key Industrial Facility:** Situated within the established, 2.59-acre Branford Industrial Center, this functional property features adaptable units of approximately 2,530 square feet, typically including an open warehouse with a built-out mezzanine and dedicated private offices. This layout perfectly accommodates light industrial workflows alongside administrative operations, complete with 14-foot clear-height ceilings, a 10' x 12' secured roll-up loading door, and 100-amp 3-phase power.
- **Branford & San Fernando Corridor Advantage:** Positioned in a high-demand Pacoima industrial corridor, the site provides excellent connectivity and operational presence within a diverse mix of manufacturing businesses and service-oriented companies, allowing an industrial business to establish a prominent regional foothold.
- **Secure & Functional Ecosystem:** Nestled within a well-maintained industrial condominium complex, this property offers a secure, fenced environment equipped with electric motorized security gates, controlled access, and dedicated on-site parking. It captures the logistical benefits of a central Valley location while maintaining the secure, functional, and highly maneuverable atmosphere essential for daily commercial operations.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	22,402	216,499	579,523
Household	5,318	56,295	169,000
Avg. Age	36.1	36.7	36.9
Avg. HH Income	\$89,911	\$97,402	\$97,184
Avg. House Value	\$591,207	\$640,598	\$696,705

Demographics by AlphaMap (2025)



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