

13281 Van Nuys Blvd

PACOIMA, CA



PRICE:

CALL FOR PRICE

INVESTMENT HIGHLIGHTS:

- Great Pacoima Location
- 10 On-Site Parking Spaces
- CA-118 & I-5 Freeway Nearby
- High Traffic Count
- Located On A Major Thoroughfare
- New Exterior Facade
- Located On New Light Rail Line
- Potential Owner/Occupied Opportunity

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KW COMMERCIAL

4605 LANKERSHIM BLVD
SUITE #635
TOLUCA LAKE, CA 91602

PRESENTED BY:

MICHAEL PESCI

VP OF INVESTMENTS
BRE # 01274379
(818) 432-1627
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JAMES ANTONUCCI

VP OF INVESTMENTS
BRE # 01822661
(818) 432-1513
JAMES@APLAGROUP.COM

RENT ROLL

UNIT #	Lease End Date	UNIT TYPE	UNIT SQ FT	CURRENT RENT	LEASE EXPIRATION	MARKET RENT
GrandE Latino	5/1/2024	Commercial	510	\$1,600	08/31/2024	\$1,400
Plenty O Smiles	1/1/2026	Commercial	1,488	\$1,655	06/01/2022	\$4,000
Willy's Barbershop	1/31/2025	Commercial	1,097	\$2,700	01/31/2025	\$3,000
TOTAL:				\$5,955		\$8,400

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS
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EXECUTIVE SUMMARY

3.23 spaces per 1,000 square feet of building area. Per public records, the subject was constructed in 1966.

Occupancy:

The subject property is a multi-tenant retail/office building. It is currently 100% occupied by the three tenants.

Gross Building Area:

The subject's gross building area can be seen in the table below:

BUILDING AREA				
Use	1st Floor	2nd Floor	Total	% of Total
Retail	1,607	-	1,607	52%
Medical Office	-	1,488	1,488	48%
Total	1,607	1,488	3,095	100%

Source: FCV Measurements / Public Records

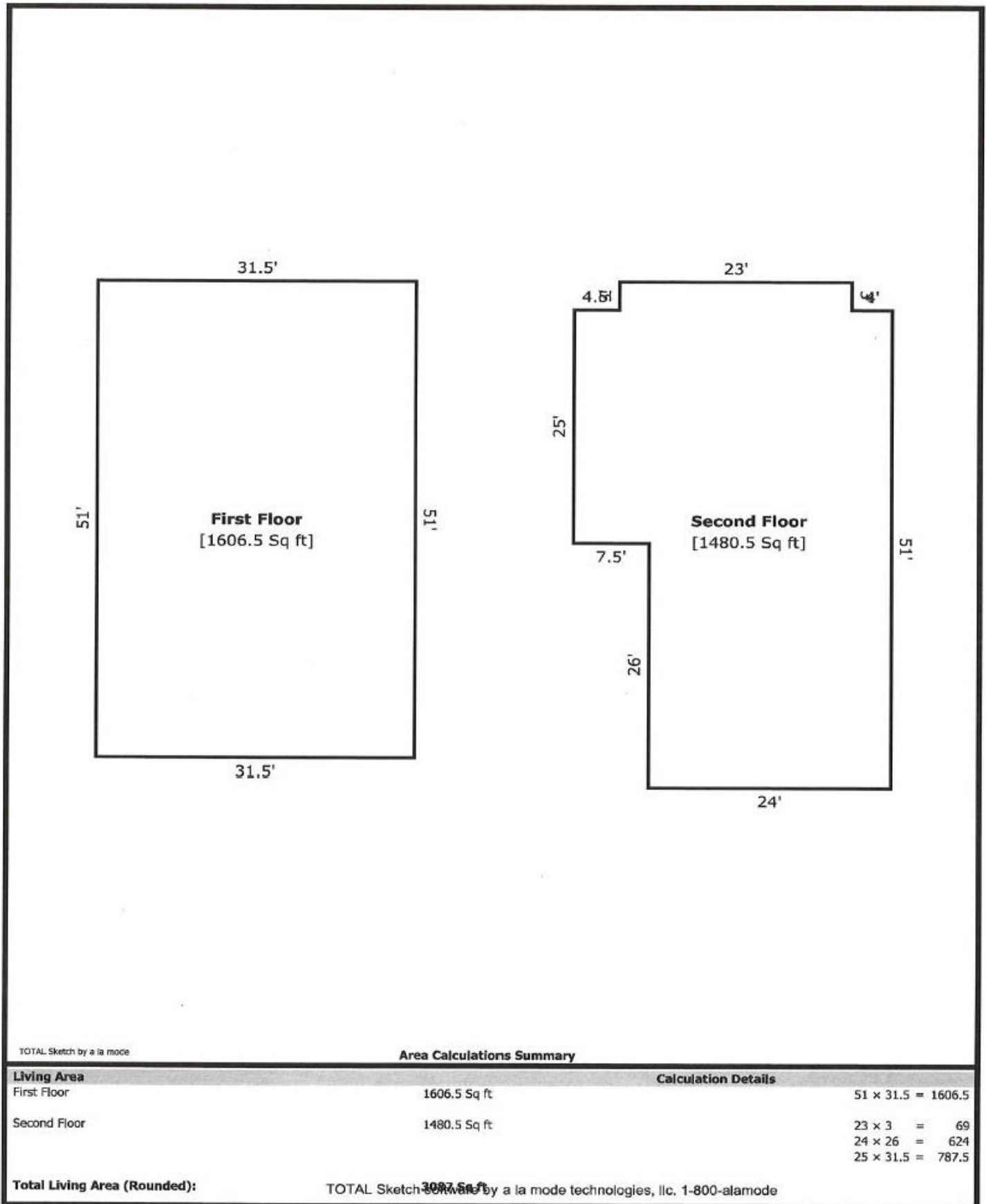
Net Rentable Area:

The subject's net rentable area breakout can be seen in the table below:

BUILDING AREA CALCULATIONS						
Unit #	Use	Tenant	Floor	Rentable Area	% of Total	
1379 1/2	retail	Grand Latino	1st	510	16.5%	
13281	retail	Barber Shop	1st	1,097	35.4%	
2nd Floor	medical office	Dentist	2nd	1,488	48.1%	
				Usable Area	3,095	100%
				Common Area	-	
TOTAL RBA				3,095		

Source: FCV Measurements / Public Records

FLOORPLAN



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PHOTOS



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AERIAL VIEW



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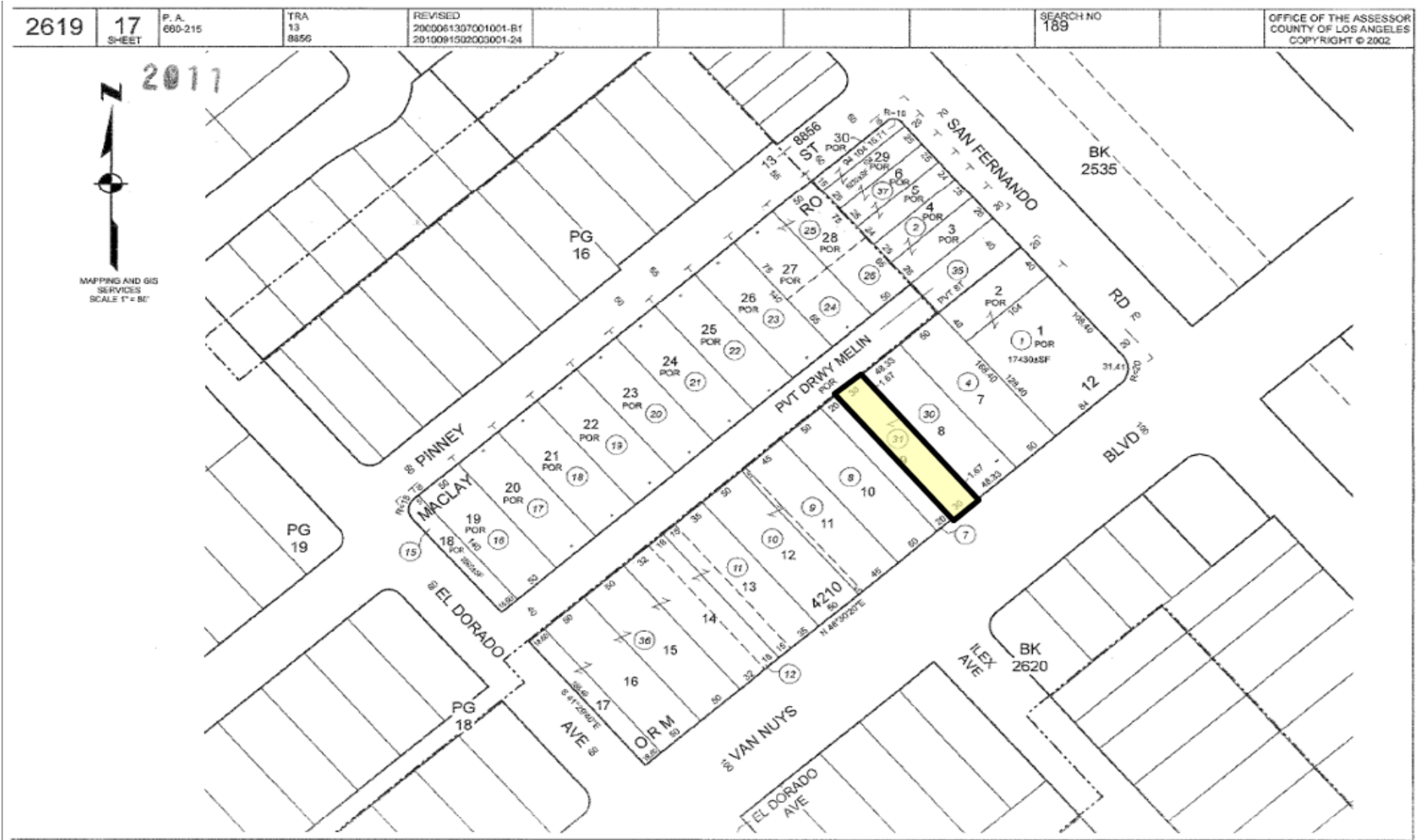
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PARCEL MAP



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STREET MAP



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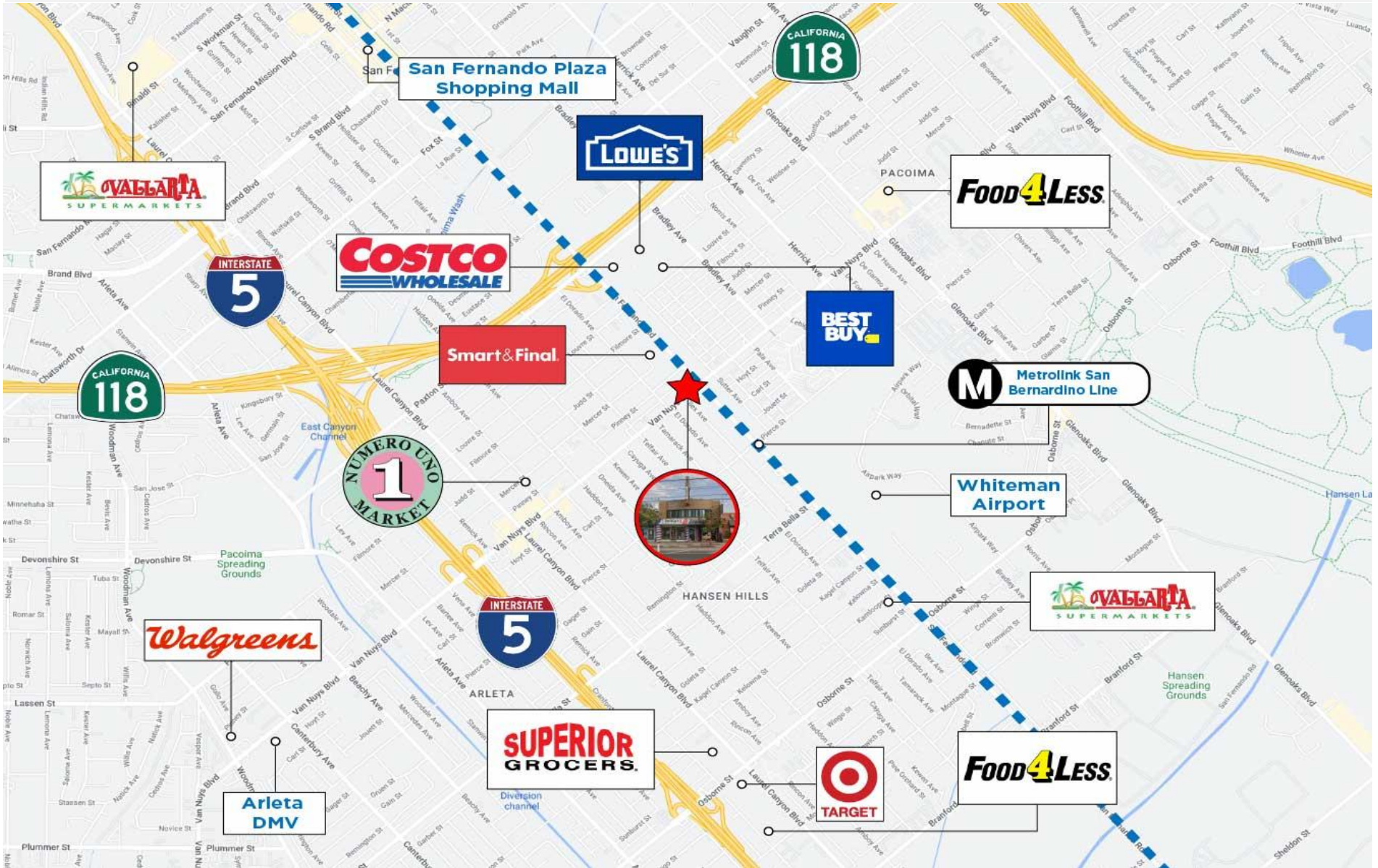
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AMENITY MAP



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