

PRICE REDUCED

FOR SALE | \$3,100,000

12610 GLENOAKS BLVD. | SYLMAR, CA 91342

OWNER USER / INVESTMENT | 9,786 SF OFFICE BUILDING



EXCLUSIVELY LISTED BY:

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES. WORLDWIDE

PROPERTY OVERVIEW

12610 Glenoaks Blvd., Sylmar, CA 91342

Sale Price:	\$3,100,000
Price/SF:	\$316/SF
Building Size:	±9,786 SF
Lot Size:	15,876 SF
Zoning:	LAC2
Parking:	26 Total Spaces
Property Type:	Multi-Tenant Office Building
Location:	Close proximity to the 5, 405, 210 and 118 Fwys

12610 Glenoaks Blvd. Rent Roll

Unit	Square Feet	Tenant	Monthly Rate
Ground Floor	4,686	Benevolence	\$8,400
Suites 1 & 9	506	Owner Occupied	
Suite 2	638	Dental Office-Vacant	
Suite 3	169	Vacant	
Suite 4 - Upstairs	634	Arsen Insurance	\$1,400
Suite 5	634	William Chavez	\$800
Suite 6	456	Vacant	
Suite 7	63	Vacant	
Suite 8	207	Flooring	\$700
Suite 15	155	Vacant	
Total:	8,148		\$11,300



PROPERTY HIGHLIGHTS

- Plenty of on-site parking.
- Efficient floor plan.
- Excellent for owner user, retail, medical, investor.
- Most tenants on short term leases.
- Excellent visibility on Glenoaks and Hubbard.
- Located on busy signalized intersection.
- Available exterior signage to brand your business.
- Lots of natural light.
- Heavy pedestrian and automobile traffic.
- Walking distance to public transportation.
- Nearby to the LA/San Fernando Superior Courthouse.
- Neighboring tenants include: Olive View-UCLA Medical Center, Wells Fargo, Bank of America, Chase Bank, CVS, Walgreens, The Habit Burger Grill, Starbucks, IHOP, Chipotle, and El Super.
- Nearby colleges, schools, places of worship, financial services, medical centers, restaurants, and shopping.
- Minutes from airports. (Whiteman, Van Nuys, Burbank, Santa Monica, LAX)
- This is an owner/user opportunity with income in place.
- This building has income of \$10,600 per month with available space to use for an owner of 5,000 SF.

PROPERTY PHOTOS



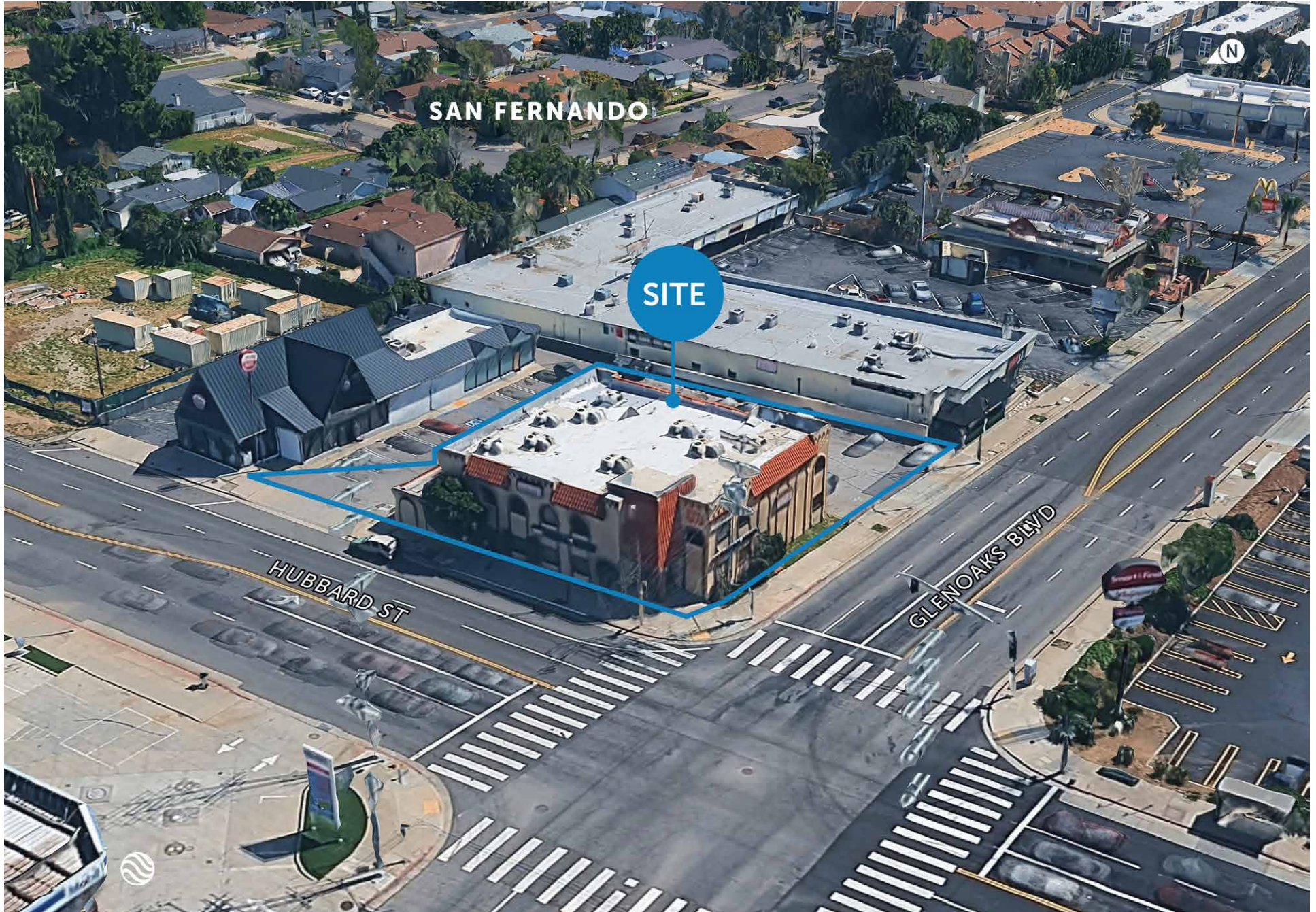
PROPERTY PHOTOS



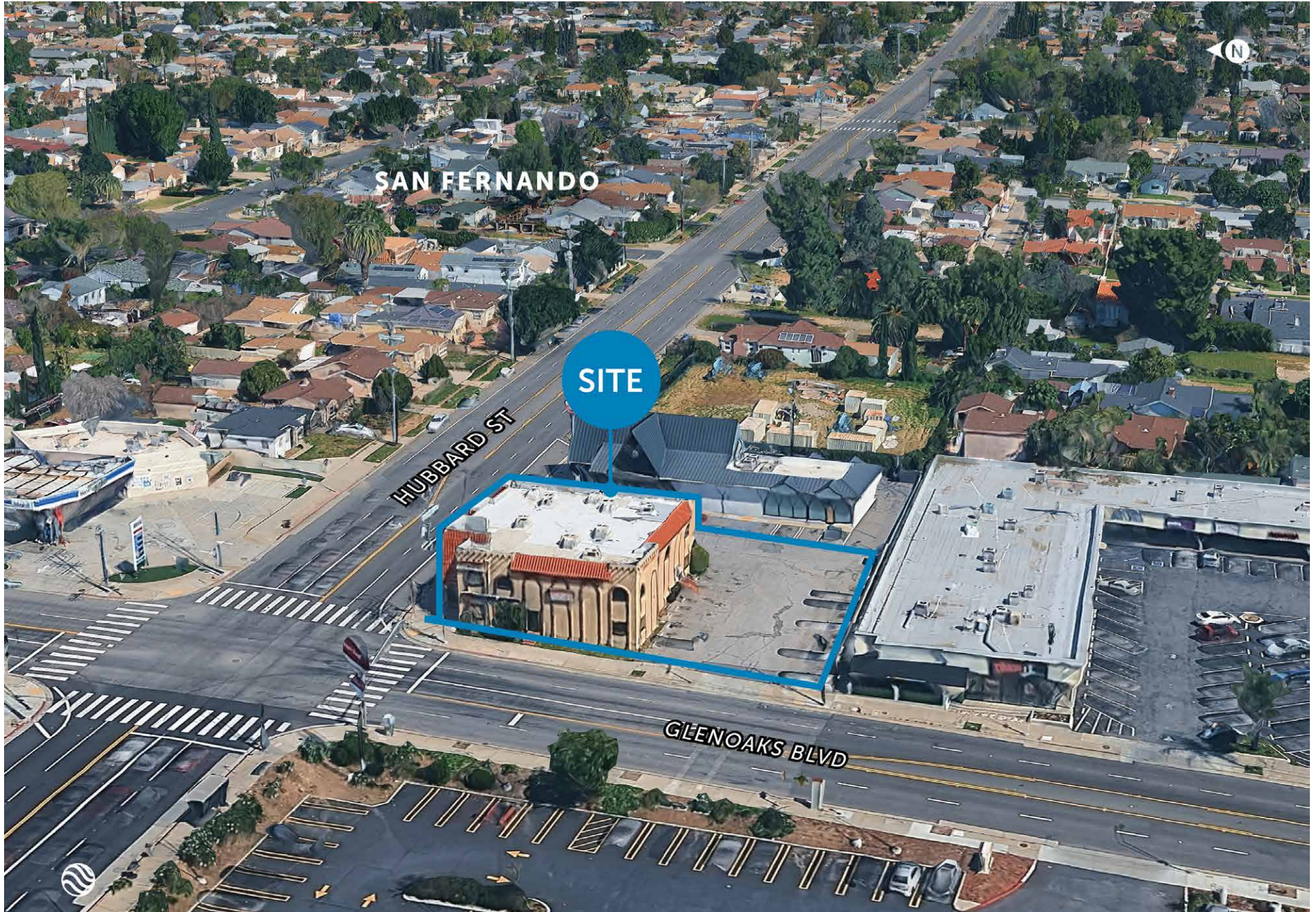
PROPERTY PHOTOS



AERIAL MAP



AERIAL MAP



AREA OVERVIEW

SAN FERNANDO, CA

The City of San Fernando is a community of attractive contrasts. Once a landscape of farms and ranches adjoining the historic Mission San Fernando Rey, it has evolved into a vibrant center of manufacturing and commerce. The city offers sweeping views of the San Gabriel foothills and a sense of privacy, yet is only minutes from downtown Los Angeles and other major commercial centers thanks to its convenient access via the I-5, SR-118, and I-210 freeways, as well as nearby airports.

The City of San Fernando is located in the northeast section of the San Fernando Valley at the southern foot of the San Gabriel Mountains. The compact 2.4-square-mile community is completely surrounded by the City of Los Angeles, including the nearby neighborhoods of Sylmar, Mission Hills, and Pacoima. Major geographical features near the city include the San Gabriel Mountains (approximately three miles north), Pacoima Wash (along the eastern boundary), Hansen Lake (three miles southeast), and the Los Angeles Reservoir (about four miles northwest).

Entering San Fernando along picturesque, palm-lined Brand Boulevard, visitors can see the city’s rich California history on display. The community combines modern metropolitan conveniences with the close-knit character of a small town, supported by friendly, civic-minded residents and a strong local business network.

San Fernando’s economy is diverse and resilient, anchored by both major employers and small businesses that form the backbone of its distinctive character. Large employers include LAUSD, Pharmavite, Pepsi, Home Depot, Puretek Corp, and Vallarta. American Fruits and Flavors, manufacturer of Monster Energy Drinks, built a 165,000-square-foot facility in the city, adding jobs. Other key employers include Lehman Foods and the Northeast Valley Health Group.

The City has continued to foster economic growth through initiatives led by its Business & Community Resource Center (BCRC), which focuses on business development, recruitment, and retention. With affordable lease rates, easy access to regional transit via the Sylmar Metrolink Station, and a strategic location near major freeways, San Fernando’s business climate remains attractive for both new and expanding companies.

Further supporting long-term economic vitality, the City completed Phase I of its Downtown Master Plan—a visioning effort involving extensive public outreach to guide future development along the Downtown and Maclay Avenue commercial corridors. San Fernando’s diverse economy, strong local leadership, and proactive planning continue to make it a dynamic hub for manufacturing, services, and local enterprise in the San Fernando Valley.



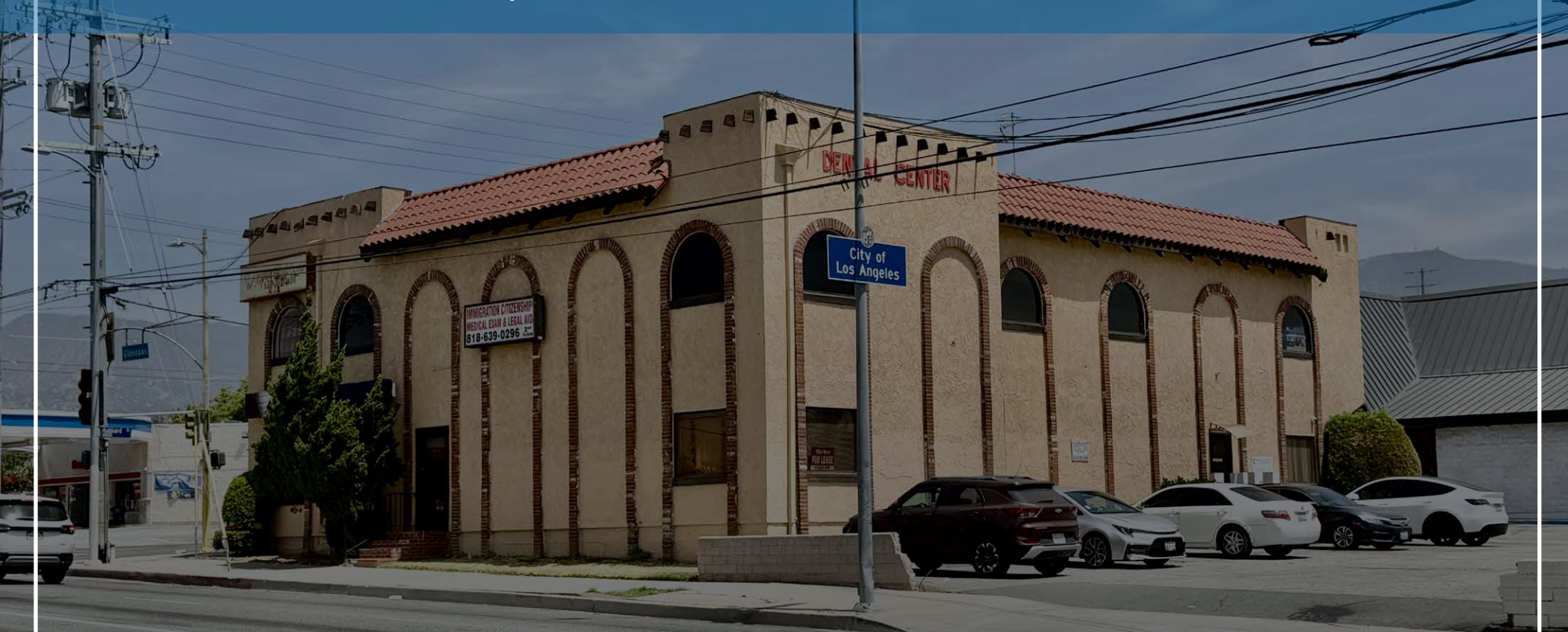
Principal Employers:	Number of Employees
LA Unified School District	2,466
Lehman Foods - Fresh & Ready	415
Pepsi Beverages Company	325
Pharmavite LLC	312
The Home Depot	245
LA County Superior Court	233
Northeast Valley Health Group	158
City of San Fernando	146
Vallarta Supermarkets	140
Country Manor Healthcare	139

Source: The City of San Fernando

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