

FOR LEASE



13287 RALSTON AVE, SYLMAR, CA 91342

EXCELLENT CLASS A OFFICE SPACE



OFFERING MEMORANDUM
OFFICE SPACE AVAILABLE FOR LEASE IN SYLMAR



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SITE DESCRIPTION

Newly Renovated High-End Office in the Heart of Sylmar's Industrial Complex.

Located near the southwest corner of Roxford Street and Ralston Avenue in the heart of the Sylmar Industrial complex in the East San Fernando Valley Industrial Submarket. This striking modern style building offers a newly renovated 8,019 SF of class-A professional office space on one single floor.

The modern finishes include a stunning state-of-the-art conference room equipped with cutting edge technology. Transparent glass walls adorn the private offices, offering an ambiance of openness and elegance. The meticulously designed floor plan caters to the needs of discerning tenants, providing a contemporary and professional workspace in one of the most sought-after submarkets in the San Fernando Valley.

Convenience meets accessibility with seamless access to major freeways including the 5, 405, 210, and 14, ensuring effortless connectivity for businesses on the move.

PROPERTY DETAILS

PROPERTY TYPE

INDUSTRIAL

BUILDING SIZE

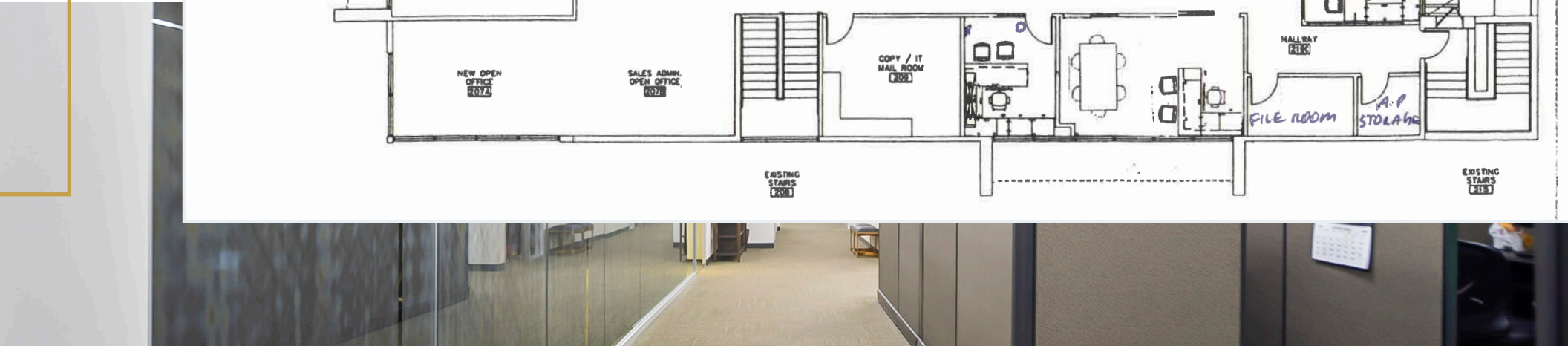
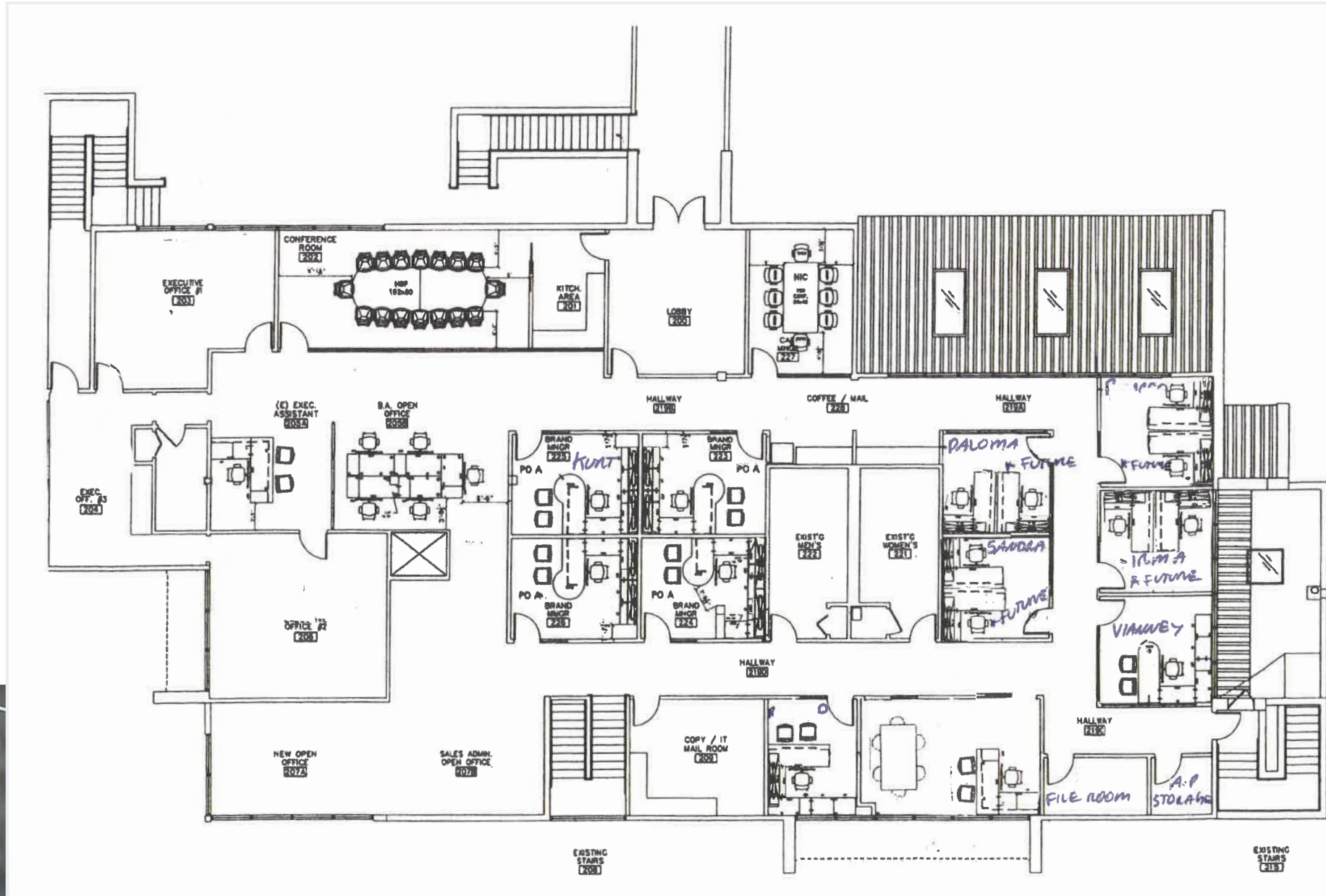
8,019 SF

PARKING

42 STALLS / 38 REGULAR
AND 4 ADA



MODERN FLOORPLAN WITH OPEN SPACES, PRIVATE OFFICES AND STATE OF THE ART CONFERENCE ROOM



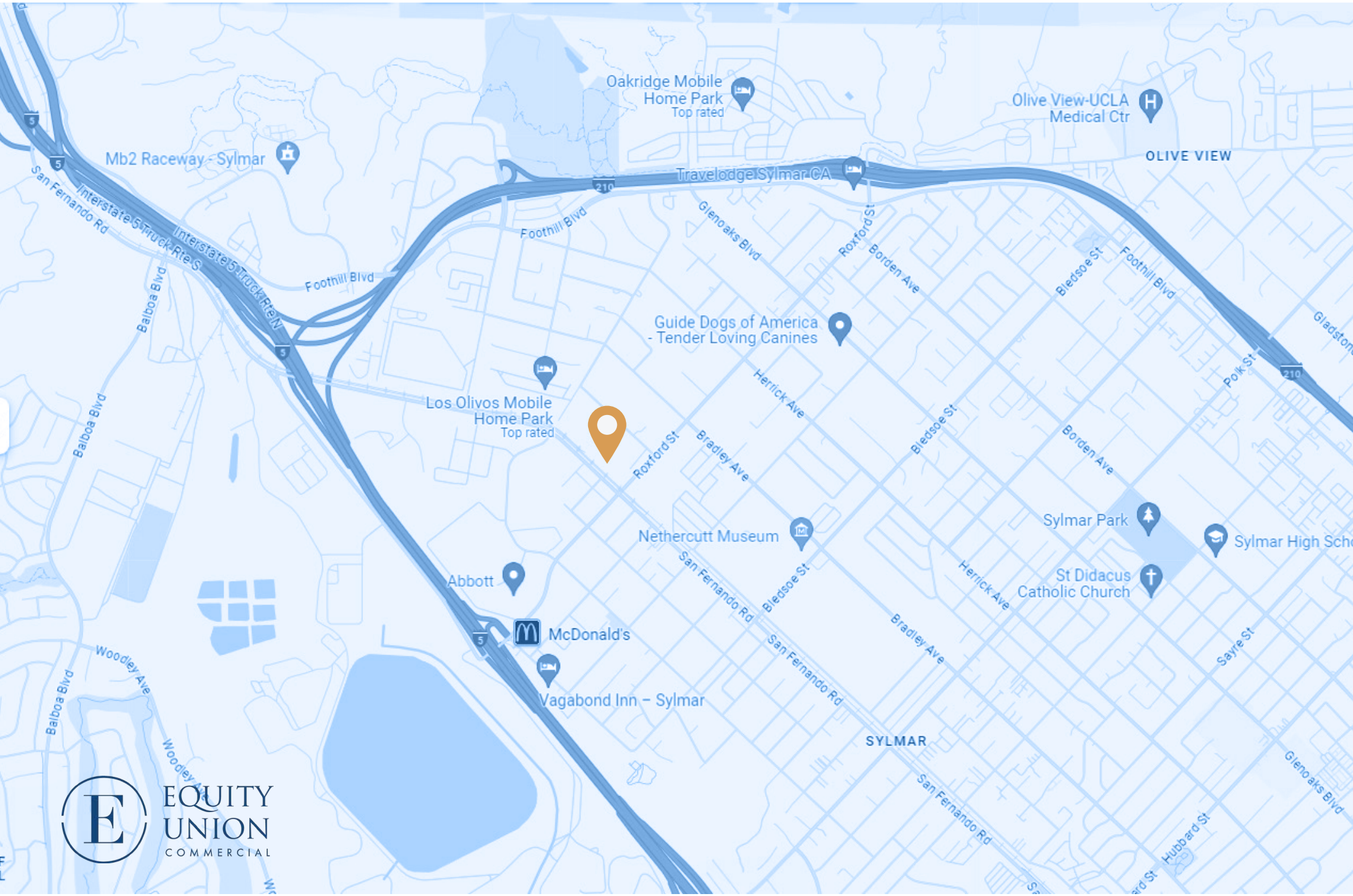


PROPERTY HIGHLIGHTS

- Fully Remodeled Corporate HQ
- Modern Floorplan
- Open Spaces
- Private Offices
- Property Management onsite
- Great Campus environment
- Marque signage available
- Located in the Sylmar Business Park Area
- Close proximity to 5, 405, 210 & 14 FWYS
- Located within the North Los Angeles Industrial Complex
- Minutes to Restaurants, Retail & Many Amenities



LOCATED NEAR THE SOUTHWEST
CORNER OF ROXFORD STREET AND
RALSTON AVENUE IN THE HEART OF
THE SYLMAR INDUSTRIAL COMPLEX
IN THE EAST SAN FERNANDO VALLEY
INDUSTRIAL SUBMARKET.







MARKET OVERVIEW

13287 Ralston Ave, Sylmar, CA 91342

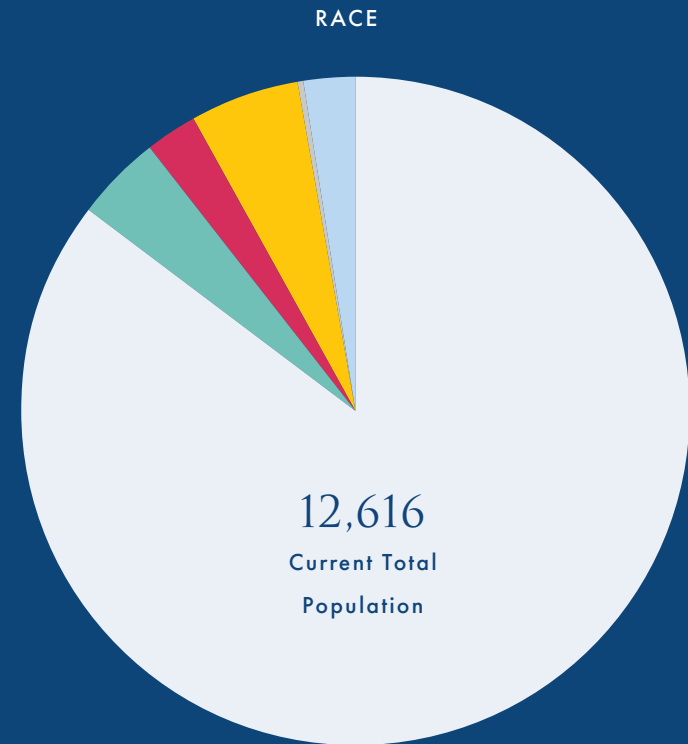
1 mile radius

HOUSEHOLD & POPULATION CHARACTERISTICS

\$76,441	\$650,848	68.24%
Median Household Income	Median Home Value	Owner Occupied Housing Units
35.30	36.90	1,723
Median Age	Female Population	Households by Marital Status

EDUCATION

30.49%	27.77%
No High School Diploma	High School Graduate
4.85%	16.45%
Associate Degree	Bachelors/Graduate/Prof Degree

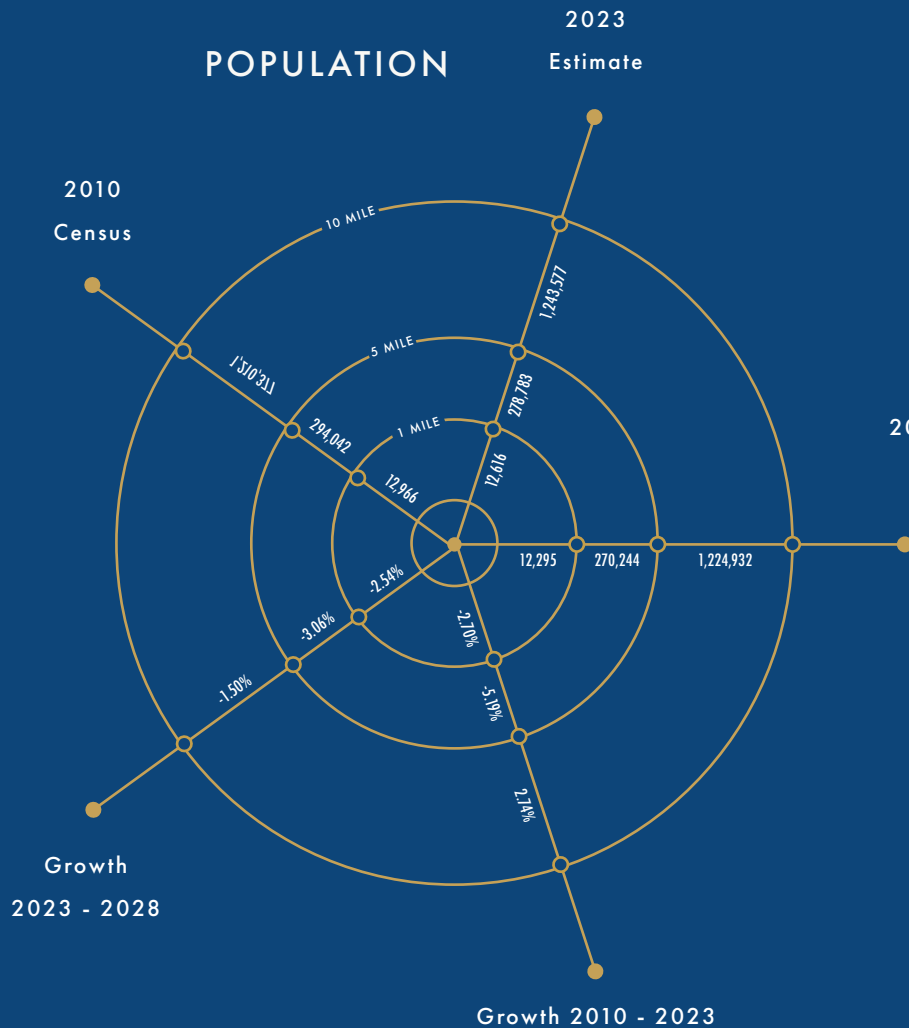


- White - 85.37%
- Black - 4.15%
- Am. Indian & Alaskan - 2.62%
- Asian - 5.35%
- Hawaiian & Pacific Island - 0.22%
- Other - 2.29%

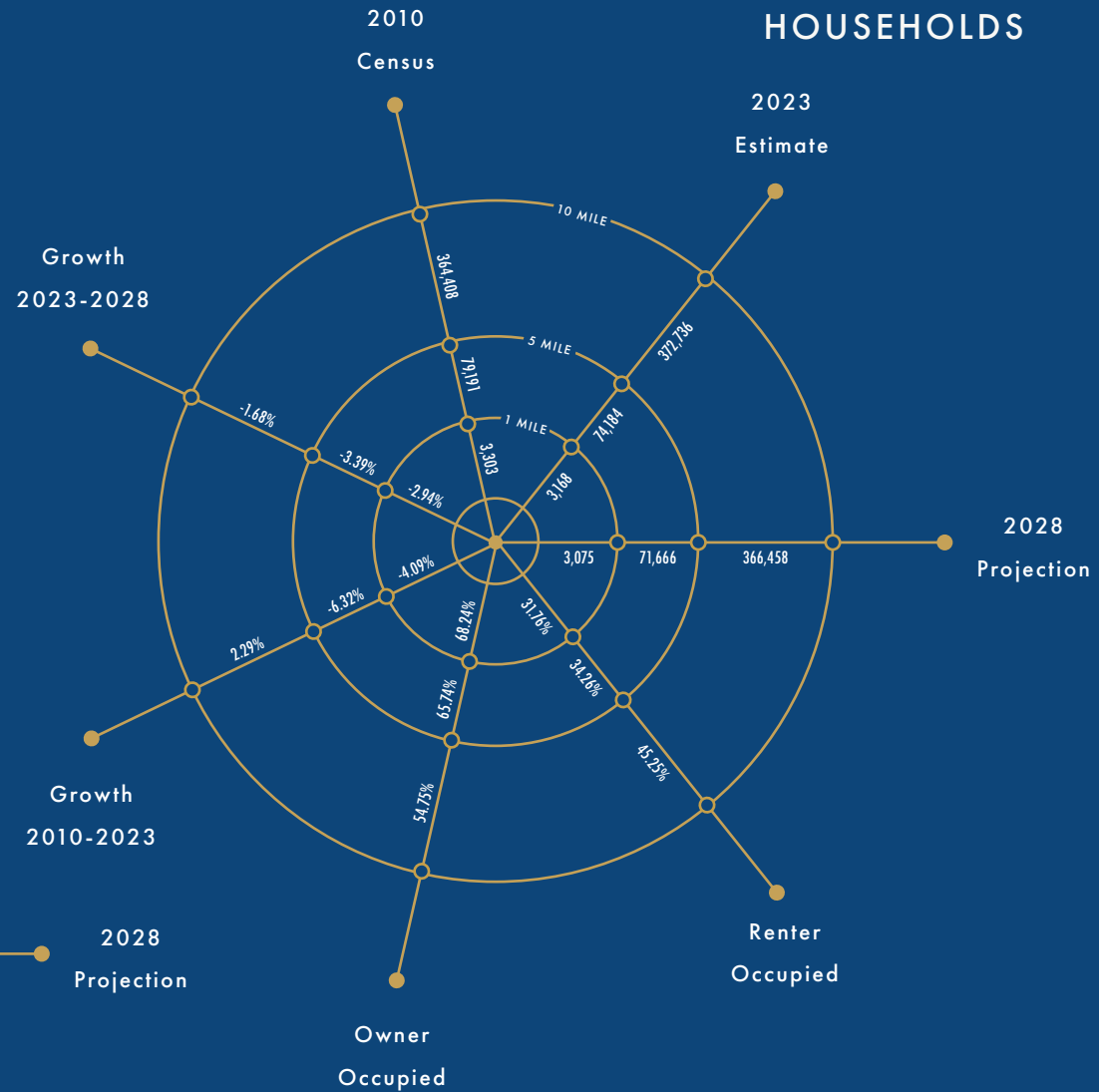
MARKET OVERVIEW

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SYLMAR, CA 91342

POPULATION



HOUSEHOLDS



\$76,441

Median Household
Income (1 mile)

\$98,862

Average Household
Income (1 mile)

INCOME



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