

..... OFFERING MEMORANDUM

INDUSTRIAL LAND FOR SALE OR FOR LEASE

PERFECT FOR
AUTO SALES AND
SERVICE, TOWING YARD,
TRUCK PARKING, ETC

1803 N SAN FERNANDO RD

Los Angeles, CA 90065

Marcus & Millichap



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Los Angeles, CA 90065

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present the opportunity to purchase 1803 N San Fernando Road, a ±0.77-acre industrial land site with three street access and 150 ft of frontage along North San Fernando Road and Cypress Ave.

The site benefits from a Pre-Existing Auto-Related Establishment designation, making it a strong fit for auto sales and service, towing yard, vehicle storage, truck parking, and other auto-related uses.

For users or investors looking longer term, the property also presents compelling development upside. The surrounding area is actively revitalizing and the site is located within an Opportunity Zone, providing additional incentive for future redevelopment or repositioning.

The location offers excellent accessibility for both customers and employees, with multiple public transit options, nearby commuter rail, and immediate access to Highways 5, 2, and 110.

INVESTMENT HIGHLIGHTS

- 150 feet of frontage along High Exposure Corridor (30,000+ vehicles per day)
- Three street access enables flexible circulation and future repositioning
- Grandfathered for auto-related uses (Auto Sales and Service, Towing Yard, Truck Parking, etc.)
- Strong infill location serving Northeast LA, Downtown, and the San Fernando Valley
- Ideal for an owner looking to control their own yard, or a buyer with the experience and relationships to navigate redevelopment and city approvals

OFFERING SUMMARY

1803 N SAN FERNANDO RD

\$

Listing Price
\$4,900,000

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Lot Size
33,062 SF (0.77 AC)

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Lease Rate
\$0.60/SF NNN

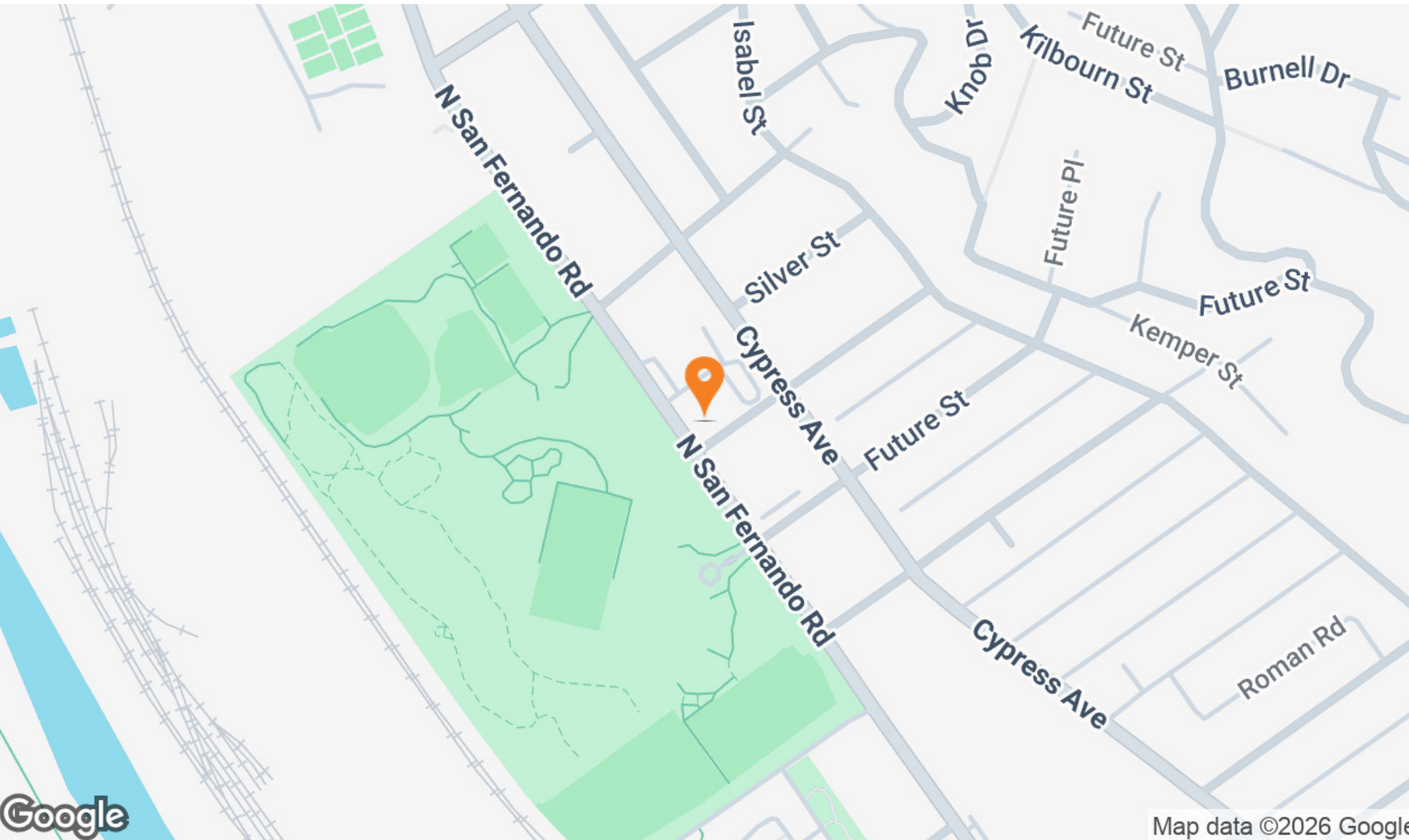
OFFERING DETAILS

Building Improvements	±/- 2,500 SF
Total Land	±/- 33,062 SF (0.77 AC)
Zoning	{Q}-MR1-1-CDO-RIO
APN	544-200-4014
Frontage	N San Fernando Rd., Cypress Ave & Frederick St
Vehicles/Day	30,000+
Opportunity Zone	Yes
Community Overlay	Cypress Park & Glassel Park
Sale Price	\$4,900,000 (\$148/SF)
Lease Rate	\$20,000/month (~\$0.60/SF)



1803 N SAN FERNANDO RD

LOCAL MAP



Google

Map data ©2026 Google

REGIONAL MAP

GLENDALE
3.4 MILES

PASADENA
8.9 MILES

DOWNTOWN LOS ANGELES
4.1 MILES



MARKET OVERVIEW

GLASSELL PARK NEIGHBORHOOD IN CA

Glassell Park is a vibrant and diverse neighborhood located in Northeast Los Angeles. With its mix of residential streets, hillside homes, and commercial zones, this area has become increasingly attractive for investors and developers. Glassell Park is bounded by several dynamic neighborhoods, including Eagle Rock to the northeast, Highland Park to the east, Mount Washington to the south, and Atwater Village and Los Feliz to the west. This strategic location places Glassell Park at the crossroads of established and up-and-coming communities, creating numerous opportunities for both residential and commercial investments.

Glassell Park's location offers residents quick access to key job centers, making it an ideal neighborhood for working professionals. It's a short drive to Downtown Los Angeles (DTLA), which houses a concentration of offices, tech firms, financial institutions, and creative industries. The Glendale business district, another nearby employment hub, is home to major companies like DreamWorks Animation and Walt Disney Imagineering.

1.2M

POPULATION
WITHIN 5 MILES

\$58,887

MEDIAN HOUSEHOLD INCOME
WITHIN 5 MILES

37.6

MEDIAN AGE
WITHIN 5 MILES

DEMOGRAPHICS

GLASSELL PARK

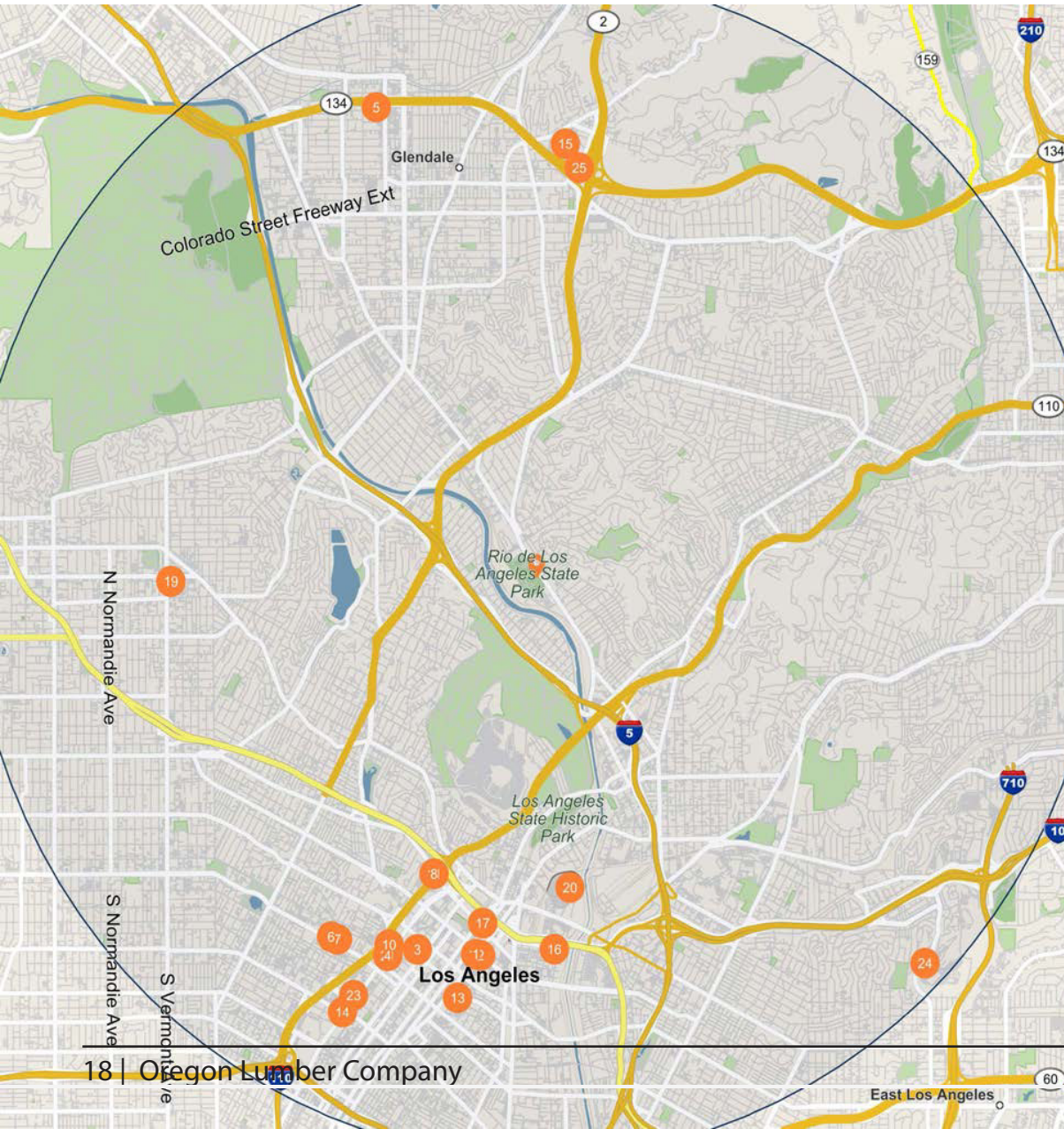
	DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
	Population	26,007	309,542	1,010,338
	Daytime Population	17,473	274,556	1,110,827
	Households	8,045	105,222	348,847
	Average Household Income	\$109,311	\$103,401	\$91,692

DEMOGRAPHICS BY RADIUS

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	26,673	315,005	1,030,356
2023 Estimate			
Total Population	26,007	309,542	1,010,338
2020 Census			
Total Population	24,653	296,646	976,643
2010 Census			
Total Population	26,891	309,670	977,688
Daytime Population			
2023 Estimate	17,473	274,556	1,110,827
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	8,833	116,303	398,969
2023 Estimate			
Total Households	8,557	113,543	388,303
Average (Mean) Household Size	3.1	2.7	2.5
2020 Census			
Total Households	8,391	111,917	382,175
2010 Census			
Total Households	8,045	105,222	348,847

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$250,000 or More	6.4%	6.0%	5.0%
\$200,000-\$249,999	5.2%	4.1%	3.1%
\$150,000-\$199,999	8.0%	7.8%	6.3%
\$125,000-\$149,999	7.7%	6.3%	5.4%
\$100,000-\$124,999	9.6%	9.4%	8.7%
\$75,000-\$99,999	13.1%	13.1%	11.8%
\$50,000-\$74,999	18.3%	15.9%	15.4%
\$35,000-\$49,999	9.9%	9.8%	10.7%
\$25,000-\$34,999	7.6%	7.6%	8.6%
\$15,000-\$24,999	6.4%	8.2%	9.8%
Under \$15,000	7.9%	11.7%	15.2%
Average Household Income	\$109,311	\$103,401	\$91,692
Median Household Income	\$74,945	\$69,522	\$58,887
Per Capita Income	\$36,033	\$38,323	\$35,895

MAJOR EMPLOYERS



MAJOR EMPLOYERS

EMPLOYEES

City of Los Angeles	40,000
City of Los Angeles-Dept of Transportation	25,000
Ocm Pe Holdings LP	10,000
Fox BSB Holdco Inc-L A Dodgers	5,566
Travelers Home & Mar Insur Co	5,037
The Orthopedic Institute	5,026
Samaritan Imaging Center	5,019
Disneyland International-Disneyland	5,000
Disneyland International-Disneyland	5,000
Mufg Union Bank Foundation	4,200
Wynn Las Vegas LLC	3,153
City of Los Angeles-Police Dept	3,000
Golden International	2,968
Sbeeg Holdings LLC	2,693
Glendale Adventist Medical Ctr	2,550
Shryne Group Inc	2,500
County of Los Angeles-Sheriffs Dept	2,314
Los Angeles Cnty Dst Attys Off-Lada	2,222
Childrens Hospital Los Angeles	2,212
Los Angles Cnty Mtro Trnsp Aut-Lacmta	2,132
Mpg Inc-Metaldyne	2,117
Unionbancal Equities Inc	2,001
John Hancock Life Insur Co USA-John Hancock	2,000
County of Los Angeles-Internal Services	2,000
Rusty Pelican Restaurants Inc-Rusty Pelican Restaurant 25	1,983



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