



13254 MACLAY ST, SAN FERNANDO, CA 91340

RETAIL/MIXED-USE

FOR SALE

OFFERING MEMORANDUM





○ SITE DESCRIPTION

IKON Properties LA is pleased to present an exceptional owner-user and investment opportunity located at 13254 Maclay Street, San Fernando, prominently positioned along one of the area's primary commercial corridors. This versatile property offers a rare combination of retail occupancy and on-site residential income, allowing a future owner-user to fully occupy the retail component while benefiting from steady residential cash flow.

The property consists of approximately 2,295 square feet of commercial space and 1,493 square feet of residential space, situated on a 7,861-square-foot lot. The corner retail unit fronting Maclay Street provides excellent visibility, strong street presence, and exposure to consistent vehicular traffic. All existing commercial leases convert to month-to-month beginning May 2027, offering flexibility for owner occupancy or future repositioning.

The asset presents significant upside potential, including the opportunity to increase monthly rents and enhance overall cash flow. Its mixed-use configuration and favorable layout make it ideal for an owner-user seeking long-term operational control while offsetting expenses through residential income.

Located on a well-traveled north-south arterial, the property benefits from convenient access to surrounding residential neighborhoods, local businesses, and community amenities that support sustained demand for neighborhood-serving uses. Additionally, the property may qualify for SBA financing, providing a meaningful advantage for qualified owner-users.

This offering represents a compelling opportunity to acquire a highly visible, flexible, and income-producing asset in the heart of the San Fernando submarket. The tenant is responsible for verifying all information contained herein.

*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

PROPERTY TYPE
Retail/Mixed-Use

PRICE
\$1,375,000

PARCEL NUMBER
2513-030-014

BUILDING
3,788 SF

LOT
7,861 SF

YEAR BUILT
1956

ZONING
LAC2



PROPERTY HIGHLIGHTS

- Prime Signalized Corner on Maclay Street
- Ideal Owner-User Opportunity
- Value-Add Upside
- Additional Billboard Income
- Dedicated On-Site Parking



*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

NEARBY DEVELOPMENTS

13260 -13282 WEST MACLAY STREET IN SYLMAR

An application for a new project at 13260 West Maclay Street in Sylmar has been submitted to the Los Angeles Department of City Planning and is progressing. The project proposal includes the construction of a mixed-use complex consisting of two buildings offering residential units, office spaces, parking, and a storage facility. The proposed project requests the demolition of the existing 25-unit apartment building. Redondo Beach-based Trojan Storage is the project applicant. San Clemente-based Jordan Architects is responsible for the design concepts.



HALF APARTMENTS, HALF STORAGE FACILITY

The second building, Building B, will be a 44 feet tall, four-story self storage building spanning a total area of 99,801 square feet. Building B will include a basement self-storage space onsite.

Plans call a mix of one-bedroom and two-bedroom dwellings, all of which will be available at market rates. The project also proposes to share 89 parking spaces.



Renderings depict a contemporary low-rise development, with artist studios, a lobby, and a recreation room activating the streetscape, and additional open space provided in an interior courtyard. A hearing has been scheduled. The hearing will be addressing the following entitlements:

- Zoning Administrator's Determination (ZAD) to authorize shared parking of 89 parking spaces in lieu of the otherwise required 340 parking spaces per the Sylmar CPIO.
- Conditional Use Permit (CUP) to allow a new storage building for household goods within 500 feet of an R Zone.
- Site Plan Review for a development project which creates 50,000 square feet or more of non-residential floor are

*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

FINANCIAL SUMMARY

Retail rental rates below will start on May 2026.

COMMERCIAL

UNIT #	TENANT	SF	LEASE EXP	TOTAL RENT/MO	TOTAL RENT/YR
1	Auto Registration	900 SF	4/30/2027	\$1,750.00	\$21,000.00
2	Beauty Salon	645 SF	4/30/2027	\$1,450.00	\$17,400.00
3	Tax Services	750 SF	4/30/2027	\$1,495.00	\$17,940.00
Billboard			10/31/2032	\$450.00	\$5,400.00
TOTALS		2,295 SF		\$5,145.00	\$61,740.00

RESIDENTIAL

UNIT #	BED/BATH	LEASE TERM	TOTAL RENT/MO	TOTAL RENT/YR
1	2 Bed 1 Bath	Month to Month	\$1,297.80	\$15,573.60
2	2 Bed 1 Bath	Month to Month	\$1,230.85	\$14,770.20
TOTALS			\$2,528.65	\$30,343.80

GRAND TOTAL

COMMERCIAL	RESIDENTIAL	TOTAL RENT/MO	TOTAL RENT/YR
\$5,145.00	+	\$7,673.65	\$92,083.80

PROPERTY EXPENSES

TYPE	YEARLY
Taxes	\$17,187.00 (approx.)
Insurance	\$8,500.00 (both complexes plus earthquake on the residential)
Landscaping	\$1,080.00
Utilities	\$1,698.00
Pest Control	\$1,590.00
TOTALS	\$30,055.00

*Property financial information is provided for reference only, is deemed reliable but not guaranteed, and should be independently verified by the buyer.

PROFORMA

Commercial

UNIT #	TENANT	SF	TOTAL RENT/MO	TOTAL RENT/YR
1	Auto Registration	900 SF	\$2,250.00	\$27,000.00
2	Beauty Salon	645 SF	\$1,612	\$19,344.00
3	Tax Services	750 SF	\$1,875	\$22,500.00
	Billboard		\$450.00	\$5,400.00
TOTALS		2,295 SF	\$6,187.00	\$74,244.00

Residential

UNIT #	BED/BATH	TOTAL RENT/MO	TOTAL RENT/YR
1	2 Bed 1 Bath	\$1,600.00	\$19,200.00
2	2 Bed 1 Bath	\$1,600.00	\$19,200.00
TOTALS		\$3,200.00	\$38,400.00

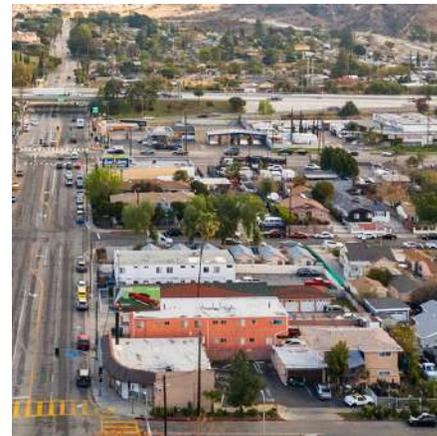
Grand Total

COMMERCIAL	RESIDENTIAL	TOTAL RENT/MO	TOTAL RENT/YR
\$6,187.00	+	\$3,200.00	\$9,387.00
			\$112,644.00

*Property financial information is provided for reference only, is deemed reliable but not guaranteed, and should be independently verified by the buyer.



PROPERTY PHOTOS

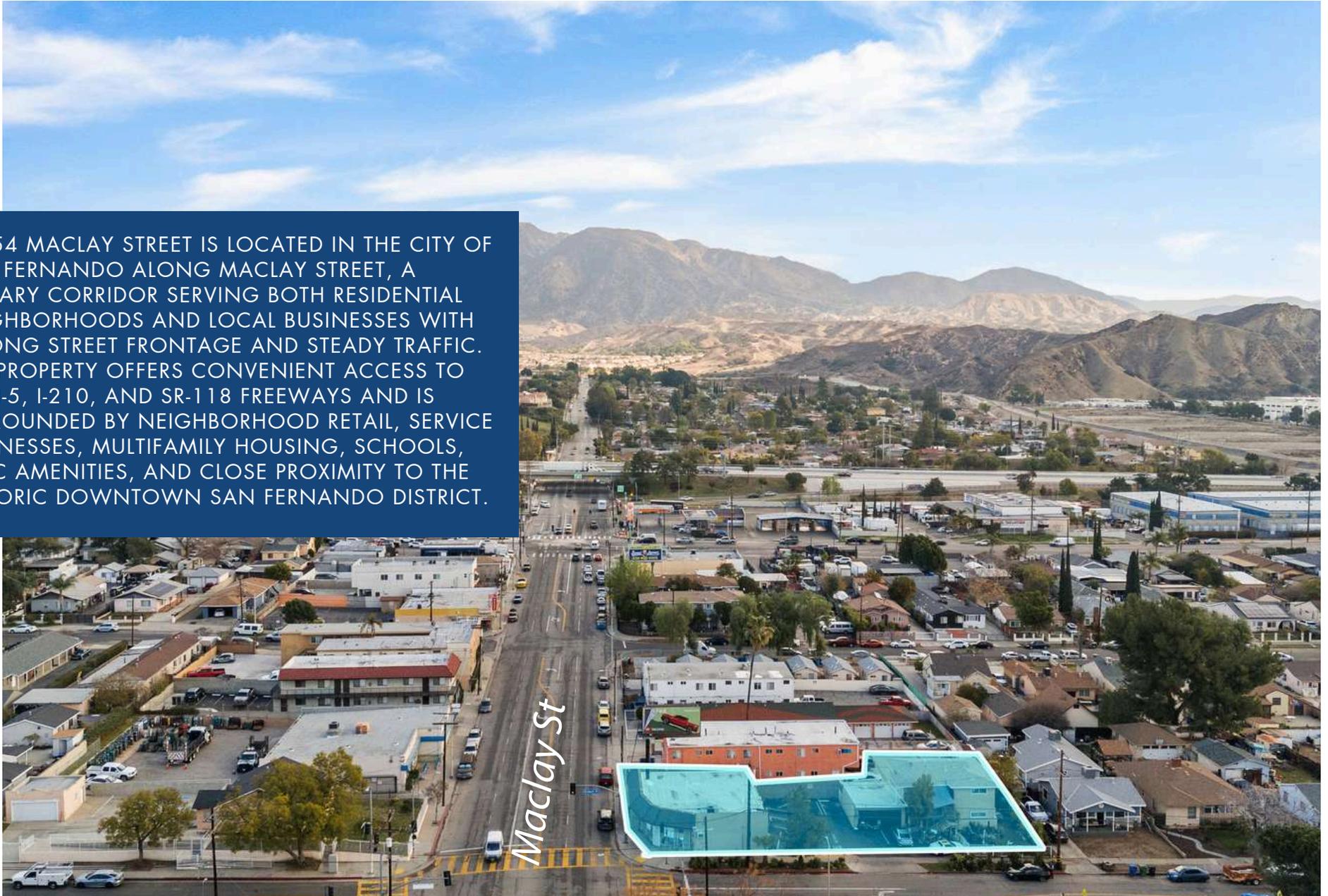


RETAIL MAP



AERIAL MAP

13254 MACLAY STREET IS LOCATED IN THE CITY OF SAN FERNANDO ALONG MACLAY STREET, A PRIMARY CORRIDOR SERVING BOTH RESIDENTIAL NEIGHBORHOODS AND LOCAL BUSINESSES WITH STRONG STREET FRONTAGE AND STEADY TRAFFIC. THE PROPERTY OFFERS CONVENIENT ACCESS TO THE I-5, I-210, AND SR-118 FREEWAYS AND IS SURROUNDED BY NEIGHBORHOOD RETAIL, SERVICE BUSINESSES, MULTIFAMILY HOUSING, SCHOOLS, CIVIC AMENITIES, AND CLOSE PROXIMITY TO THE HISTORIC DOWNTOWN SAN FERNANDO DISTRICT.





Category	1 Mile	3 Mile	5 Mile
2024 Total Population	24,069	167,397	319,080
2029 Population	23,095	160,399	306,824
Pop Growth 2024-2029	-4.05%	-4.18%	-3.84%
Average Age	37.30	37.40	38.30
2024 Total Households	5,900	41,550	83,165
HH Growth 2024-2029	-4.29%	-4.46%	-4.07%
Median Household Income	\$91,143	\$74,384	\$79,086
Avg Household Size	3.90	3.70	3.60
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$651,035	\$632,625	\$669,442
Median Year Built	1961	1966	1965



The information contained in the following listing is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from IKON Properties and it should not be made available to any other person or entity without the written consent of IKON Properties. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that the recipient will not photocopy or duplicate any part of the email content. If you have no interest in the subject property, please promptly delete this email. This email has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. IKON Properties has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe are reliable; however, IKON Properties has not verified, and will not verify, any of the information contained herein, nor has IKON Properties conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.





BLAS FERNANDEZ
DIRECTOR, COMMERCIAL INVESTMENTS

818.319.9191
blas@ikonpropertiesla.com
ikonpropertiesla.com
LIC NO. 02012036



ARGI TSATURYAN
INVESTMENT ASSOCIATE

818.510.2290
argi@ikonpropertiesla.com
ikonpropertiesla.com
LIC NO. 02101145