



12863 SAN FERNANDO RD, SYLMAR, CA 91342

**INDUSTRIAL**

**FOR SALE**

**OFFERING MEMORANDUM**





## ● SITE DESCRIPTION

IKON Properties is proud to present 12863 San Fernando Road in Sylmar, a rare freestanding industrial opportunity in one of the San Fernando Valley's most established industrial corridors.

The property consists of  $\pm 8,820$  square feet of warehouse space plus an additional  $\pm 1,520$  square foot mezzanine, providing flexibility for office build-out, storage, or expanded operational use. Situated on a 17,031 square foot corner parcel, the site features a secured, gated concrete yard suitable for loading, parking, and outdoor storage. With LACM zoning, two ground-level roll-up doors, two dock-high loading docks, and convenient access to major freeway arteries, this offering presents a compelling opportunity for both owner-users and investors seeking long-term value in a supply-constrained industrial market.

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

PROPERTY TYPE  
**Industrial**

PRICE  
**\$3,775,000**

BUILDING  
**8,820 SF**

LOT  
**17,031 SF**

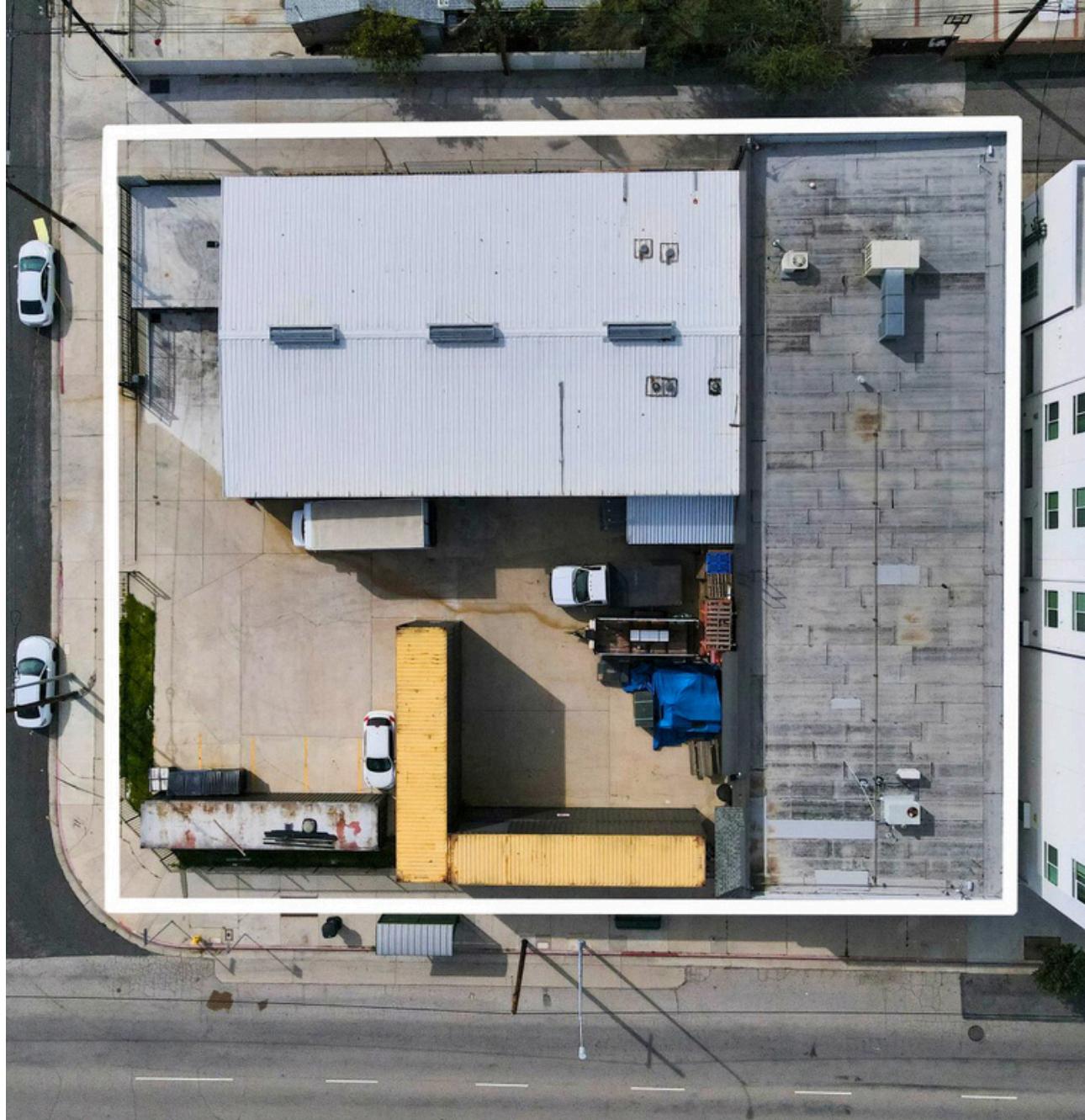
YEAR BUILT  
**1981**

ZONING  
**LACM**



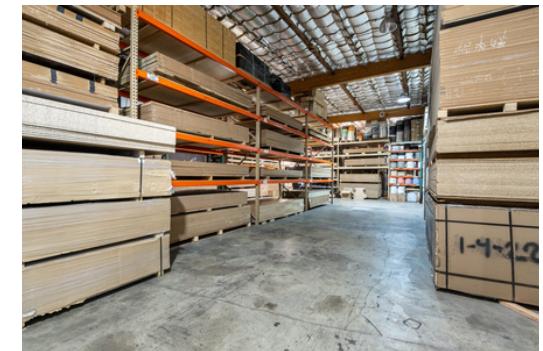
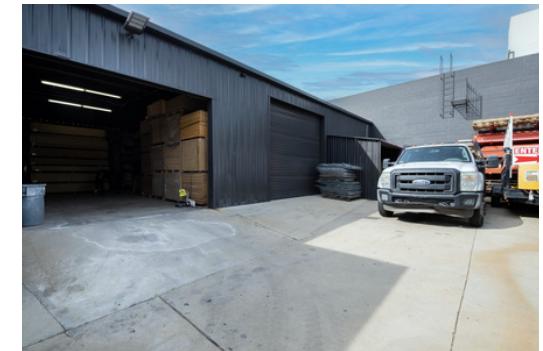
# PROPERTY HIGHLIGHTS

- 8,820 SF industrial building + 1,520 SF mezzanine.
- Corner lot with gated, concrete-paved yard.
- LACM zoning - Ideal for manufacturing, distribution, contractor, or warehouse use.
- Clear-Span Warehouse with High Ceilings, Two Ground Level Roll-Up Doors & Two Loading Docks
- Prime access to the 5, 210, 118, and 405 Freeways.
- Located within a designated Opportunity Zone.

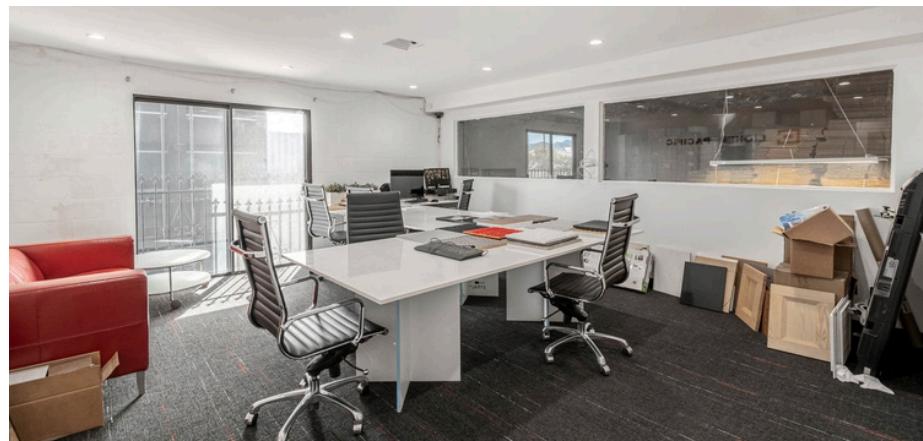
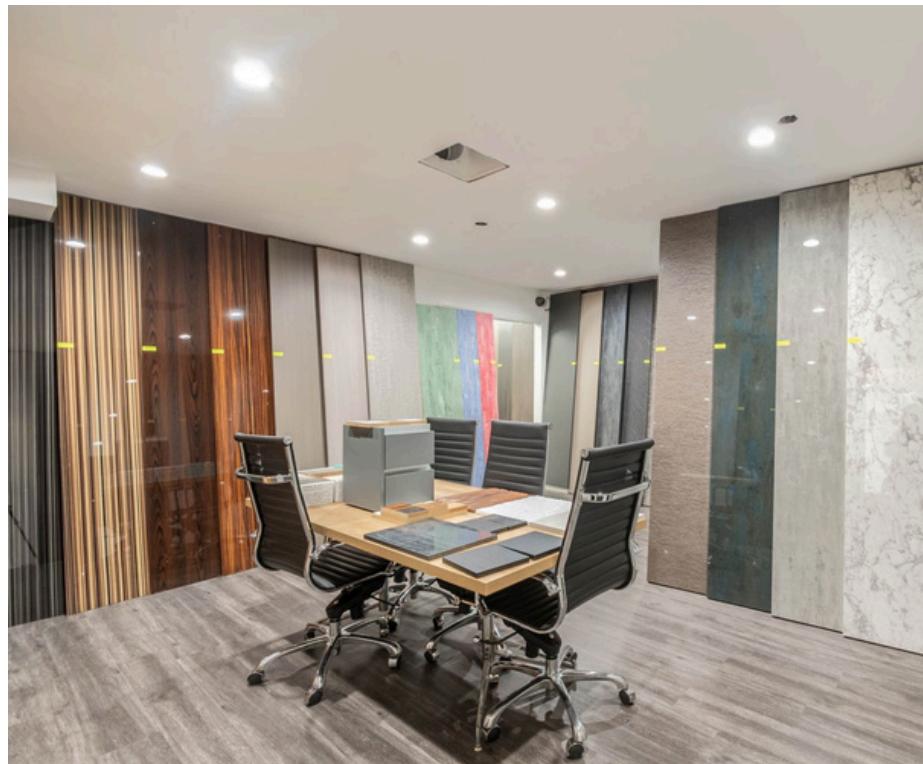


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# PROPERTY PHOTOS



# PROPERTY PHOTOS



# ○ RETAIL MAP



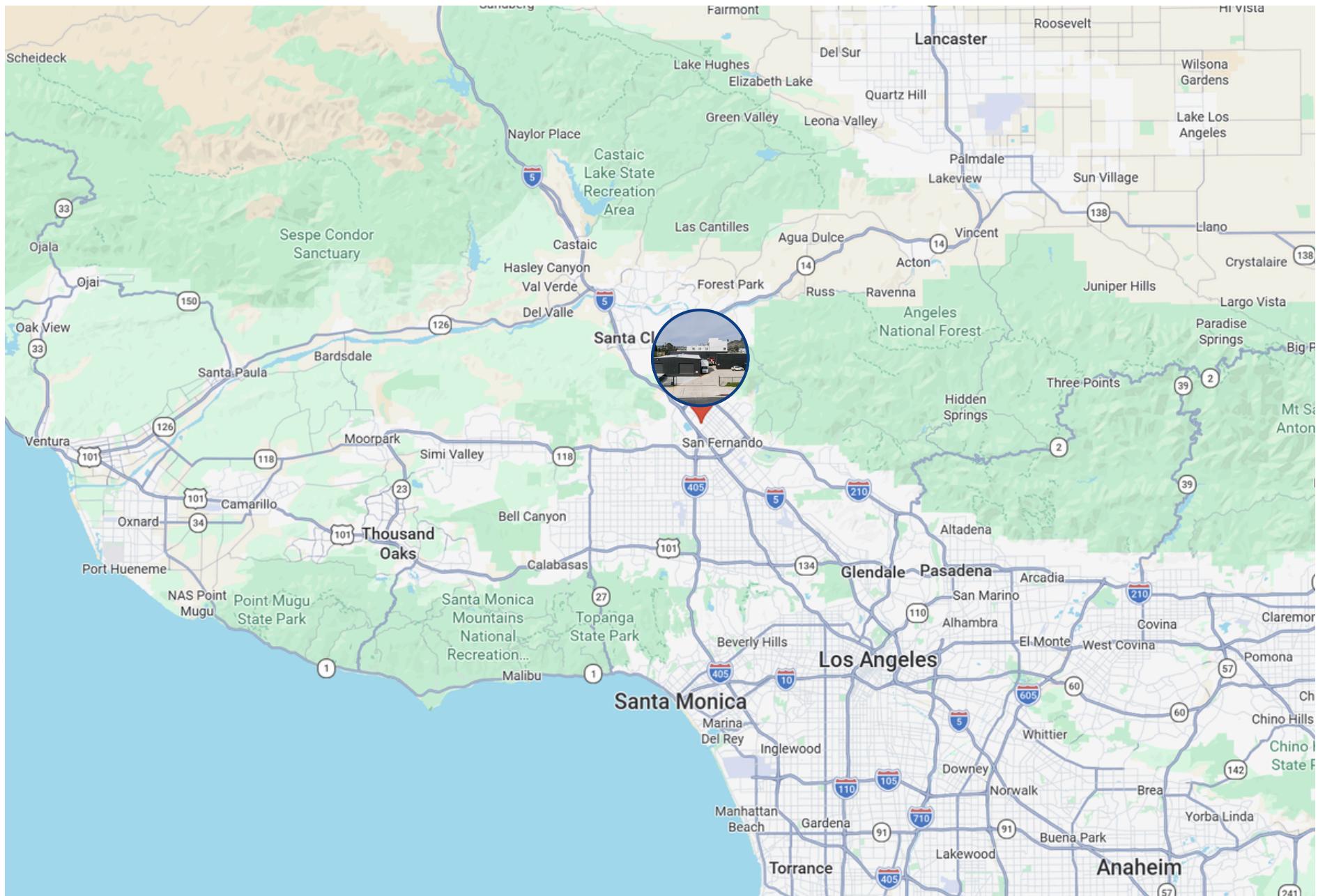
# AERIAL MAP



LOCATED ON SAN FERNANDO ROAD IN SYLMAR, THIS PROPERTY SITS WITHIN A WELL-ESTABLISHED INDUSTRIAL AND COMMERCIAL CORRIDOR SURROUNDED BY WAREHOUSE, MANUFACTURING, AUTOMOTIVE, AND SERVICE USES. THE SITE OFFERS STRONG REGIONAL CONNECTIVITY WITH NEARBY ACCESS TO INTERSTATE 5, INTERSTATE 210, AND STATE ROUTE 118, PROVIDING EFFICIENT TRAVEL THROUGHOUT THE SAN FERNANDO VALLEY AND GREATER LOS ANGELES AREA. THE LOCATION BENEFITS FROM DIRECT FRONTAGE ON A MAJOR ARTERIAL AND PROXIMITY TO SURROUNDING BUSINESS AND COMMUNITY AMENITIES.



# LOCATION MAP





# DEMOGRAPHICS



Category	1 Mile	3 Mile	5 Mile
2024 Total Population	19,504	140,271	343,333
2029 Population	18,688	135,086	330,542
Pop Growth 2024-2029	-4.18%	-3.70%	-3.73%
Average Age	37.10	38.70	38.70
2024 Total Households	4,810	37,656	93,601
HH Growth 2024-2029	-4.45%	-3.94%	-3.93%
Median Household Income	\$79,736	\$85,719	\$82,316
Avg Household Size	3.80	3.50	3.50
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$664,409	\$685,795	\$693,643
Median Year Built	1967	1965	1966



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