

12455 Branford St # 9, Pacoima 91331

PAC - Pacoima

STATUS: Active  
LIST CONTRACT: 08/26/24  
SELLER WILL CONSIDER  
CONCESSIONS IN OFFER: Yes

LISTING ID: SR24171035  
PROP TYPE: Commercial Sale  
PARCEL #: 2624019024  
PROP SUB TYPE: Warehouse

LIST PRICE: \$1,348,050  
LIST \$ ORIGINAL: \$1,348,050



SQFT(SRC): 2,838  
SQFT LOT: 112,920  
ACRES: 2.592  
BUSINESS NAME:  
BUSINESS TYPE:  
YEAR ESTABLISHED:  
YEAR BUILT: 1980  
SLC: Standard, Trust  
LEVELS: 1  
CURRENT USE:  
MONTHLY RENT:  
RENT MIN - MAX \$/SF/YR:  
NUMBER OF UNITS:  
ENTRY LEVEL: 1  
BUILDING STATUS: Existing  
OCCUPANCY:  
BUILDING \$/PER SQFT: \$475.00  
LAND \$/PER SQFT:  
DAYS ON MARKET: 3  
COUNTY: Los Angeles  
PARCEL MASTER:  
INVEST?: A/C:  
FENCE: HEAT:Yes

DESCRIPTION

Coastland Commercial | Property Management and Pinnacle Estate Properties are marketing this unique industrial 2 Bay Condominium in the Northern San Fernando Valley. Built in 1980, this unit is zoned M1, and is just under 2900 sqft. It has 2-entrances, 2-offices, 2-reception areas, 2-bathrooms, 2-12 ft. roll-up doors , 2-connected warehouses (can be separated), 200AMP Panel, Property Features Newer A/C units Property Type: Unique industrial 2 Bay condominium Year Built: 1980 Size: Just under 2900 square feet Parking: 5 Assigned Spaces Zoning: M1 Features: HVAC, commercial LED lighting, fully insulated, 16 ft. ceilings Location: Close to major freeways, air, rail & water Delivery: Unit will be vacant upon the close of escrow APN: 2624-019-024 Reports: NHD Disclaimer: Buyers should independently verify square footage, property condition, measurements, zoning, and building configuration.

BUSINESS URL:

BUILDING DETAILS

FEATURES:  
HEATING: Forced Air  
LAUNDRY: None  
CLEARANCE:  
INDUSTRIAL TYPE:

OFFICE CLASS:  
ROOFING:  
SECURITY:  
CONSTRUCTION:  
LOT: Lot Over 40000 Sqft

UTILITIES

ELECTRICITY:  
AMPERAGE:  
VOLTS:  
UTILITIES:  
WATER: Public

BUSINESS DETAILS

OWNERSHIP:  
DAYS / HOURS OPEN:  
FULLTIME EMPLOYEES:  
LEASE EXPIRES:  
EQUIPMENT VALUE:

SPECIAL LICENSES:  
PART TIME EMPLOYEES  
ACTUAL RENT:  
INVENTORY VALUE:

YEARS CURRENT OWNER:  
HOURS OWNER WORKS:  
LEASABLE SQFT:  
MONTHLY NNN:  
PARKING TOTAL:

SQUARE FOOTAGE

CONDO SQFT:  
HIGH TECH FLEX SQFT:  
RETAIL SQFT:  
TOTAL SQFT:

INDUSTRIAL SQFT:  
INDUSTRIAL MIN/MAX:  
DIVISIBLE SQFT:  
LAND \$/PER ACRE:

OFFICE SQFT:  
OFFICE MIN/MAX:  
RESIDENTIAL SQFT:

PARKING

PARKING TOTAL:  
UNCOVERED:

CARPORT:  
PARKING RATIO:

LAND

LAND USE: Industrial  
LOT SIZE DIM.:  
TOPOGRAPHY:

BUILDER NAME:  
ZONING:  
SURVEY TYPE:

PARK NAME:  
PHASE:

**TERMS**

LEASE RENEW OPTION?:  
LISTING TERMS: **Cash, Cash to New Loan,  
Conventional, Submit**  
EXISTING LEASE TYPE:  
INCLUSIONS:  
EXCLUSIONS:

LEASE ASSIGNABLE?:  
FINANCIAL RMKS:  
CLOSE DATE:

MIN. DOWN AMOUNT:  
OWNERSHIP TYPE:  
BAC:

**OWNER / TENANT**

OWNERS NAME:  
OWNER PHONE:  
OWNER PAYS:  
TENANT PAYS:

# of UNITS LEASED:  
ANCHORS / CO-TENANTS:

MOVE-IN:

**FINANCIAL**

GROSS OPERATING INCOME:

NET PROFIT:

OPERATING EXPENSE:

**ANNUAL EXPENSE INFORMATION**

EXPENSE YEAR:  
REAL ESTATE TAX:  
PERSONAL PROPERTY:  
ACCOUNTING/LEGAL:  
ADVERTISING:  
INSURANCE:  
ELECTRICITY:  
WATER/SEWER:  
TRASH:

PROFESSIONAL MANAGER:  
RESIDENTIAL MANAGER:  
MAINTENANCE:  
SUPPLIES:  
OTHER:  
BUILDING EXPENSE:  
RESERVES:  
INVENTORY VALUE:

**ANNUAL OPERATING INFORMATION**

GROSS SCHEDULED RENTS:  
VACANCY ALLOWANCE:  
LAUNDRY:  
OTHER:  
EFFECTIVE GROSS:  
TOTAL EXPENSE:  
NET OPERATING INCOME:

**INVESTMENT INFORMATION**

ACCOUNTING:  
OPERATING EXPENSES:

GROSS OPERATING INCOME:  
NET OPERATING INCOME:

VACANCY ALLOWANCE RATE:  
CAP RATE:

**TAXES**

TAX RATE:  
TAX OTHER ASSESSMENT: • \$427 (Estimated)

TAX ANNUAL \$:

TAX YEAR:

**PHOTOS**

# Pacoima, CA 91331

## Warehouse

**\$1,348,050**



Year Built: 1980

### GUY ARNONE

877-489-2761

[garnone@coastlandpm.com](mailto:garnone@coastlandpm.com)

Office: Coastland Property Management

State Lic#: 00994214

Listing Id: SR24171035



Coastland Commercial | Property Management and Pinnacle Estate Properties are marketing this unique industrial 2 Bay Condominium in the Northern San Fernando Valley. Built in 1980, this unit is zoned M1, and is just under 2900 sqft.

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### Property Features

Newer A/C units

Property Type: Unique industrial 2 Bay condominium

Year Built: 1980

- 112,920 sq./2.592 ac. (A)
- Levels: 1

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**Coastland Property Management**

Commercial Brokerage &amp; Property Management Services Throughout California

guy.arnone@coastlandpm.com

877-489-2761

State Lic: 10834848



## Fannie Mae 1004MC Statistics Summary.

Prepared By: Guy Arnone

Listings as of 08/29/24 at 6:46 am

Listing Id is SR24171035 Property Type is 'Commercial Sale'

<b>Inventory Analysis</b>	<b>Prior 7-12 Months (08/30/2023-02/27/2024)</b>	<b>Prior 4-6 Months (02/28/2024-05/29/2024)</b>	<b>Current - 3 Months (05/30/2024-08/29/2024)</b>
Total # of Comparable Sales (Settled)	0	0	0
Absorption Rate (Total Sales/Months)	0.00	0.00	0.00
Total # of Comparable Active Listings	0	0	1
Months of Housing Supply (Lst/Ab. Rate)	0.00	0.00	0.00
<b>Median Sale &amp; List Price DOM</b>	<b>Prior 7-12 Months</b>	<b>Prior 4-6 Months</b>	<b>Current - 3 Months</b>
Median Comparable Sale Price	\$0	\$0	\$0
Median Comparable Sales DOM	0	0	0
Median Comparable List Price (Listings Only)	\$0	\$0	\$1,348,050
Median Comparable Listings DOM (Listings Only)	0	0	3
Median Sale Price / Median List Price %	0.00%	0.00%	0.00%

\*The total number of Comparable Active Listings is based on listings that were On Market on the end date of the specified time periods above.