

9820 San Fernando

FOR LEASE

9820 San Fernando Road
Pacoima, CA 91331

Stephen Bethel
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01242276



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US Bank Tower

633 West 5th Street, Suite 5870

Los Angeles, CA 90071

THE SPACE

Location	9820 San Fernando Road Pacoima, CA 91331
County	Los Angeles
Cross Street	Branford
Traffic Count	19,830 San Fernando Rd /10,094 Branford
Size	4,000 SF
Space	Industrial
Lease Rate	\$3.25 PSF (Monthly)
Lease Type	MG

Notes \$13,000/month

HIGHLIGHTS

- Secured 10 foot High Walled Yard
- Large and High (24 foot) Awning (3,240 sq ft)
- 400 amps
- Great for Autobody or Heavy Industrial Use
- Large Lot
- Re-built building in early 2020s
- Access to 5 & 118 Fwys

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
20,302	204,365	568,316

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$97,295	\$108,232	\$105,853

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
5,197	54,658	169,996



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PROPERTY FEATURES

NUMBER OF UNITS	1
NET RENTABLE AREA (SF)	4,000
LAND SF	11,700
LAND ACRES	0.27
YEAR BUILT	1960s
ZONING TYPE	M2-1
BUILDING CLASS	Concrete Block
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
CEILING HEIGHT	12
GRADE LEVEL DOORS	2
FENCED YARD	Yes (Walled Yard)
OFFICE SF	510
OFFICE TO WAREHOUSE RATIO	13%

NEIGHBORING PROPERTIES

NORTH	Industrial
SOUTH	Industrial
EAST	Industrial
WEST	Industrial

MECHANICAL

HVAC	Office
FIRE SPRINKLERS	No
ELECTRICAL / POWER	400 Amps
LIGHTING	Fluorescent

CONSTRUCTION

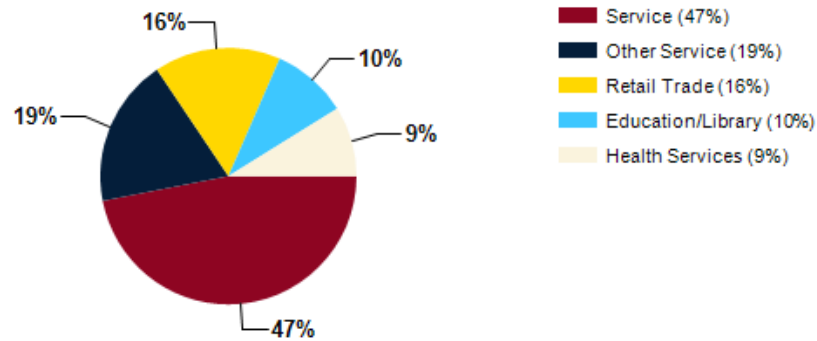
FOUNDATION	Concrete
FRAMING	Block
EXTERIOR	Block
PARKING SURFACE	Concrete
ROOF	Flat
LANDSCAPING	No



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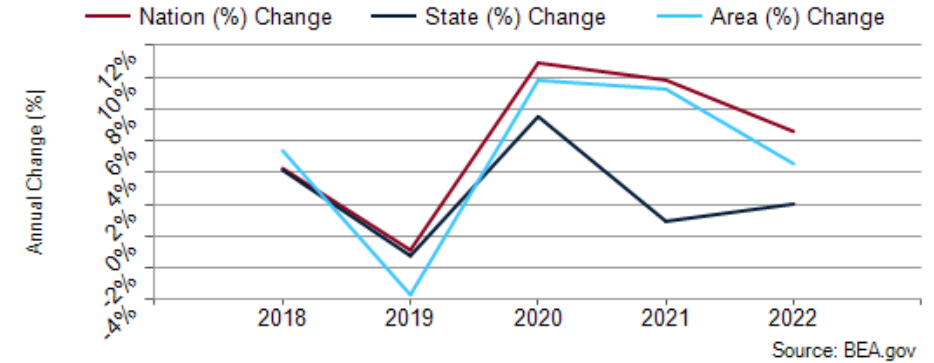
Major Industries by Employee Count



Largest Employers

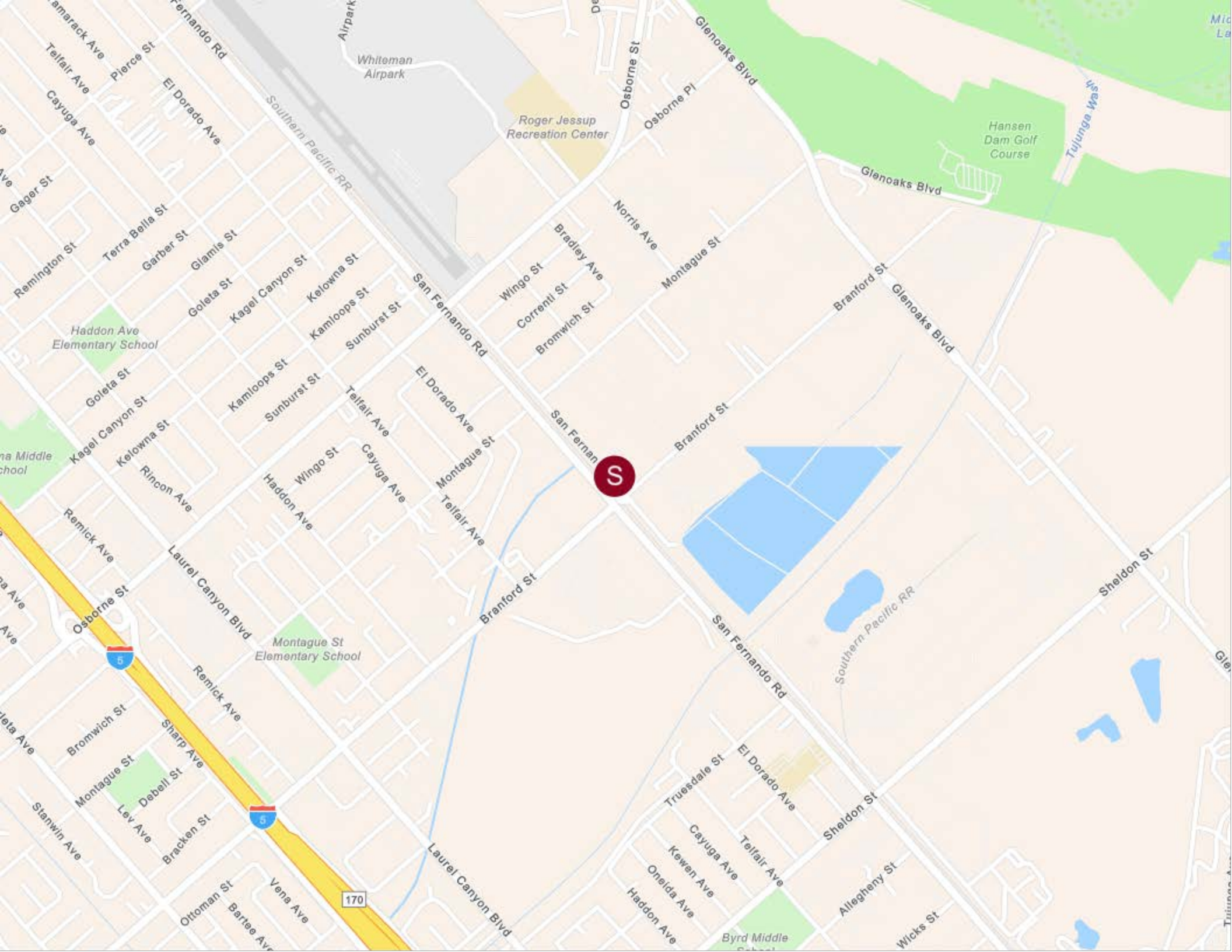
Los Angeles Unified School District	2,145
Pharmavite LLC	343
Pepsi Bottling Company	320
Home Depot	300
County of Los Angeles	250
PureTek	196
Production Resource Group LLC	151
Northeast Valley Health Group	150

Los Angeles County GDP Trend



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Los Angeles Unified School District

Approx. 2,145 Employees
Approx. 1 mile

Pharmavite LLC

Approx. 343 Employees
Approx. 2 miles

Pepsi Bottling Company

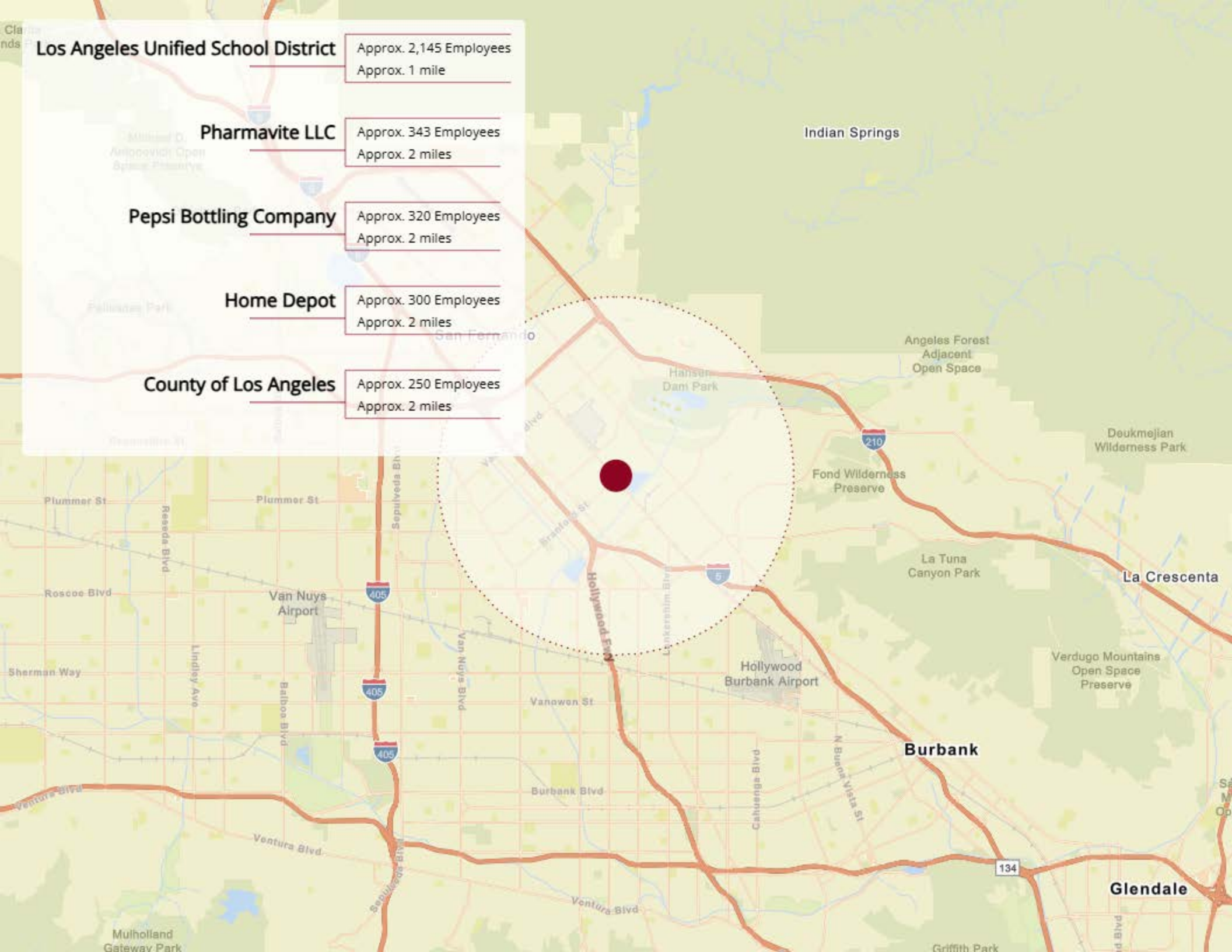
Approx. 320 Employees
Approx. 2 miles

Home Depot

Approx. 300 Employees
Approx. 2 miles

County of Los Angeles

Approx. 250 Employees
Approx. 2 miles

































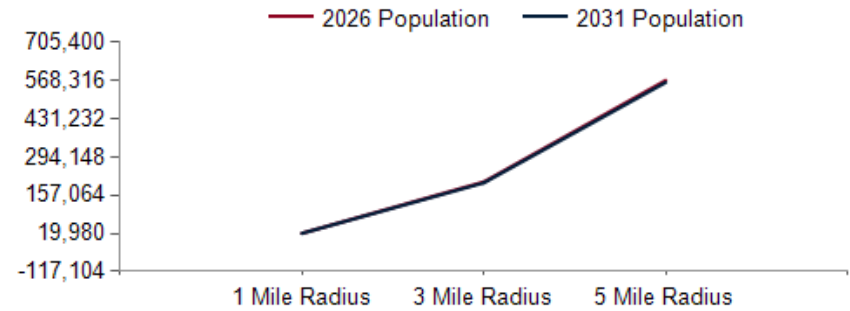




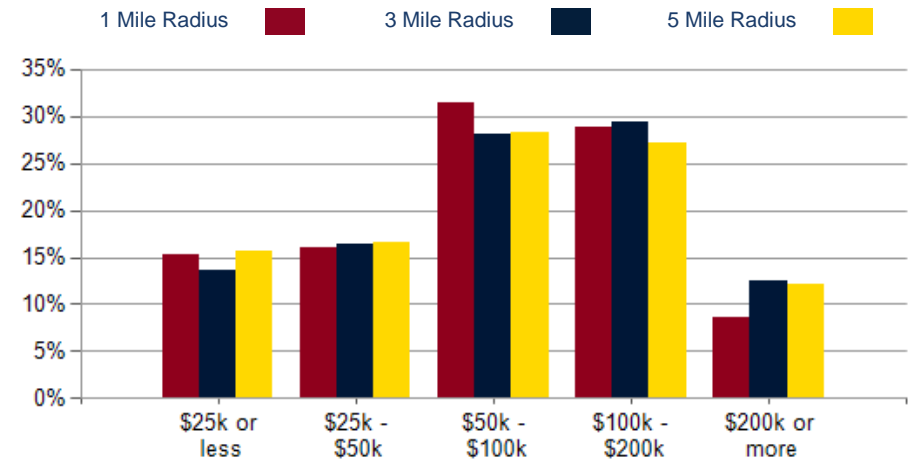


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	18,834	203,881	559,301
2010 Population	20,500	216,042	581,973
2026 Population	20,302	204,365	568,316
2031 Population	19,980	201,114	561,258
2026 African American	587	5,842	18,782
2026 American Indian	444	4,103	11,690
2026 Asian	1,355	17,618	49,422
2026 Hispanic	17,179	153,708	390,938
2026 Other Race	10,980	97,897	248,793
2026 White	3,332	44,024	147,030
2026 Multiracial	3,579	34,676	91,868
2026-2031: Population: Growth Rate	-1.60%	-1.60%	-1.25%

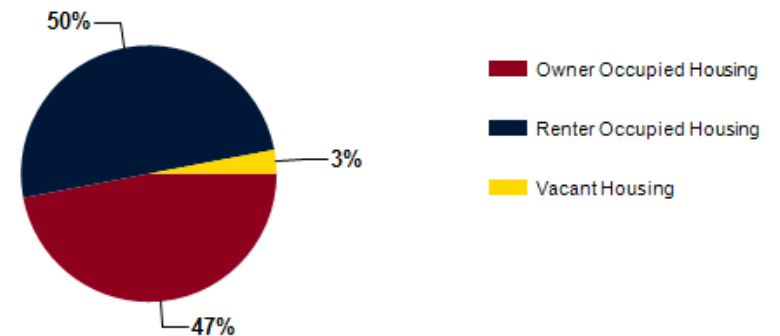
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	455	4,394	15,578
\$15,000-\$24,999	338	3,081	11,172
\$25,000-\$34,999	292	3,512	11,687
\$35,000-\$49,999	539	5,416	16,569
\$50,000-\$74,999	694	8,198	26,876
\$75,000-\$99,999	936	7,183	21,096
\$100,000-\$149,999	993	10,177	29,143
\$150,000-\$199,999	504	5,829	17,144
\$200,000 or greater	444	6,857	20,720
Median HH Income	\$80,806	\$82,889	\$77,888
Average HH Income	\$97,295	\$108,232	\$105,853



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: ceri



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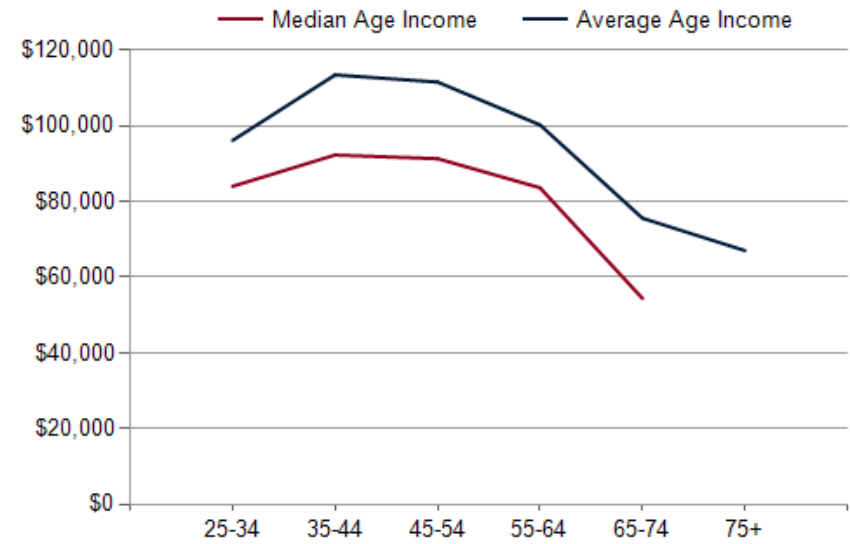
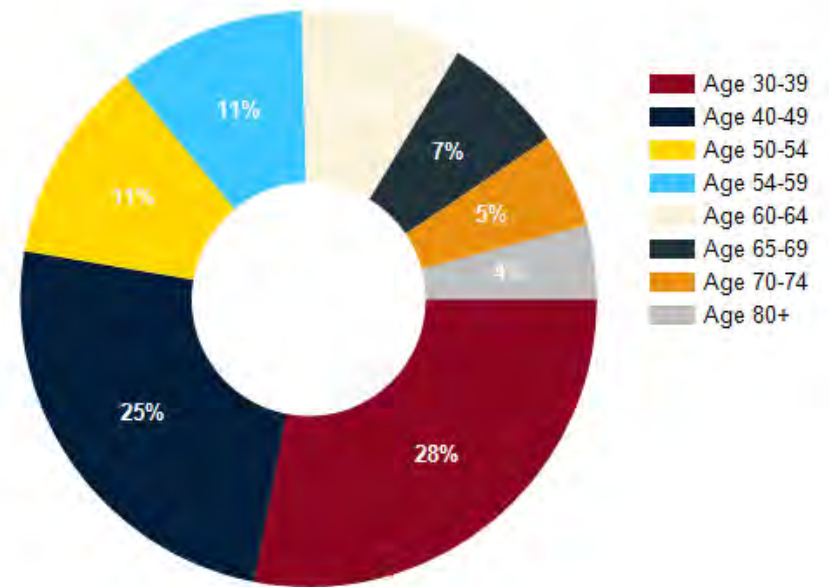
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General Demographics | 9820 San Fernando

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,750	17,762	49,045
2026 Population Age 35-39	1,353	14,601	41,911
2026 Population Age 40-44	1,406	13,548	39,350
2026 Population Age 45-49	1,318	12,871	36,255
2026 Population Age 50-54	1,258	12,949	36,200
2026 Population Age 55-59	1,168	12,533	34,391
2026 Population Age 60-64	1,000	11,726	31,871
2026 Population Age 65-69	763	10,163	27,910
2026 Population Age 70-74	585	7,836	21,829
2026 Population Age 75-79	459	5,427	14,832
2026 Population Age 80-84	266	3,244	8,753
2026 Population Age 85+	221	2,819	7,999
2026 Population Age 18+	15,564	162,124	450,737
2026 Median Age	34	37	37
2031 Median Age	36	38	39

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$84,003	\$87,709	\$78,167
Average Household Income 25-34	\$96,137	\$109,376	\$101,853
Median Household Income 35-44	\$92,286	\$102,630	\$94,172
Average Household Income 35-44	\$113,458	\$130,266	\$125,088
Median Household Income 45-54	\$91,318	\$102,456	\$95,857
Average Household Income 45-54	\$111,575	\$127,231	\$123,393
Median Household Income 55-64	\$83,620	\$90,055	\$85,941
Average Household Income 55-64	\$100,245	\$113,440	\$112,486
Median Household Income 65-74	\$54,363	\$61,996	\$60,707
Average Household Income 65-74	\$75,568	\$88,535	\$88,160
Average Household Income 75+	\$67,015	\$60,386	\$64,445

Population By Age



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Mr. Bethel is the National Director of Frazier Capital. He received his BA in Economics from Occidental College in Los Angeles and a Masters in Management, Economics and Politics (MEP) from St. Andrews University, Scotland as well as a second masters in International Finance from Glasgow University, Scotland.

Active in the brokerage and valuation profession for over 30 years, he has valued domestic and international businesses, commercial real estate investments, and industrial machinery and equipment as well as sold businesses and commercial real estate from Washington DC to California.

Mr. Bethel has written 10 books on valuing and selling all types of businesses and special use properties. He has been interviewed by NPR's Market Place and Bloomberg multiple times and continues to speak and provide training to a number of industry groups throughout the United States. Prior to entering the valuation and mergers and acquisition industry he was the Controller and CFO of a Multi-National low tech Medical Manufacturing Company.