

# COMMERCIAL PROPERTY FOR SALE



REAL ESTATE SERVICES  
TRUSTED SINCE 1962

## 9925 COMMERCE AVENUE

TUJUNGA, CA 91042

**PATRICK LONG**

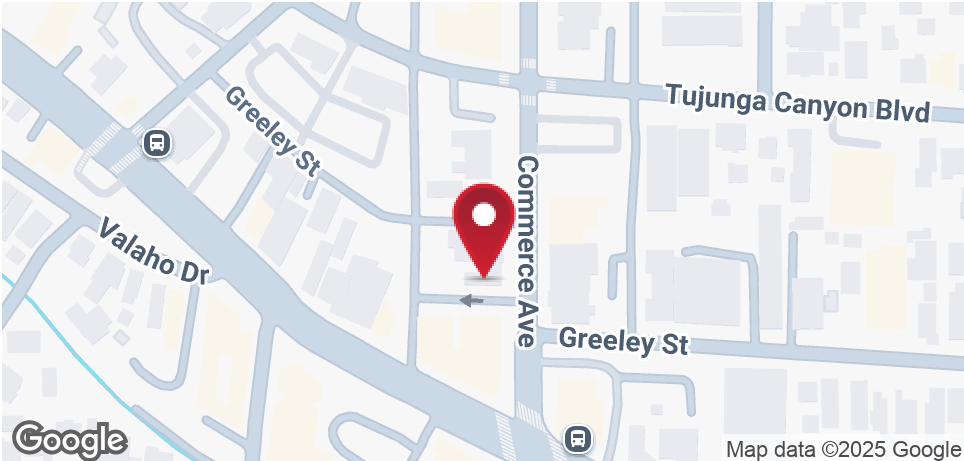
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SUITE 250  
GLENDALE, CA 91202  
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CALDRE #00983560



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OFFERING SUMMARY

Sales Price:	\$1,150,000
Building Size:	1,680 SF
Lot Size:	2,675 SF
Zoning:	C2-1L
Price/SF:	\$684.52
APN:	2568-012-020

PROPERTY OVERVIEW

This is a rare opportunity for an investor or owner-user to purchase a two (2)-unit commercial building in a high-traffic area of Tujunga. There are 25,894 to 29,458 cars per day on nearby Foothill Boulevard per 2024 MPSI estimate. The property is zoned C2 and has a private, gated parking lot and additional street parking on Commerce Avenue. Unit A is a single-story storefront that is approximately 680 square feet. It is perfect for a cafe/coffee shop, flower shop or other retail business. Unit B is a 2-story office that is approximately 1,000 square feet and positioned at the rear of the building with mountain views. It is ideal for an insurance company, call center, small business or other office use. Both units have their own bathrooms and separate utilities. If preferred, the building can easily be converted into one operating business. The property is conveniently located close to an abundance of restaurants, retail shops and services, and has easy access to the 210 Freeway. Call broker to schedule a tour.

**Virtual Tour:** <https://my.matterport.com/show/?m=WCRhx9S9ipv>

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.



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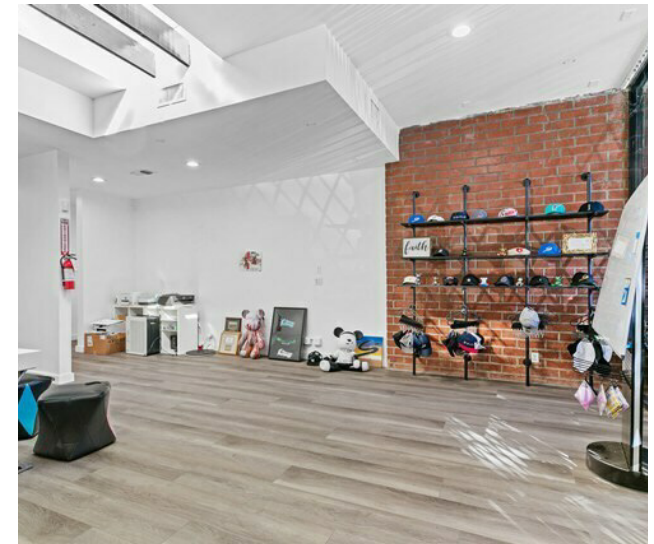
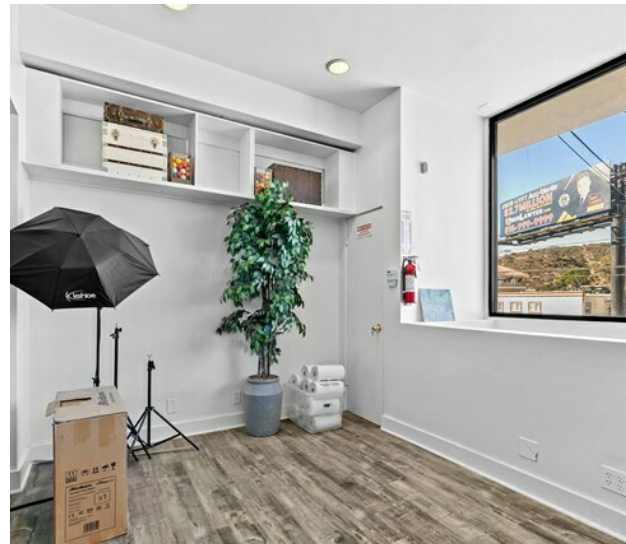
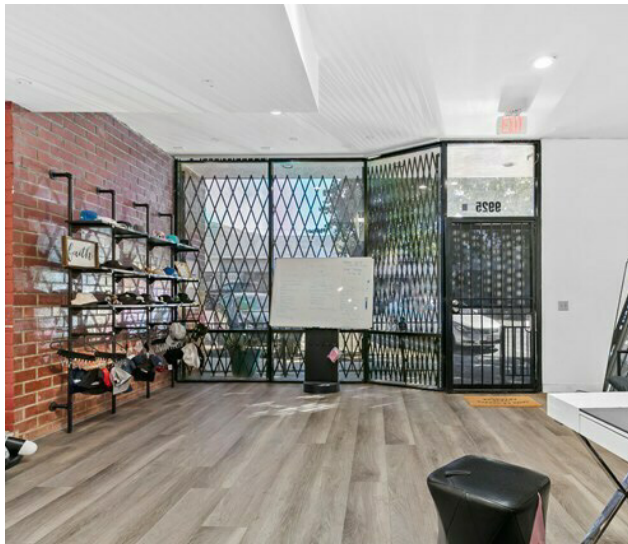
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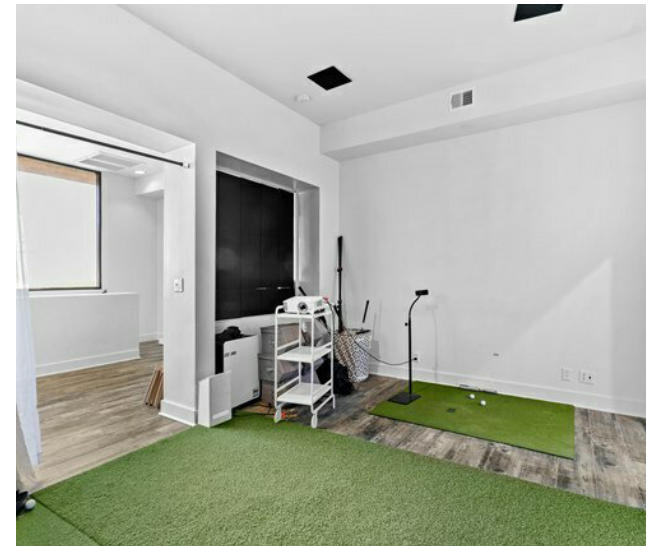
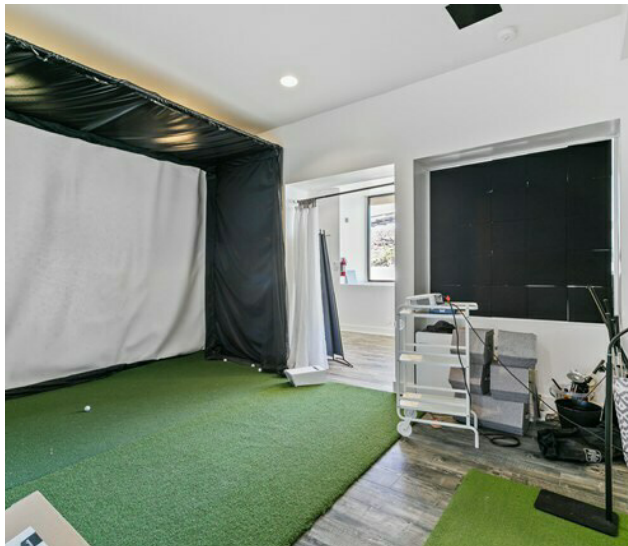
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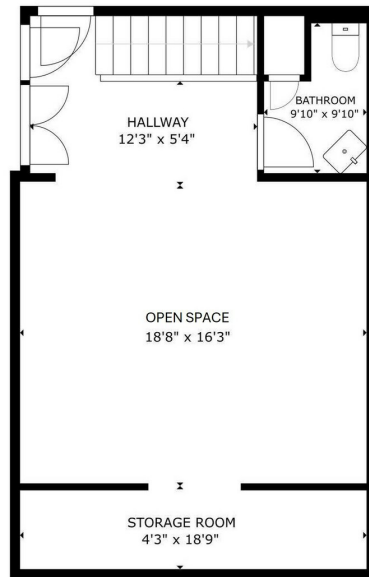
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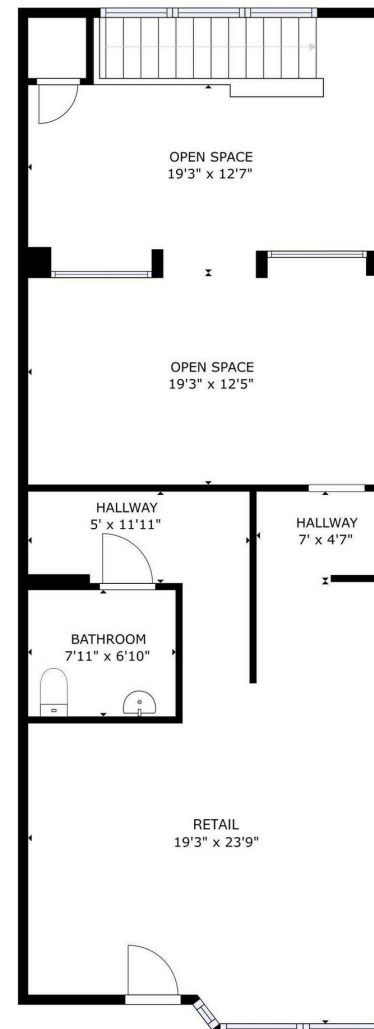
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## 9925 COMMERCE AVENUE

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FLOOR 1 - BOTTOM



FLOOR 2 - TOP

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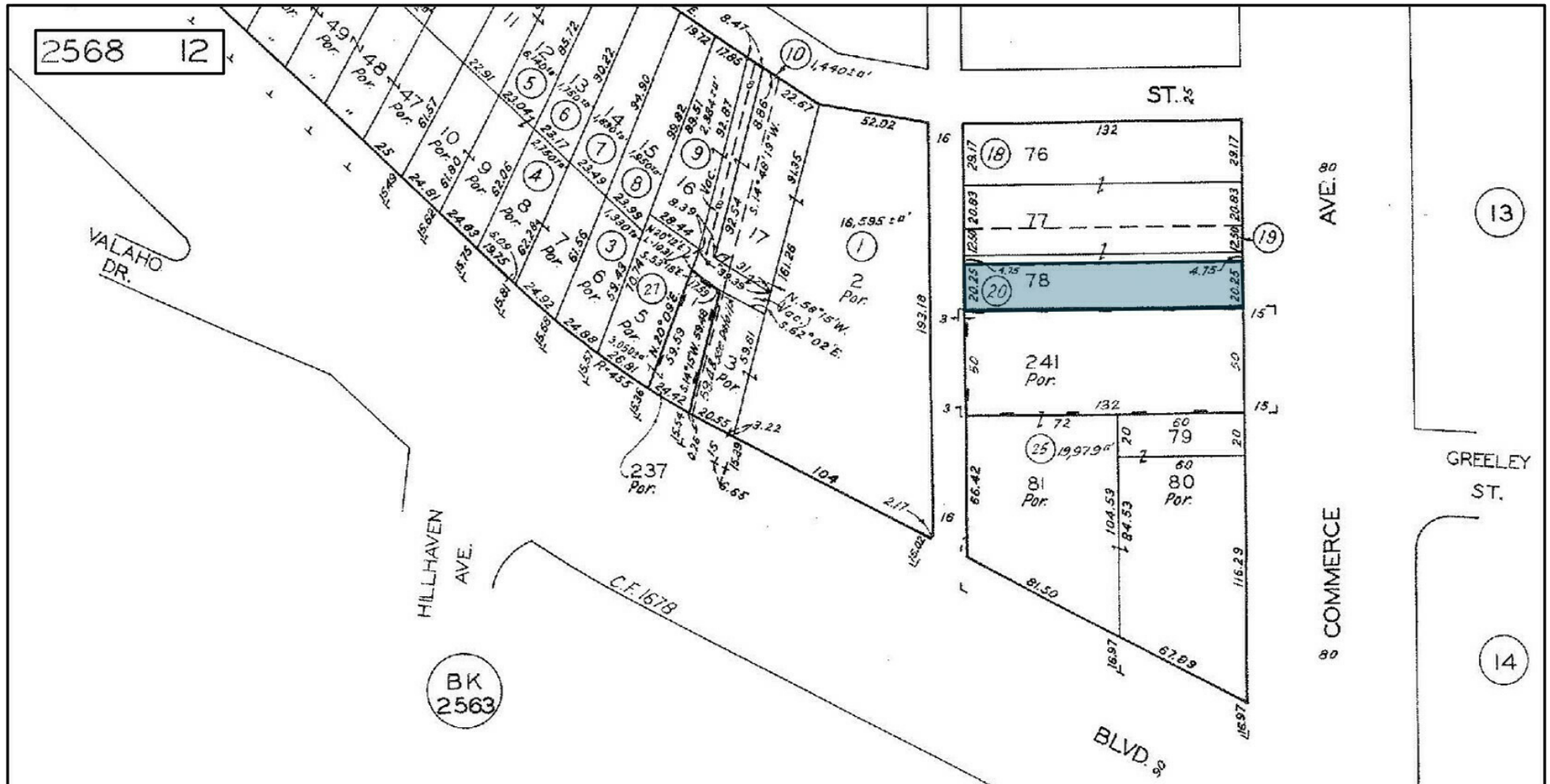
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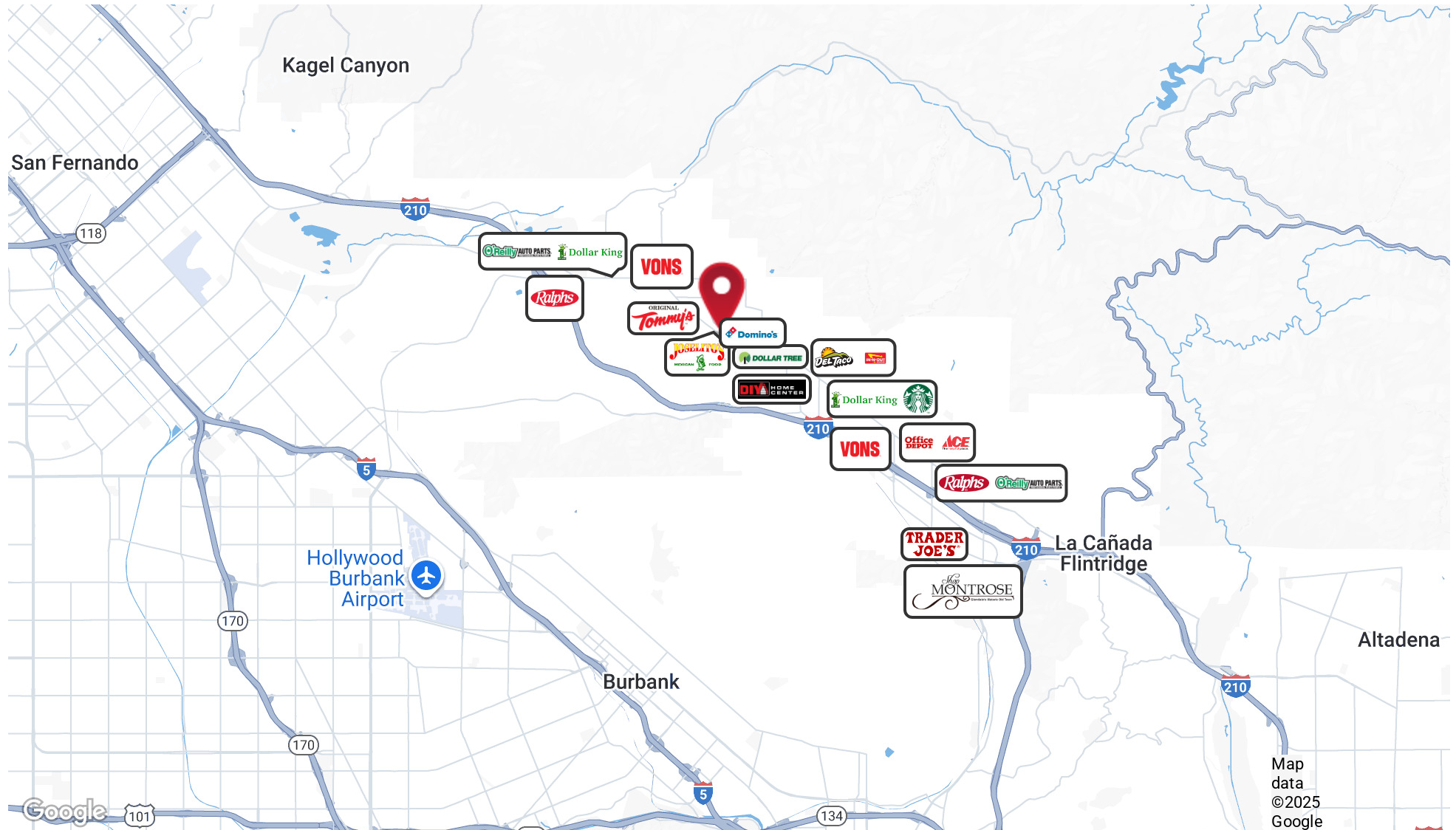
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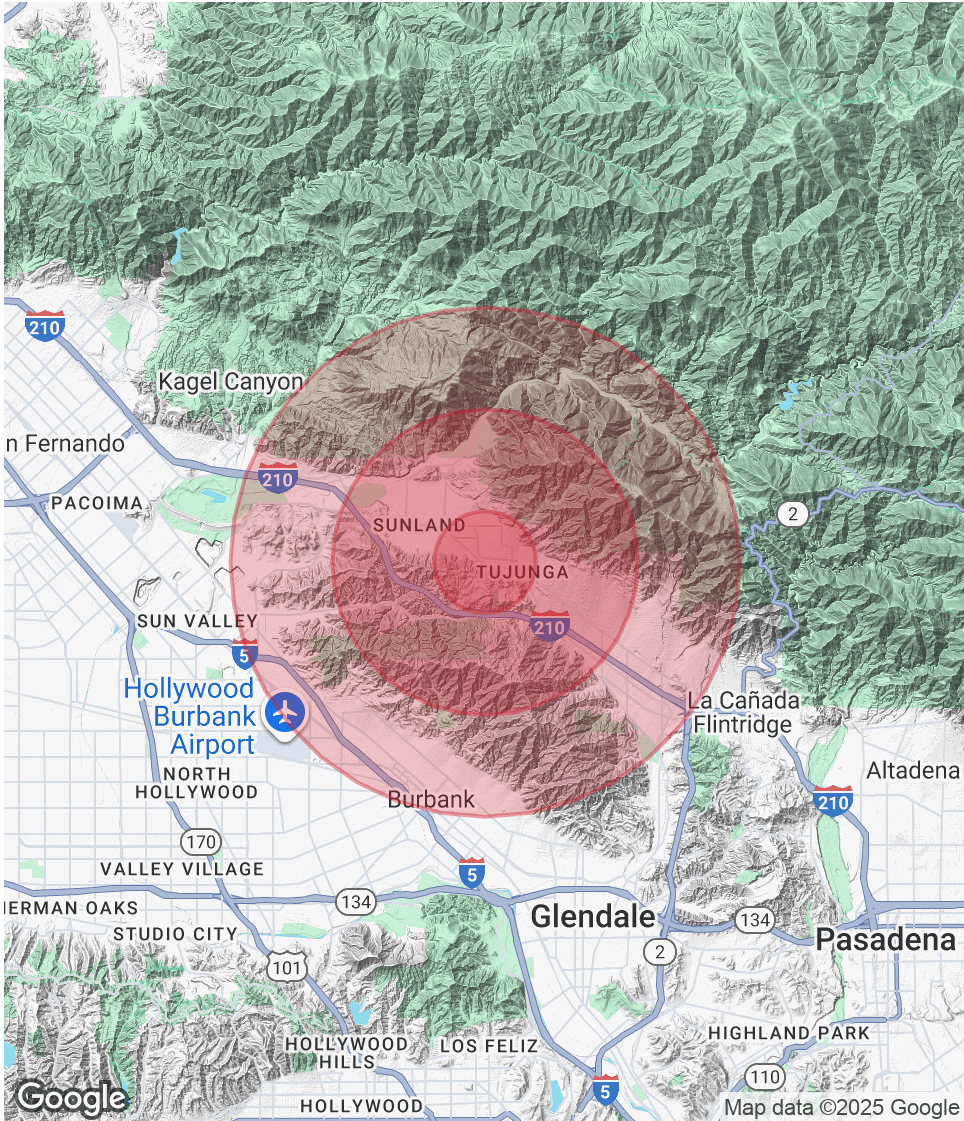


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,586	64,060	171,720
Average Age	43	44	43
Average Age (Male)	43	43	42
Average Age (Female)	44	45	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,700	23,311	63,811
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$96,445	\$133,553	\$135,750
Average House Value	\$790,444	\$935,831	\$1,055,588

Demographics data derived from AlphaMap



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