



OFFERING MEMORANDUM

Mission Hills

10243 S Sepulveda Blvd

Mission Hills, CA 91345

Mojan Shah

Realtor

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\$850K

PRICE

RE/MAX One
3473 Via Lido
Newport Beach, CA 92663
7144559422
mojanshah.com



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\$850,000

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Executive Summary

10243 S Sepulveda Blvd
Mission Hills, CA 91345

- We are pleased to offer the opportunity to acquire a 2,420-square-foot retail and office property in the desirable, rapidly growing community of Mission Hills, CA. The property features a versatile mix of retail and office space, making it well-suited for small businesses, owner-users, or investors seeking steady income with upside potential.

This high-quality neighborhood retail asset offers a reliable, growing income stream, along with a unique value-add opportunity through continued lease-up and tenancy optimization. Situated in an affluent area with strong local demand, the property benefits from excellent visibility, accessibility, and long-term growth prospects.

 \$850,000 ASKING PRICE	 \$351.24 PRICE/SF
 100% OCCUPANCY	 \$74K GRI
 \$74K EGI	 2,420 SqFt BUILDING SF
 1964 YEAR BUILT	

PROPERTY DATA

Building SqFt	2,420 SqFt
Year Built	1964
Lot Size (acres)	2,100.00
Parcel ID	266-00-010-10
Zoning Type	LAC2
County	Los Angeles

Investment Highlights

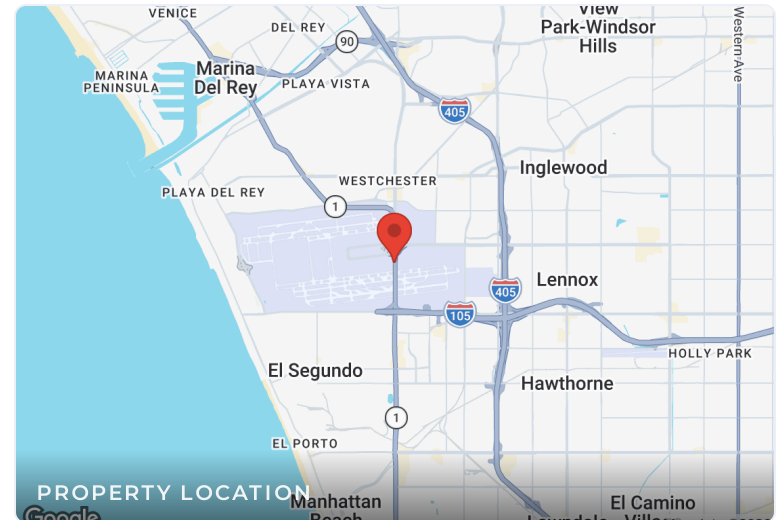
- High-performing intersection with excellent visibility.
- The second-floor tenant is month-to-month or can renew the lease for an additional year.
- The property is strategically located in a high-traffic.
- 10243 S Sepulveda Blvd, Mission Hills, Ca 91345 is being offered at \$925,000.00 with a annual Gross income of \$74,350
- 3 Parking in the back.

KEY METRICS

 Asking Price	\$850,000
 Price/SF	\$351.24
 Occupancy	100%
 GRI	\$74K
 EGI	\$74K
 Building SF	2,420 SqFt
 Year Built	1964

Location Highlights

- Excellent Visibility from Sepulveda, Devonshire, and Surrounding Businesses.
- Located on Sepulveda Blvd, a major thoroughfare and premier location in the market.
- Located in a busy retail area, surrounded by national retail brands, and busy shopping center, and many others.
- Strategically located in an area with no other grocery stores within a two-mile drive, offering significant market share and minimal competition.



LOCATION

Address	10243 S Sepulveda Blvd
City	Mission Hills
State	California
Zip Code	91345
APN / Parcel #	266-00-010-10
Cross Streets	Devonshire
Coordinates	33.9416863, -118.3963854

TRANSIT

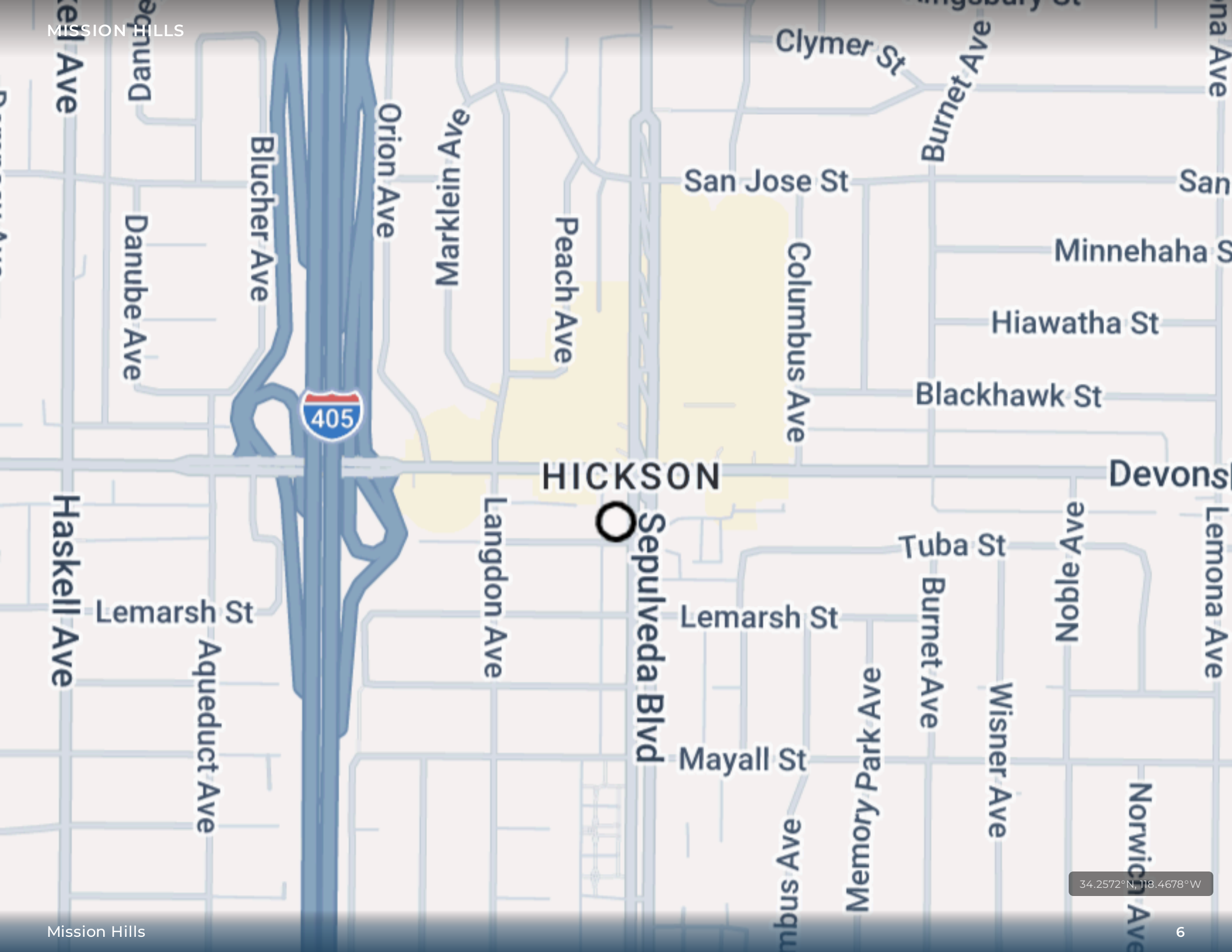
Sepulveda Bl at Imperial Hwy	0.7 mi
Sepulveda / Imperial	0.7 mi
Imperial / California	0.8 mi

AIRPORTS

Hollywood Burbank Airport	17.9 mi
Los Angeles International Airport	0.4 mi
Long Beach Airport	16.5 mi

HIGHWAYS

South Sepulveda Boulevard	27 ft
Lincoln Boulevard	0.7 mi
Century Freeway	0.7 mi
Imperial Highway	0.7 mi



HICKSON



Sepulveda Blvd

Langdon Ave

34.2572°N, 118.4678°W



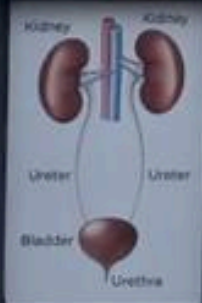
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Classes Offered soon:
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 Home Health Aide
 Phlebotomy, and IV Certification classes

NephCure Academy
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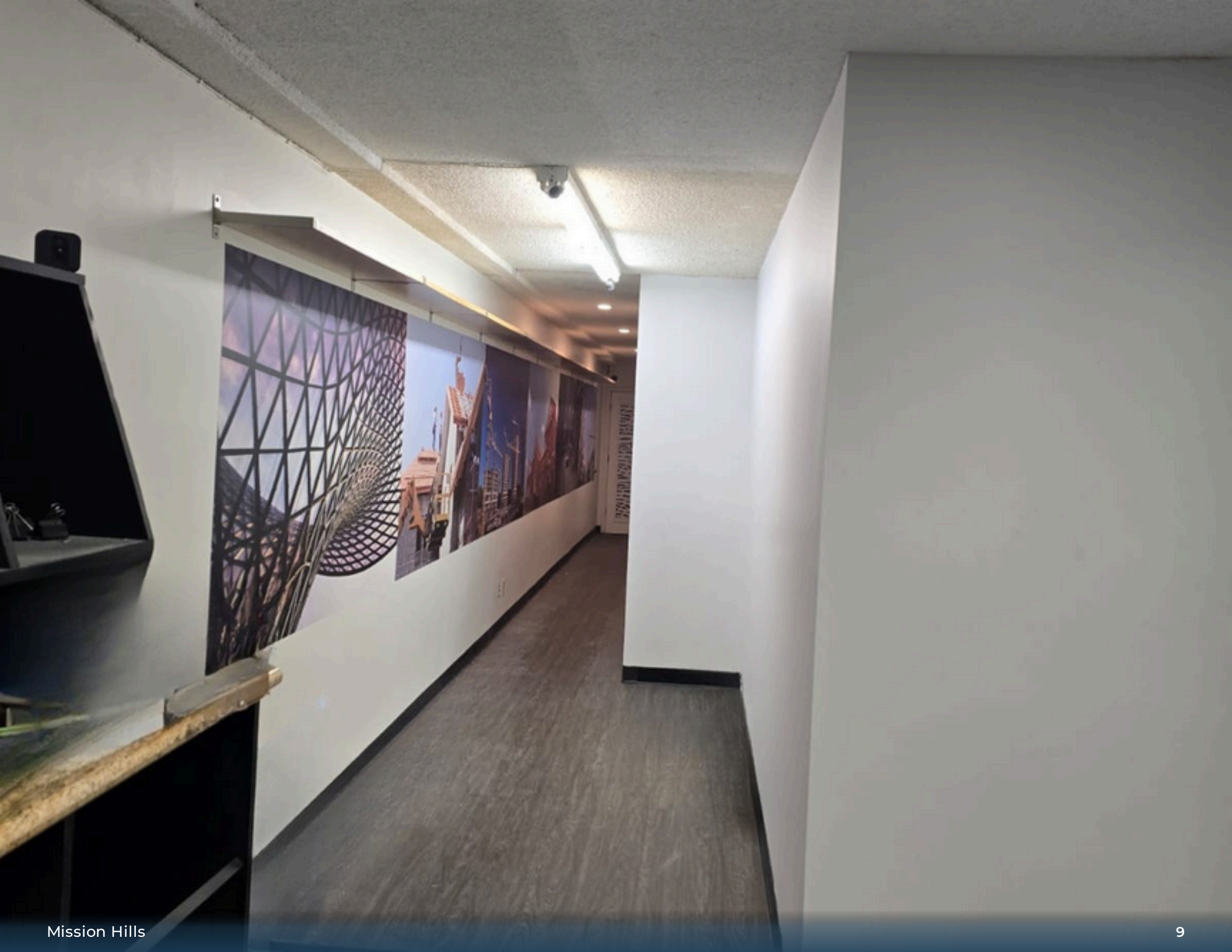
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 Start the day right with a bright and sparkling car!
 In Mission Hills
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 Call for appointment and information. Office phone: 818-895-0753
 Website: 818-274-4112 818-895-1455
 Email: NephCureAcademy@gmail.com

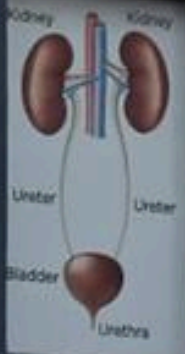


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ACACIA'S FLOWERS
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NephCure Academy
Dialysis Training Center
 Achieving Excellence Together
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Learn basic dialysis Nurse / Technician in few months.

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 Start the New Year with a bright and rewarding career for recent graduates. Nurse/Technician in just a few months. Space is limited. Call for appointments and information. Office phone: 818-639-0222. Mobile: 818-478-4015. 818-485-1455. Email: NephCureAcademy@gmail.com



Classes offered soon:
 CPR, Certified Nursing Assistant, Home Health Aide, Phlebotomy, and IV Certification classes

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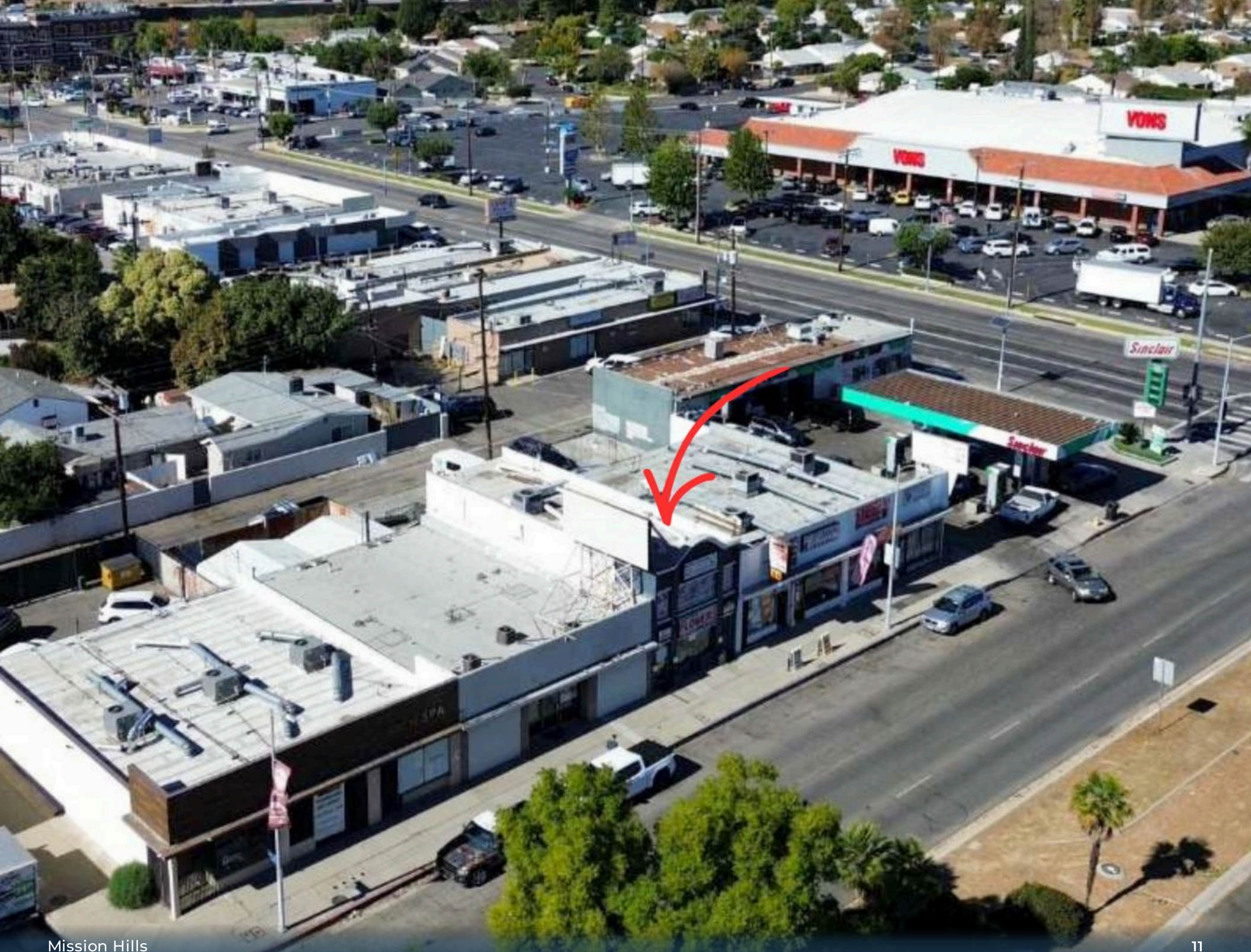
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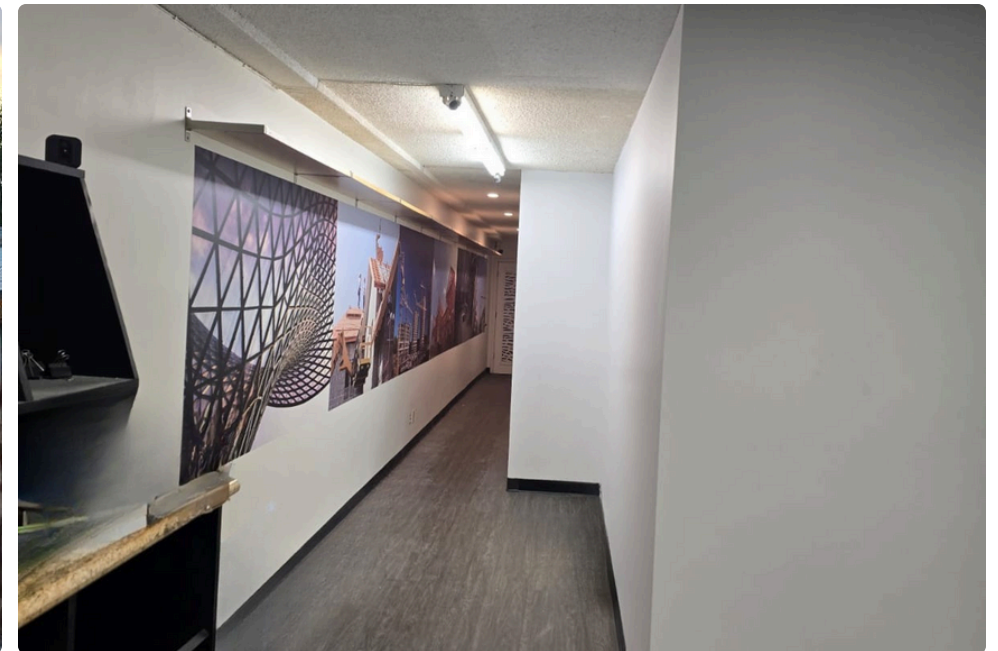
PAIDMENT CENTER
ENVIRONMENTAL SERVICES
FAX

AUL
RENTALS





Gallery Page 1



Rent Roll

Suite	Tenant	SF	% of Bldg	Rent/SF	Monthly	Annual Rent	Lease Type	Start	End
200	—	1,210	49.8%	\$2,977.00	\$2,977.00	\$35,724.00	MG	08/01/19	11/30/24
100A	Flower shop	610	25.1%	\$2,019.00	\$2,019.00	\$24,228.00	MG	09/01/21	08/01/26
100	—	610	25.1%	\$1,200.00	\$1,200.00	\$14,400.00	—	—	—
Total		2,430	100.0%	\$30.60	\$6,196.00	\$74,352.00			

GLA **2,430 SF**

% LEASED **100.0%**

AVG RENT/SF **\$30.60**

TENANTS **3**

AVG LEASE TERM **0.3 yrs**

Notes

Suite100A - Flower shop

Suite 200 — Month to month, there is an option of longer Term lease

Suite 100 — Owner use

Market Overview

Mission Hills

Mission Hills is a neighborhood in Los Angeles, California, located in the San Fernando Valley. It is near the northern junction of the Golden State Freeway and the San Diego Freeway. The Ronald Reagan Freeway bisects the community. Mission Hills is at the northern end of the long Sepulveda Boulevard.

KEY FACTS

State

California

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS

Population	867
Median HH Income	\$146,388
Households	359

3-MILE RADIUS

Population	184,203
Median HH Income	\$107,547
Households	73,107

5-MILE RADIUS

Population	549,691
Median HH Income	\$104,767
Households	220,121

Source: ESRI / ArcGIS Business Analyst

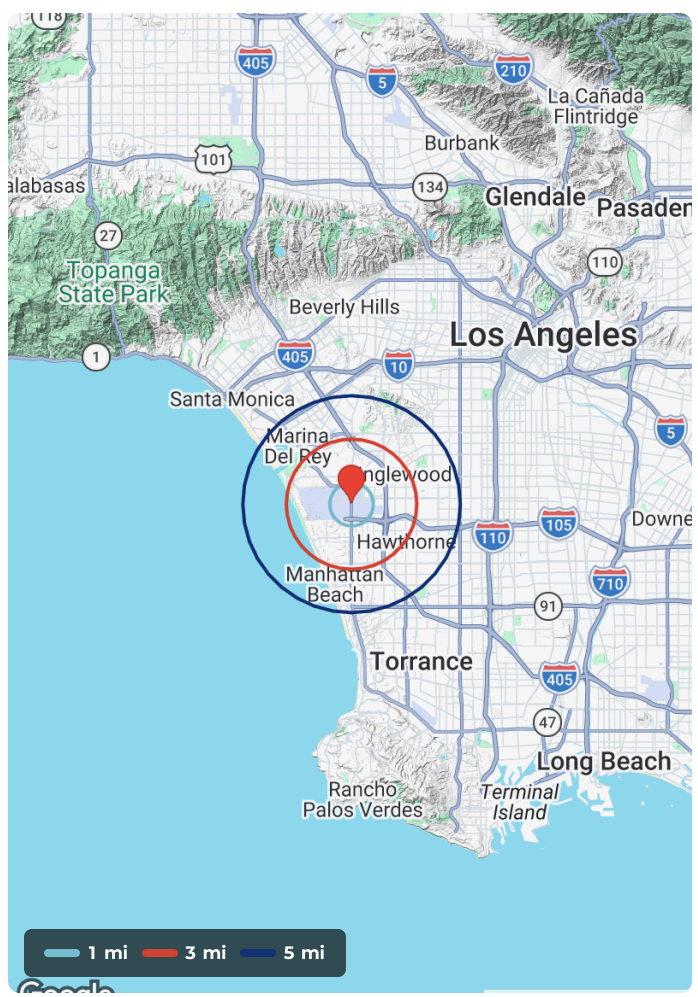
Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	937	175,347	536,640
2010 Population	860	180,939	545,666
2025 Population	867	184,203	549,691
2030 Population	868	181,992	542,737
2025-2030 Growth Rate	0.02 %	-0.24 %	-0.25 %
2025 Daytime Population	70,822	290,766	622,741

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	330	62,614	200,220
2010 Total Households	324	65,609	205,091
2025 Total Households	359	73,107	220,121
2030 Total Households	368	73,960	222,461
2025 Avg. Household Size	2.42	2.46	2.46
2025 Owner Occupied Housing	187	28,013	90,128
2030 Owner Occupied Housing	196	28,695	92,032
2025 Renter Occupied Housing	172	45,094	129,993
2030 Renter Occupied Housing	171	45,265	130,429
2025 Vacant Housing	43	4,601	13,888
2025 Total Housing	402	77,708	234,009

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	5	4,976	15,446
\$15,000-\$24,999	15	3,259	10,049
\$25,000-\$34,999	8	3,742	11,212
\$35,000-\$49,999	5	4,649	15,632
\$50,000-\$74,999	42	9,059	27,956
\$75,000-\$99,999	33	8,366	25,050
\$100,000-\$149,999	77	12,953	36,992
\$150,000-\$199,999	46	8,688	25,191
\$200,000 or greater	126	17,410	52,586
Median HH Income	\$146,388	\$107,547	\$104,767
Average HH Income	\$208,497	\$154,054	\$153,618

\$146,388 MEDIAN HH INCOME	\$208,497 AVG HH INCOME
52.1% OWNER OCCUPIED	47.9% RENTER OCCUPIED
10.7% VACANCY RATE	0.02 % 2025-2030 GROWTH



Source: ESRI / ArcGIS Business Analyst

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