



For Sale or Lease Industrial

- Food Processing Facility -

12990 Branford St. Unit 0
Pacoima, Ca 91331



Accelerating success.



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6324 Canoga Ave

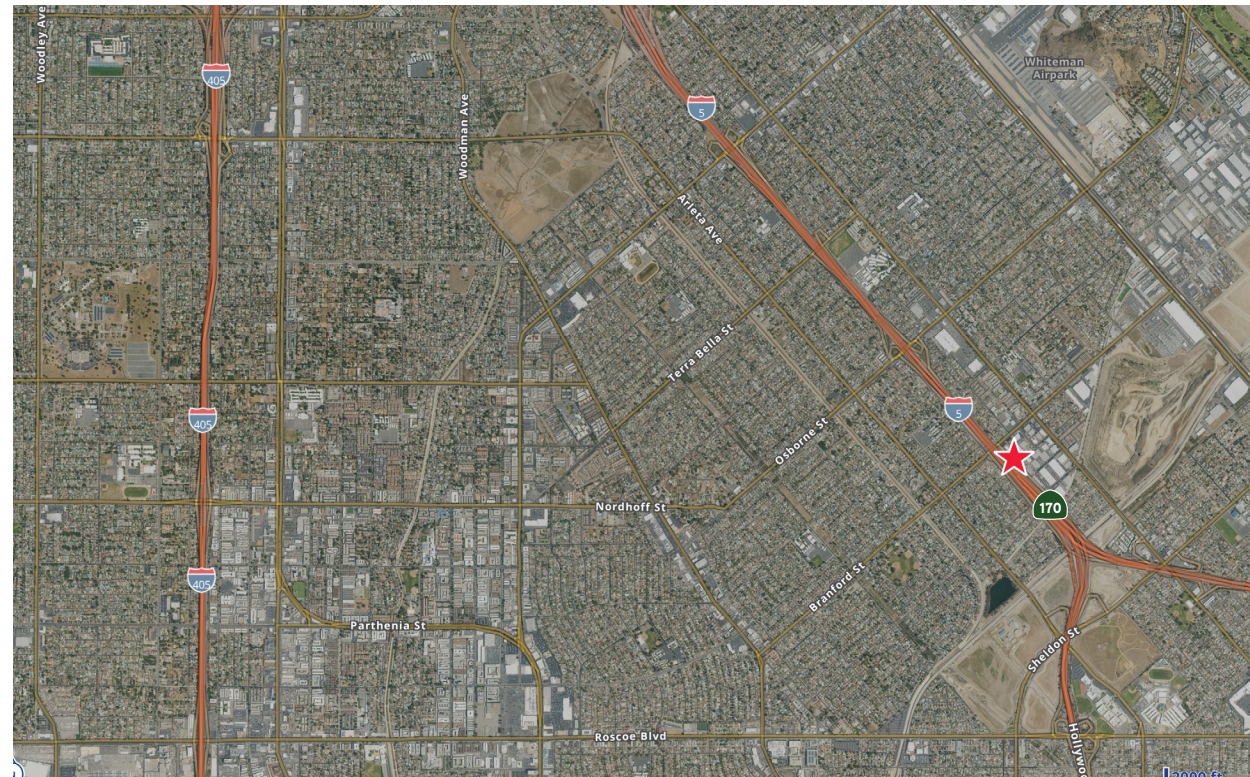
Suite 100

Woodland Hills, CA 91367

www.colliers.com

Building Highlights

- **Square Footage** - \pm 2,350 SF
- **Sale Price** - \$1,210,250 (\$515/SF)
- **Lease Rate** - \$2.35 MG
- **Production Area:** New trench drain, 3 compartment sink, hand sink, prep sink, floor sink and floor drain
- **Upgraded power:** Additional 400 Amps of 3 phase available
- \pm 500 SF of bonus mezzanine storage
- 1 Ground Level Loading Door
- 13' Clearance
- Fully fenced project
- Good parking (5 spaces)
- Easy access to I-5, 405, 170 and 210 Freeway







Market Demographics Overview

12990 Branford St, Pacoima, California, 91331
1 mile radius

Household & population characteristics



\$89,674

Median household income



\$660,607

Median home value



67.4%

Owner occupied housing units



37.9

Median age



49.9%

Female population



46.6%

% Married (age 15 or older)

Annual lifestyle spending



\$3,030

Travel



\$27

Tickets to Movies



\$76

Theatre/Operas/Concerts



\$50

Admission to Sports Events



\$10

Online Gaming Services

Households & population



24,890

Current total population



24,444

5 Year total population



6,191

Current total households



6,254

5 year total households

Education

39%

No high school diploma



28%

High school graduate



20%

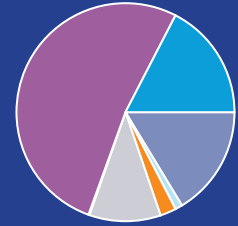
Some college



14%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



442

Total businesses



4,153

Total employees

Employment



51%

White collar



32%

Blue collar



17%

Services

4.4%

Unemployment rate

Annual household spending



\$2,274

Apparel & Services



\$281

Computers & Hardware



\$3,939

Eating Out



\$7,089

Groceries



\$6,512

Health Care



Smart&Final

2 MILES

118

Paxton St

Van Nuys Blvd

Whiteman Airport

Hansen Dam Golf Course

Wenworth St

Devonshire St

5

Pizza Hut
SUPERIOR GROCERS
McDonald's
Jack In the box
Popeyes
LOUISIANA HOTWINGS

VALLEARTA SUPERMARKETS
SUBWAY

1 MILE

SUPERIOR GROCERS
El Pollo Loco

Osborne St

TARGET
Starbucks
ROSS DRESS FOR LESS
Food 4 Less

Glenoaks Blvd

Domino's
Winchell's

Walgreens
Little Caesars
El Super
SUBWAY
Cuesta menos

Woodman Ave

Plummer St

Walmart
Neighborhood Market
WaBa
McDonald's
Yogurtland
Wingstop
Pizza Hut

Mobil
BURGER KING
BP
baskin robbins

VALLEARTA SUPERMARKETS
SUBWAY
CVS pharmacy
McDonald's
Jack In the box
WSS

Branford St

Arieta Ave

SUBWAY
Big Jim's Restaurant

San Fernando Rd

GROCERY OUTLET
Bargain Market
DOLLAR TREE
Carli's Jr

El Super
Food 4 Less
IHOP
penny's

Parthenia St

KAISER PERMANENTE
SEAFOOD CITY SUPERMARKET
IN-N-OUT
DEL TACO
BURGER KING
YOSHINOYA
Little Caesars
SUBWAY

Branford Park

Fernangeles Rec Center

Peoria St

5

Tuxford St

Penrose St

Sunland Blvd

Roscoe Blvd

170

Ralphs
CVS pharmacy
Kohl's
DOLLAR TREE
Domino's
WaBa
BR
baskin robbins
TACO BELL
SUBWAY
CHUCK E CHEESE'S
Carli's Jr

PANORAMA
Walmart
ROSS DRESS FOR LESS
curacao
dd's
UNITED STATES POSTAL SERVICE
24 hours
Domino's
Wendy's
Papa CAMPANO
SUBWAY
DOLLAR TREE

Van Nuys Blvd

Woodman Ave

Coldwater Canyon Ave

Lankershim Blvd

Tujunga Ave

Strathern St

Saticoy St

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Available SF 2,350 SF

Industrial Condo For Lease & For Sale

Building Size 44,500 SF

**Property Name:**

Branford Business Park

Address:

12990 Branford St, Unit 0, Pacoima, CA 91331

Cross Streets:

Laurel Canyon Blvd/Brandford St

Industrial Food Processing Facility
 Upgraded Power: Additional 400 Amps, 240 V, 3 Phase
 Production Area: New Trench Drain, 3 Compartment Sink
 Hand Sink, Prep Sink, Floor Sink, & Floor Drain

Lease Rate/Mo: \$5,523
Lease Rate/SF: \$2.35
Lease Type: Modified Gross
Available SF: 2,350 SF
Minimum SF: 2,350 SF
Prop Lot Size: POL
Term: Acceptable to Owner
Sale Price: \$1,210,250.00
Sale Price/SF: \$515.00
Taxes:
Yard: No
Zoning: (Q)MR1-1

Sprinklered: No
Clear Height: 13'
GL Doors/Dim: 1
DH Doors/Dim: 0
A: 400 V: 120/240 O: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1971R08
Whse HVAC: Yes
Parking Spaces: 5 / **Ratio:** 2.1:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 300 SF
Restrooms: 1
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 500 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: East SFV
APN#: 2629027050

Listing Company: Colliers**Agents:** [Cole Taylor 661-253-5271](mailto:cole.taylor@colliers.com), [Christopher Erickson 661-253-5207](mailto:christopher.ericsson@colliers.com), [John Erickson 661-253-5202](mailto:john.ericsson@colliers.com)**Listing #:** 41986203**Listing Date:** 02/24/2025**FTCF:** CB250N000S250**Notes:** Lessee/Buyer to verify all information.