



**MULTI-TENANT OFFICE/FLEX/WAREHOUSE BUILDING FOR SALE – NORTHRIDGE**

**18419**

NAPA STREET  
NORTHRIDGE | CA

**FOR SALE ±6,466 SF**

MULTI-TENANT OFFICE/FLEX/WAREHOUSE BUILDING

**±6,466\* SF**  
AVAILABLE

**12**  
PARKING

**LACM**  
ZONED LAND

**\$1.850M**  
\$286 PSF



**PROPERTY HIGHLIGHTS**

- New to Market: Multi-tenant Office/Flex/Warehouse Building For Sale
- Owner-User Opportunity with Additional Rental Income Available
- ±6,466 SF Building with Bonus Income Producing Mezzanine Space
- Building Consists of 5 Separate Units (2 Ground Floor + 3 Upstairs)
- Situated on ±8,712 SF on LACM Zoned Land
- Gated Parking and Secured Yard Area
- Central SFV Location (just East of Reseda Blvd.)

FOR MORE INFORMATION PLEASE CONTACT:

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# FOR SALE

OFFICE BUILDING



TENANT NAME	UNIT	SF	START DATE	EXP. DATE	TERM LEFT (YRS)	\$/SF/MO	MONTHLY BASE RENT	ANNUAL RENT	LEASE TYPE	RENT INCREASES	Comments
McCarter Construction	A	1,800	COE	6-12 Mo. from COE	TBD	TBD	TBD	TBD	Gross	TBD	Ground floor office/industrial unit w/GL door. Available for Owner-User or SLB.
EEM Corp dba Vision King Wrap Studio	B	1,800	7/1/2025	6/30/2028	2.16	\$1.60	\$2,873.70	\$57,861.00	Gross	3% Annual	Ground floor office/industrial unit w/GL door.
Cali Home Health, Inc.	C	400	MTM	MTM	TBD	\$1.94	\$775.00	\$9,300.00	Gross	TBD	2nd floor Office space. Available for Owner-User.
Ki Yoon	D	966	MTM	MTM	TBD	\$1.51	\$1,460.00	\$17,520.00	Gross	TBD	2nd floor Office space. Available for Owner-User.
Tack Media, Inc.	E	1,500	MTM	MTM	TBD	\$1.11	\$1,665.00	\$19,980.00	Gross	TBD	2nd floor Office space. Available for Owner-User.
<b>Total</b>		<b>6,466</b>				<b>\$1.35</b>	<b>\$8,721.75</b>	<b>\$104,661.00</b>			

NOTES:

- (1) Tenants for units B & E pay for electricity usage
- (2) Landlord pays electricity for units A, C, & D
- (3) Property Taxes & Insurance paid by Landlord
- (4) Water is paid by Landlord
- (5) Tenants pay for their own trash

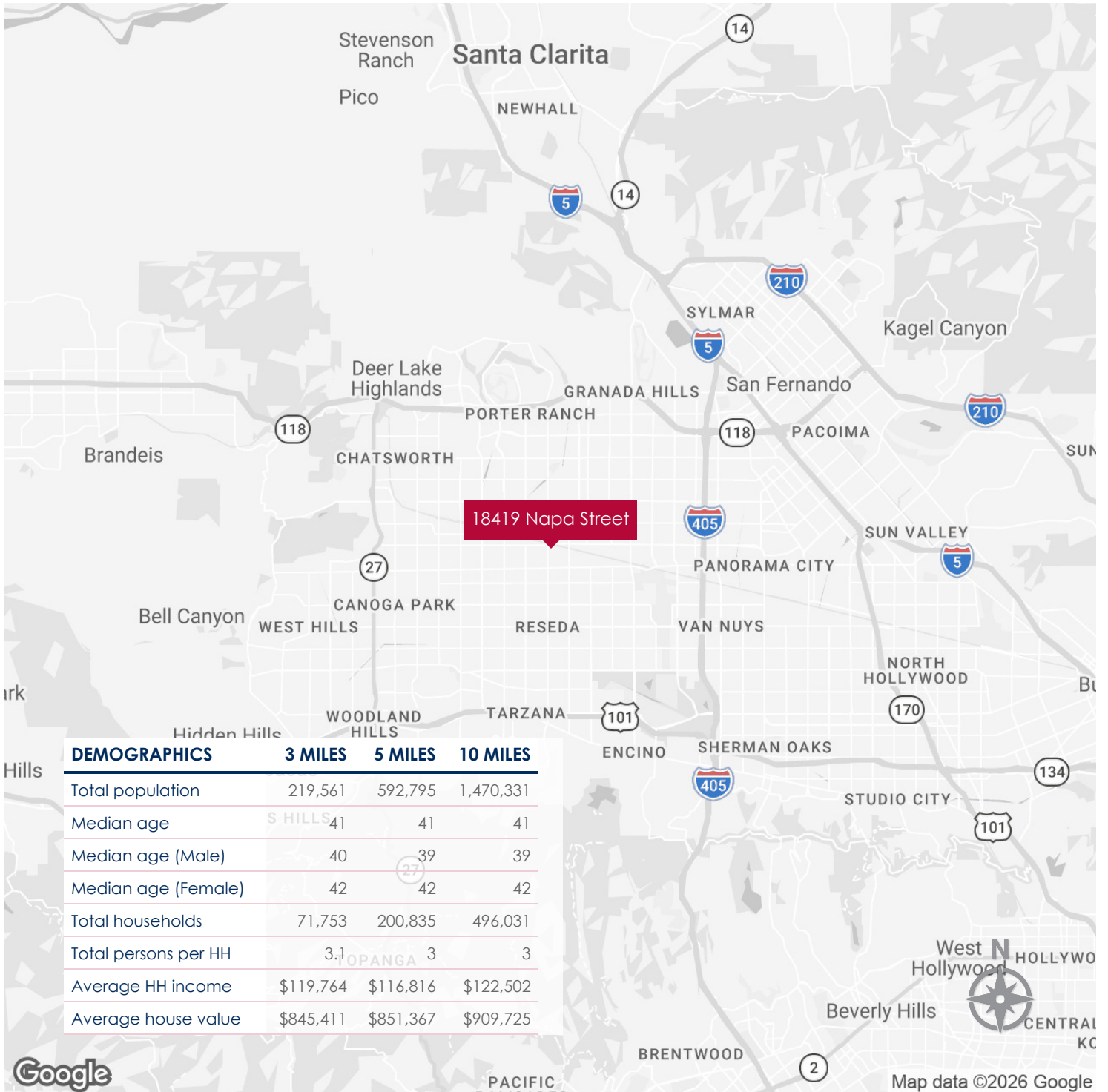
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