

FOR SALE

11019 PENROSE ST

11019 PENROSE STREET, SUN VALLEY 91352



INVESTMENT OPPORTUNITY - FULLY OCCUPIED

ICS REAL ESTATE - KW COMMERCIAL
111 North 1st St, #300
Burbank, CA 91502



Each Office Independently Owned and Operated

PRESENTED BY:

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01004568, California

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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EXECUTIVE SUMMARY

11019 PENROSE STREET



OFFERING SUMMARY

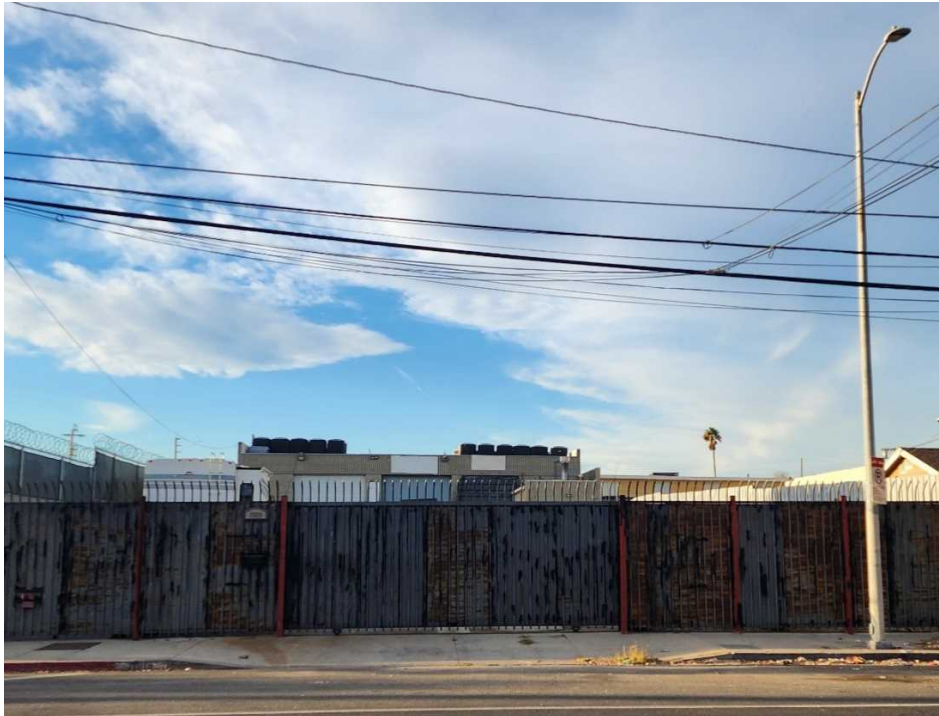
PRICE:	undisclosed - Contact Broker
BUILDING SF:	13,300 SF
LOT SIZE:	20,473 SF
OCCUPANCY:	Fully Occupied - Tenant in 2nd yr of 5, with two 5-yr renewals
NOI:	Annual per lease: \$365,750 2025; \$402,324 2026 and \$422,436
CLEAR HEIGHT:	16 FT
POWER:	Heavy power: 3-phase 800amp/120-240 volts
TRUCK DOOR:	2 drive throughs - 12 Ft and 14 FT respectively

PROPERTY OVERVIEW

Investment opportunity. Building is 100% occupied by fully licensed cannabis cultivation and manufacturing (Type-6 cannabis manufacturing and Type-11 cannabis distribution licenses) and manufacturing operation. Building has 2024 City of LA permitted updates and tenant is paying as agreed. Two loading docks, large fully fenced parking lot, refrigeration facilities for possible food production and new HVAC units. Buyer to perform own due diligence. **ONLY CALL BROKER** for inquiries, including pricing. Do not contact Tenant or Owner.

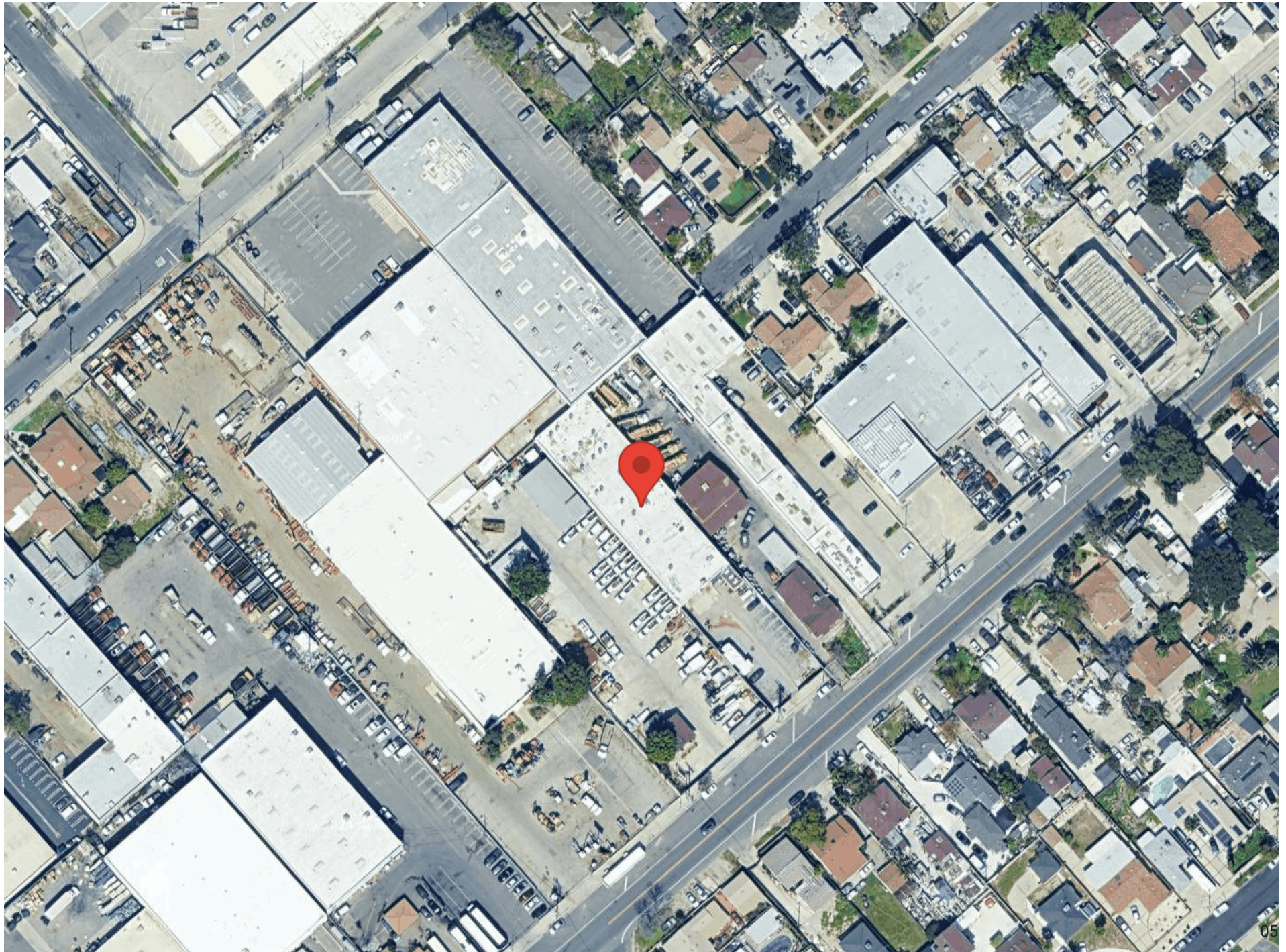
PROPERTY PHOTOS

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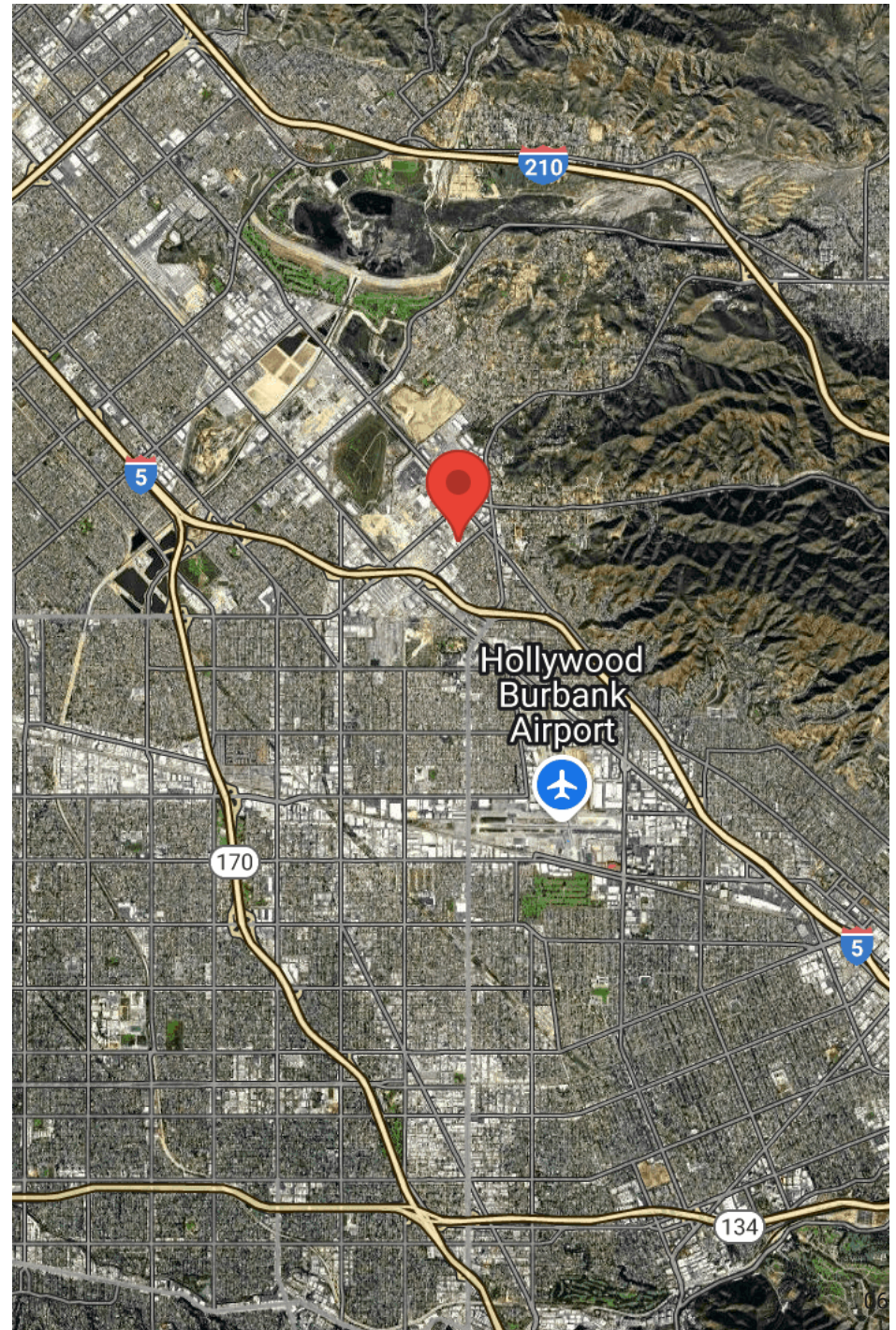
AERIAL MAP

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LOCATION MAPS

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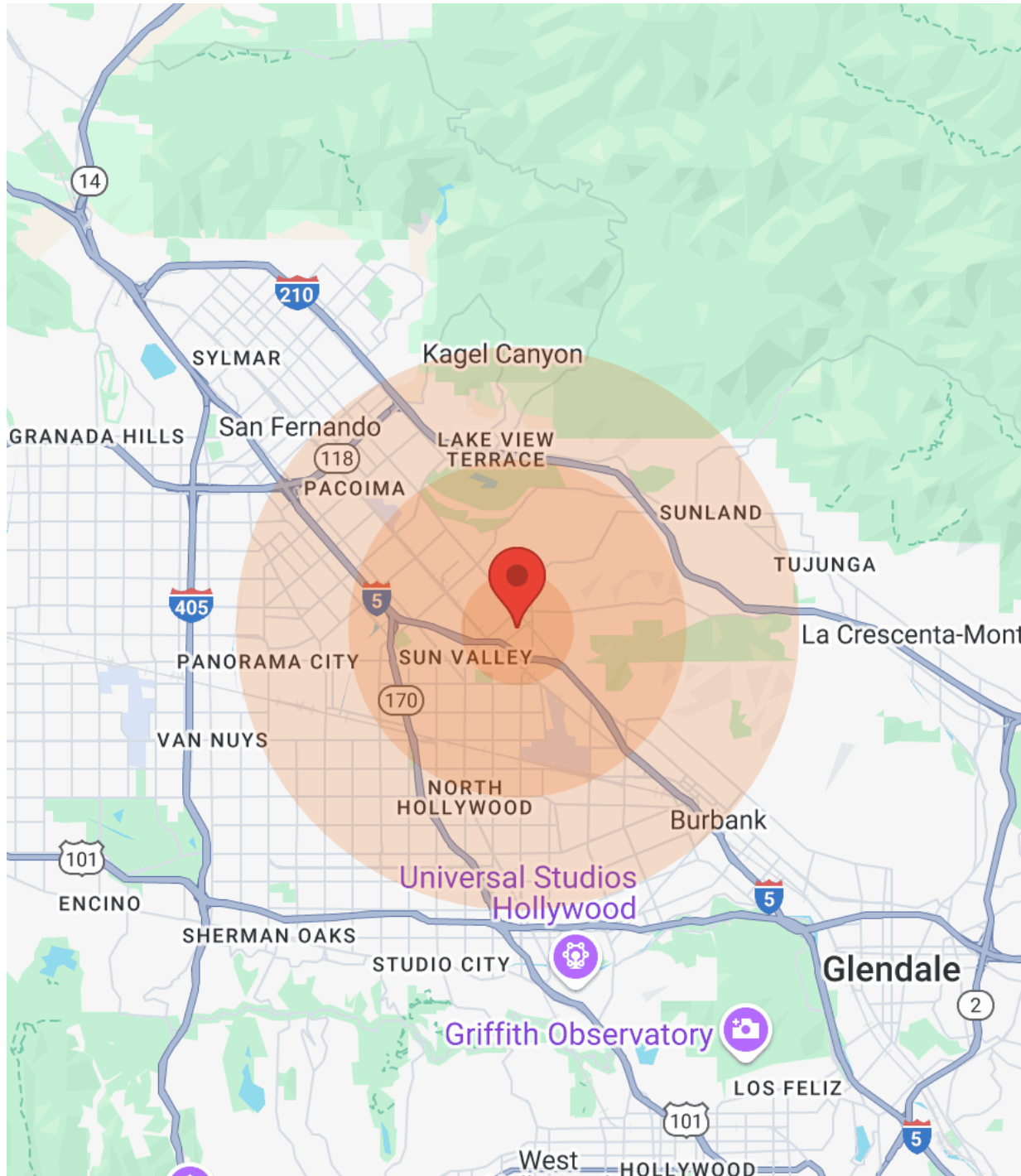
BUSINESS MAP

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	5,407	72,970	280,242
Female	5,429	71,778	295,802
Total Population	10,836	144,748	576,044

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,360	30,133	116,931
Ages 15-24	1,503	20,106	76,720
Ages 25-54	4,774	62,926	253,051
Ages 55-64	1,124	15,476	63,846
Ages 65+	1,075	16,107	65,496

Race	1 Mile	3 Miles	5 Miles
White	5,797	72,600	305,614
Black	179	2,233	15,392
Am In/AK Nat	22	279	1,030
Hawaiian	N/A	34	82
Hispanic	8,094	104,598	369,090
Multi-Racial	8,746	120,174	429,458

Income	1 Mile	3 Miles	5 Miles
Median	\$47,583	\$47,783	\$52,172
< \$15,000	409	4,394	20,472
\$15,000-\$24,999	429	5,003	21,871
\$25,000-\$34,999	382	4,980	20,627
\$35,000-\$49,999	358	5,685	25,682
\$50,000-\$74,999	664	7,166	32,898
\$75,000-\$99,999	334	4,575	21,378
\$100,000-\$149,999	317	4,650	19,368
\$150,000-\$199,999	52	1,478	6,495
> \$200,000	50	1,150	4,521

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,273	41,367	186,444
Occupied	3,075	39,226	175,968
Owner Occupied	1,507	20,230	78,002
Renter Occupied	1,568	18,996	97,966
Vacant	198	2,141	10,476

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A dedicated commercial specialist proudly serving Southern California business owners and investors.

Kathy works to elevate successful businesses through real estate ownership and expansion. Whether relocating, investing or buying for the first time, Kathy and her team provide excellent results to meet her client's needs.

With a proven track record, Kathy services her clients by utilizing her wealth of professional experience in real estate as an Accountant, Principal, Builder, Syndicator and Investor for over 25-years.

Her clients include manufacturers, entertainment industry professionals and small business owners from all walks of life. Kathy also works with developers to facilitate new commercial projects coming to market by bringing together her long-standing relationships with industry professionals.

Trust Kathy and her team to take care of all your commercial real estate needs.

Distinction:

2025, 2024 & 2023 SRAR - Southland Regional Realtors Association - Commercial & Investment Division Board Member

2025 & 2024 - KW Commercial Regional Ambassador Associate - Central Southern-California Region

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