

For Sublease - Medical/Office
+/- 8,240 SF Ground Floor Space

12510 Van Nuys Blvd, Pacoima CA 91331

NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



12510 Van Nuys Blvd

Pacoima, CA 91331

Offering Memorandum

Jason Smithson
Senior Vice President
619.241.2394

jsmithson@naisandiego.com
CA DRE #01477835

Steven Berman
Vice President
818.815.2412

sberman@naicapital.com
CA DRE #00967188

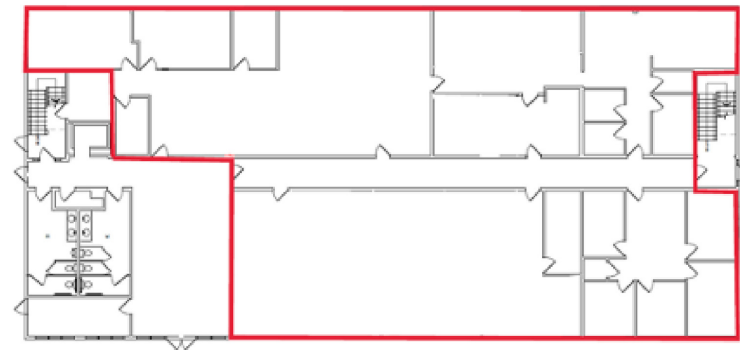
Property Type	'Turnkey' Office Space
Sublease Term	Expires 03/21/2026
Ground Floor Office	(Divisible) +/- 8,240 SF
Lease Rate	\$2.25 Gross
Remaining Lease Term	March 31, 2029
Building Size	25,000 SF
Built/Renovated	2005/2020
Lot Size	2 Acres

Ideal for nonprofit organizations, government agencies, and community service providers; Northeast Los Angeles (San Fernando Valley submarket); Immediate access to the 118, 210, 405, and 5 freeways; Proximity to Metro transit; Major intersection: Glenoaks Blvd / Van Nuys Blvd; Signage available along Van Nuys Blvd; Retail amenities and major shopping center within one block.

FF&E available; (2) Bullpen areas; (1) Computer/IT support room; Private kitchenette and employee lunchroom with full appliances; (16) Parking spaces; (2) ADA-compliant private restrooms; (2) Private conference rooms; (2) Utility rooms.



Site Plan



Steven Berman

Vice President

818.815.2412

sberman@naicapital.com

CA DRE #00967188

Jason Smithson

Senior Vice President

619.241.2394

jsmithson@naisandiego.com

CA DRE #01477835

©NAI Capital Commercial, Inc. Content in this document may include AI generated or alerted text, images and/or analysis. No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Unedited images viewable at naicapital.com | Cal DRE Lic #02130474



Steven Berman

Vice President
818.815.2412

sberman@naicapital.com
CA DRE #00967188

Jason Smithson

Senior Vice President
619.241.2394

jsmithson@naisandiego.com
CA DRE #01477835

©NAI Capital Commercial, Inc. Content in this document may include AI generated or alerted text, images and/or analysis. No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Unedited images viewable at naicapital.com | Cal DRE Lic #02130474