

JUST LISTED FOR SALE

3452,3458,3462

N. SAN FERNANDO RD

&

3630 TYBURN STREET



**David Issaians, CCIM**  
(818) 432-3207  
Davidi@kw.com  
DRE# 01792207

**Emil Akopian, CCIM**  
(818) 432-3201  
Emila@kw.com  
DRE# 01449462





## BUILDING DESCRIPTION

**Building Size:** .....Approximately 18,600 square feet  
**Land Size:** .....Approximately 32,234 square feet  
**Zoning:** .....LAM1 (Light Manufacturing)  
**Year Built:** .....1953  
**Clear Height:** .....+/- 16 Feet  
**APN:** .....5458-003-002 & 003

## PROPERTY HIGHLIGHTS

- 4 Buildings situated on two neighboring parcels
- Well Located with great Visibility on N. San Fernando Road
- Free Standing Buildings
- Rare Purchase Opportunity
- 3 of 4 buildings fully air conditioned
- Good on-site dedicated parking

# ASKING PRICE: \$6,495,000

## IN THE NEIGHBORHOOD...

- ▶ Costco
- ▶ Best Buy
- ▶ Bank of America
- ▶ CVS
- ▶ Harley Davidson
- ▶ Sunbelt Rentals
- ▶ Chase Bank
- ▶ Chick-fil-A
- ▶ Wells Fargo
- ▶ Del Taco
- ▶ Glendale Memorial Hospital
- ▶ Quest Diagnostics
- ▶ Enterprise Rent-A-Car

**SAN FERNANDO/TYBURN  
INDUSTRIAL PORTFOLIO**



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**N San Fernando/Tyburn Rent Roll**

Address	Tenant	Lease Type	Sq ft	CAM Share	Lease Start	Lease End	Base Rent
3452 N San Fernando Rd, Los Angeles, CA 90065	VACANT	N/A	4,000	21.50%	N/A	N/A	N/A
3458 N San Fernando Rd, Los Angeles, CA 90065	A. Sarkissian/B.Y.H.A., Inc.	Industrial Gross	4,000	21.50%	4/1/2025	3/31/2030	\$6,259.72
3462 N San Fernando Rd, Los Angeles, CA 90065	Children in Motion Two, LLC	Industrial Gross	5,300	28.50%	7/1/2023	6/30/2030	\$9,402.04
3630 Tyburn Street, Los Angeles, CA 90065	Gosrini Architects, Inc.	Industrial Gross	5,300	28.50%	3/2/2024	2/28/2030	\$8,305.39

**\$23,967.15**

KEY DETAILS
Total Square footage +/- 18,600 SF
Total Monthly Base Rent \$23,967.15
Total Annual Base Rent: \$287,605.80
Total # of Structures: 4
Total Land Square Footage: +/- 32,234 SF
Zoning: LAM1

**02**

RENT ROLL AND TENANCY

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03

PHOTOS

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05

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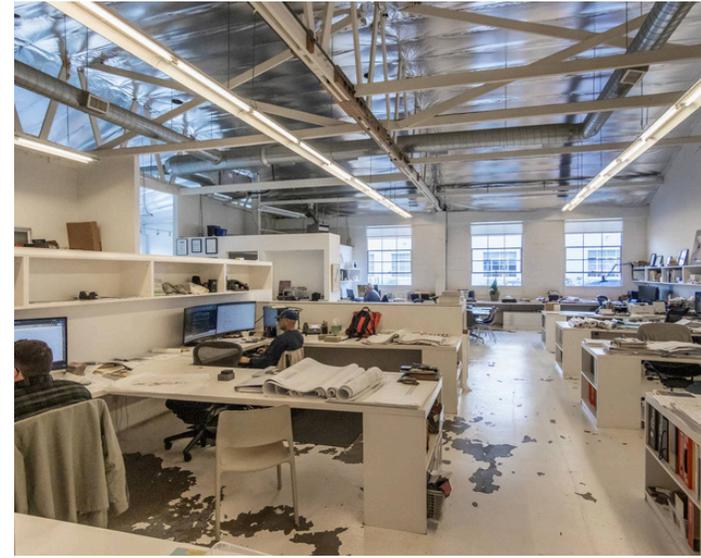


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07

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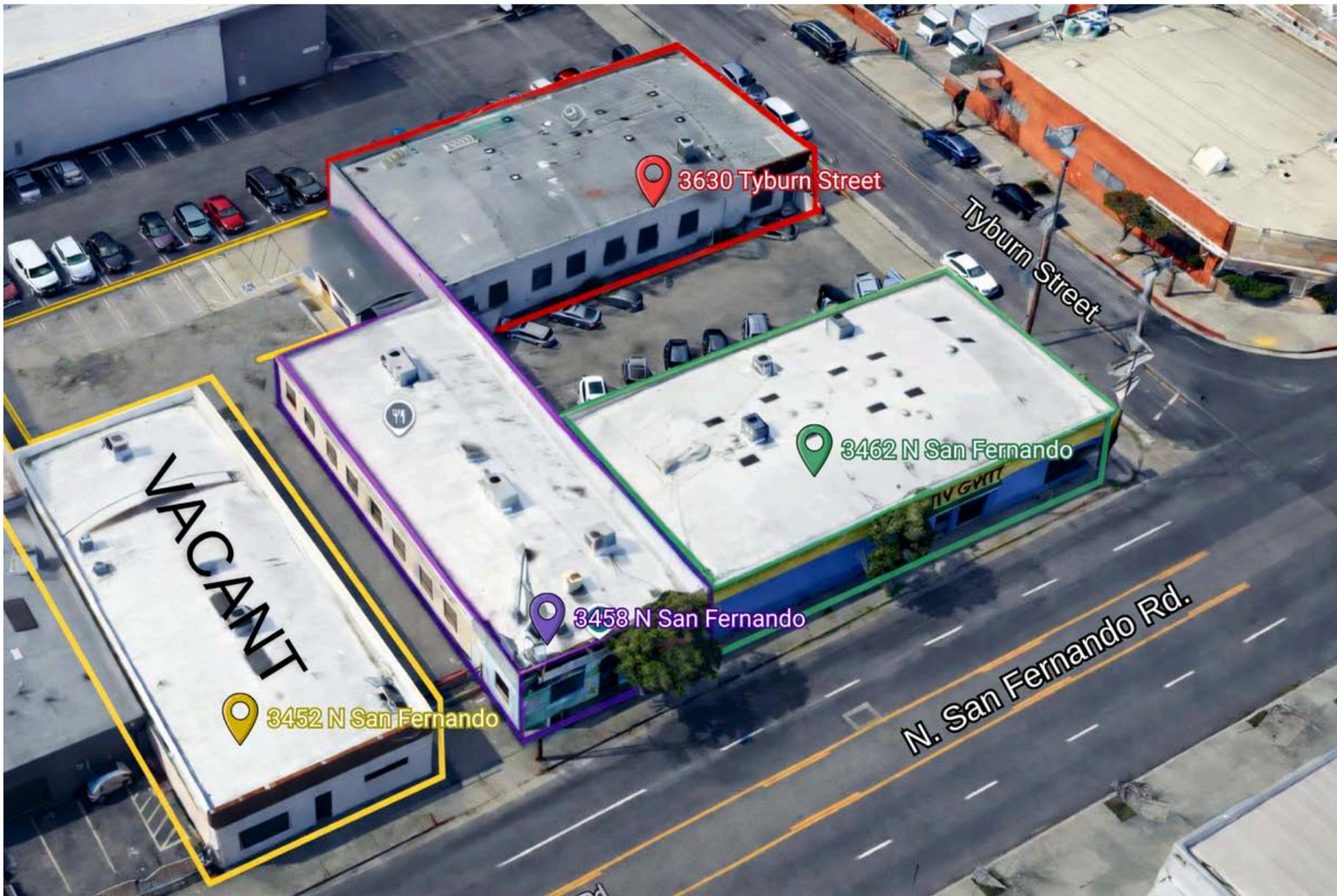


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08

AERIAL PHOTO

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5458 | 3

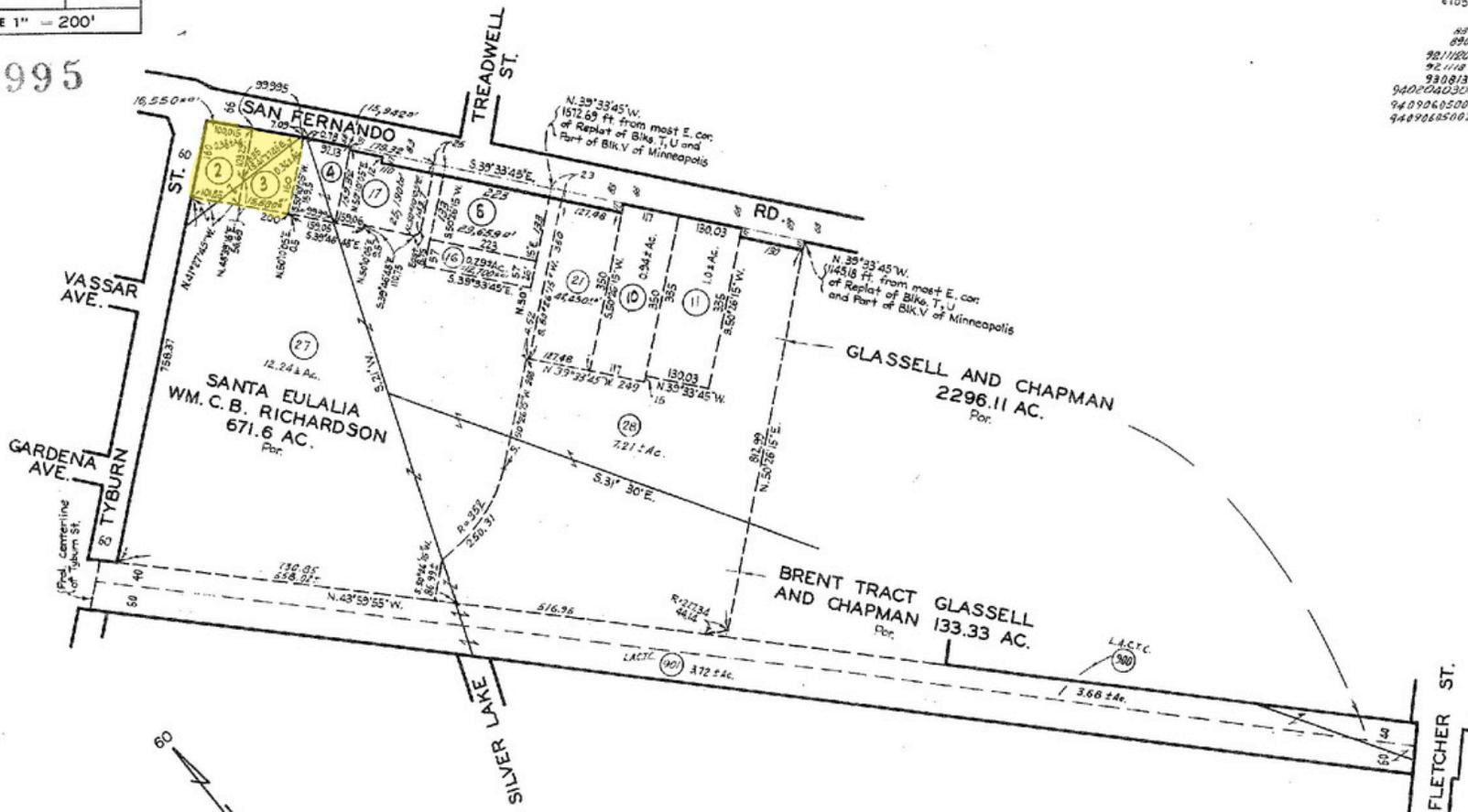
SCALE 1" = 200'

1995

2-28-85  
11-11-85  
12-8-85  
470528

REVISED  
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681020222  
130406210

880481352-85  
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9211202001001-28  
921114  
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94020403009001-04  
94090405002001-04  
94090605002001-04



RANCHO SAN RAFAEL  
D.C.C. 1621  
C.F. 61

CODE 13

FOR PREV. ASSM'T. SEE: 5458-3

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

09

PLAT MAP

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