



**COMMERCIAL
REAL ESTATE**

the sign of a profitable property



FOR SALE VALUE ADD OFFICE BUILDING IN SYLMAR

12610 Glenoaks Blvd., Sylmar, CA 91342



**COMMERCIAL
REAL ESTATE**

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DRE#01495419

CoStar[™]
POWERBROKER[™]

cisc
INDUSTRY COMMERCIAL
SERVING COMMUNITIES

MEMBER OF
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NETWORK

5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.ilicre.com - DRE #01834124

FOR SALE: OFFICE BUILDING
SYLMAR, CA

PROPERTY FEATURES

12610 Glenoaks Blvd., Sylmar, CA 91342

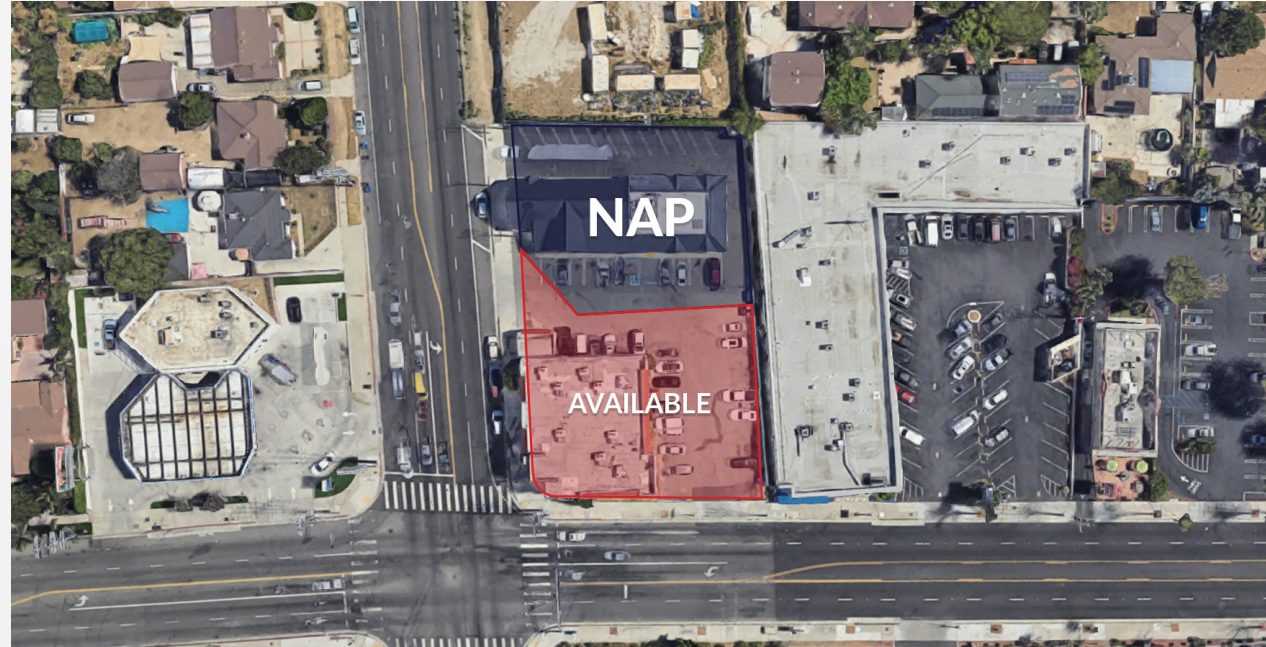


APPROX. 9,786 SF MULTI-TENANT OFFICE BUILDING

- ✓ 15,876 SF lot
- ✓ Zoning LAC2
- ✓ Plenty of on-site parking
- ✓ Efficient floor plan
- ✓ Excellent for owner user, retail, medical, investor
- ✓ Current tenants are on short term leases
- ✓ Excellent visibility on Glenoaks and Hubbard
- ✓ Located on busy signalized intersection
- ✓ Available exterior signage to brand your business
- ✓ Lots of natural light

SALES PRICE

\$4,000,000 CASH TO NEW LOAN
\$409 / SF



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SYLMAR, CA

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- ✓ Heavy pedestrian and automobile traffic
- ✓ Walking distance to public transportation
- ✓ Nearby to the LA/San Fernando Superior Courthouse
- Neighboring tenants include: Olive View-UCLA Medical Center, Wells Fargo, Bank of America, Chase Bank, CVS, Walgreens, The Habit Burger Grill, Starbucks, IHOP, Chipotle, and El Super
- ✓ Nearby colleges, schools, places of worship, financial services, medical centers, restaurants, and shopping
- ✓ Minutes from airports (Whiteman, Van Nuys, Burbank, Santa Monica, LAX)
- ✓ Close proximity to the 5, 405, 210 and 118 fwys

DEMOGRAPHICS

POPULATION



1 MILE	3 MILE	5 MILE
41,577	166,922	344,965

AVERAGE HOUSEHOLD INCOME



1 MILE	3 MILE	5 MILE
\$86,195	\$93,386	\$97,162

DAYTIME POPULATION



1 MILE	3 MILE	5 MILE
37,205	148,954	316,759

TRAFFIC COUNT



± 36,360 CPD ON GLENOAKS & HUBBARD



Google



AERIAL MAP



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MICHAEL SHARON
SENIOR VICE PRESIDENT

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.