

OFFERING MEMORANDUM

13900 LA RUE ST

→ WATCH DRONE VIDEO

SAN FERNANDO | CA 91340

km Kidder Mathews

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*Exclusively
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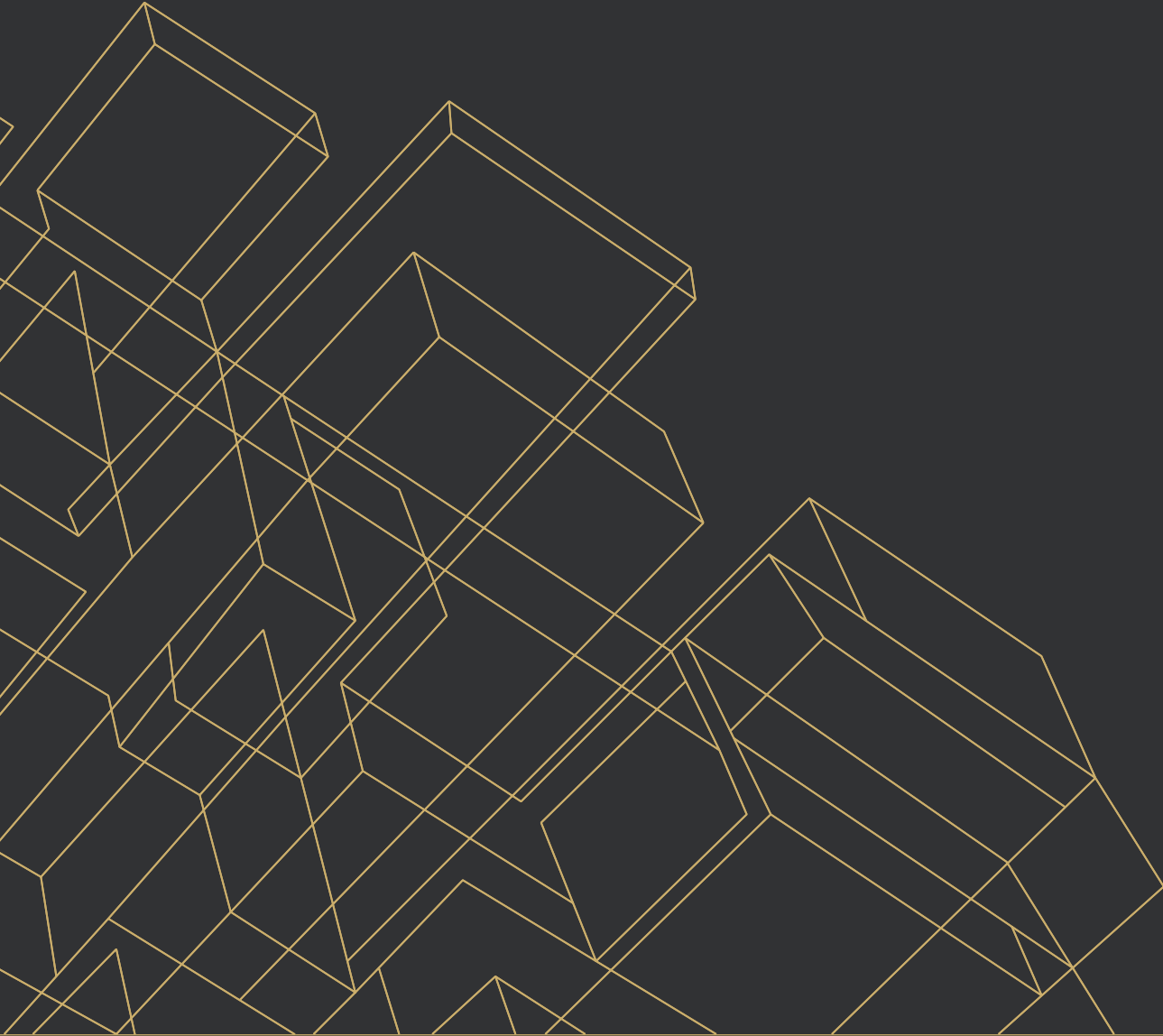
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EXECUTIVE SUMMARY

PREMIER INDUSTRIAL BUILDING IN NORTHEAST SAN FERNANDO VALLEY

Kidder Mathews, as exclusive advisor, is pleased to present the opportunity for an owner user or investor to acquire an industrial building in the heart of the Northeast San Fernando Valley.

This opportunity offers owner-users the chance to have their own facility in a dense infill submarket with extremely tight vacancy rates and constrained supply.

ADDRESS	13900 La Rue St, San Fernando, CA 91340
MUNICIPALITY	City of Los Angeles
RBA	4,620 SF
LOT SIZE	7,495 SF
YEAR BUILT	1941

\$1.65M

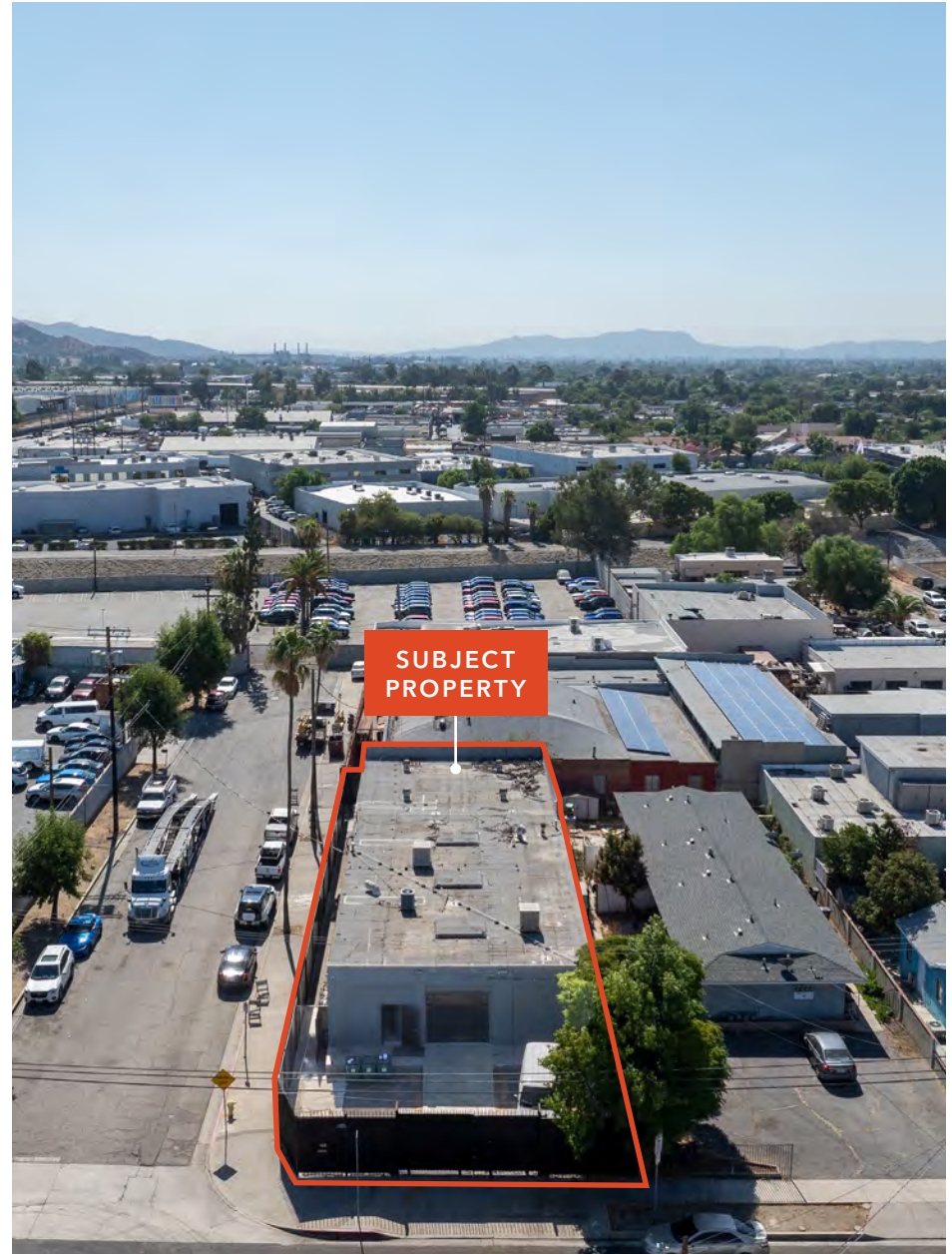
ASKING PRICE

\$357

PRICE / SF

MI

ZONING



INVESTMENT HIGHLIGHTS

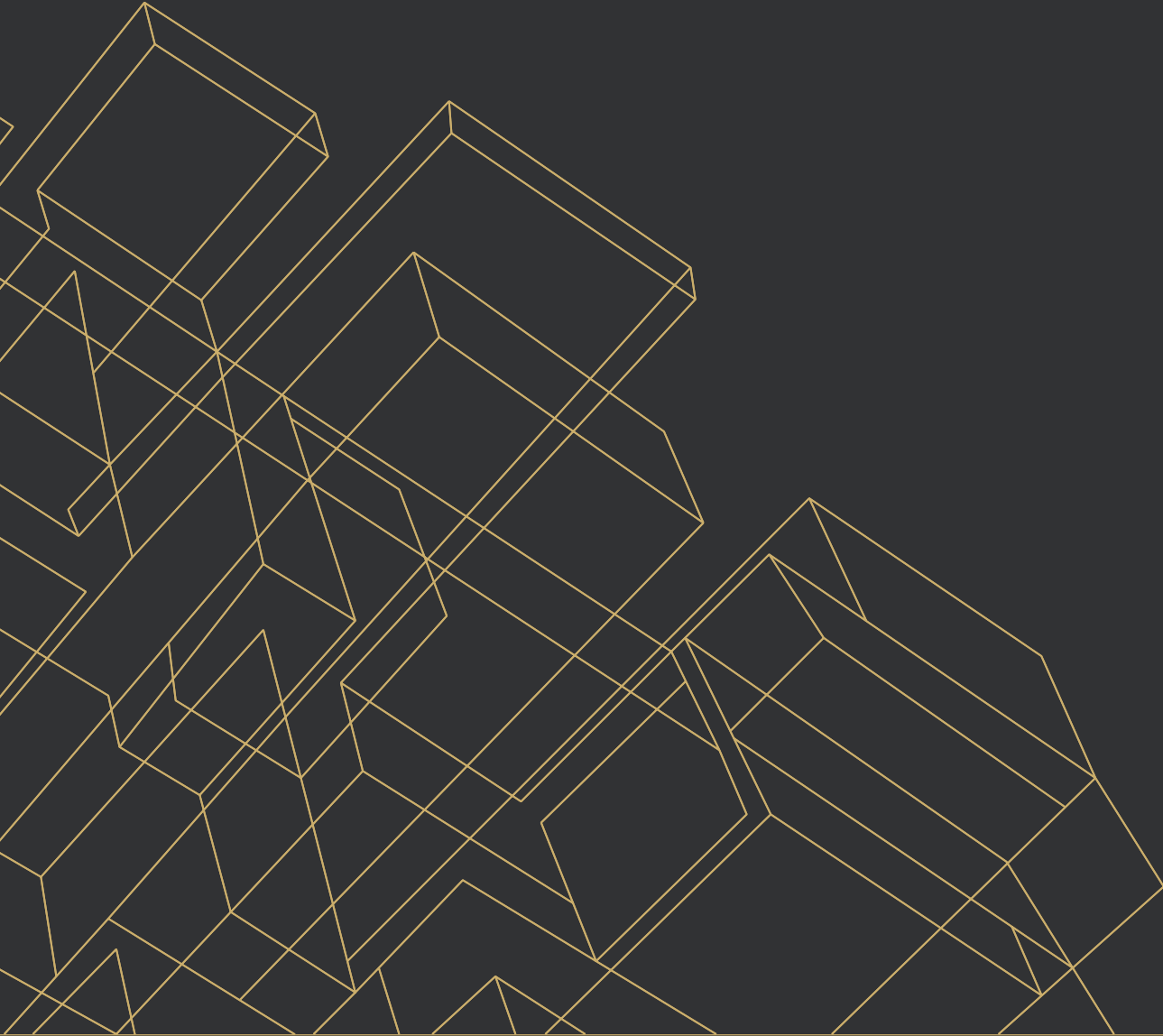
600 Amps of power

Gated building and lot

SBA Financing available

Easy access to major freeways





PROPERTY OVERVIEW

PROPERTY INFORMATION

PROPERTY OVERVIEW

ADDRESS	13900 La Rue St, San Fernando, CA 91340
MUNICIPALITY	City of Los Angeles
PRICE	\$1,650,000
PRICE / SF	\$357
BUILDING AREA	4,620 SF
LOT SIZE	7,495SF
APN	2616-018-008
CLEAR HEIGHT	12'
ROLL UP DOORS	(1) 10'x10'
POWER	600A

4,620

TOTAL RBA (SF)

MI

ZONING

12'

CLEAR HEIGHT

7,495

LOT SIZE (SF)

1

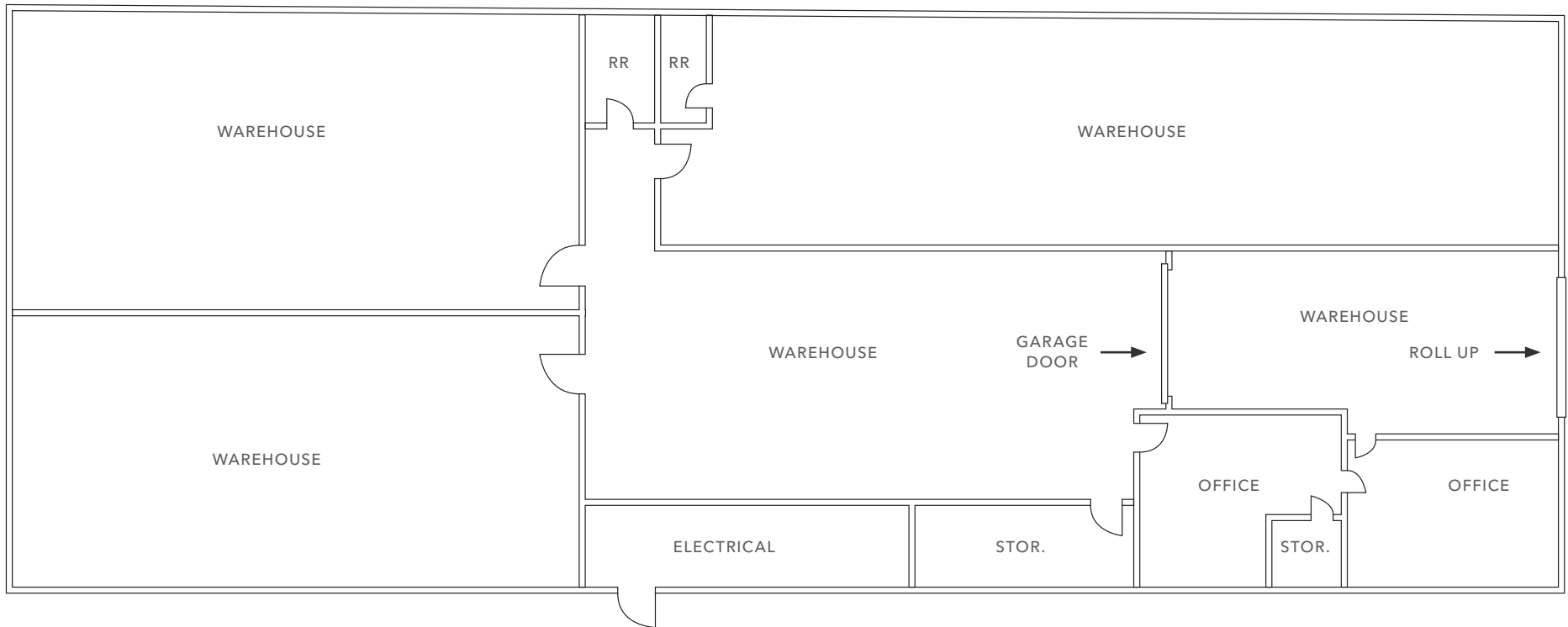
ROLL UPS

1941

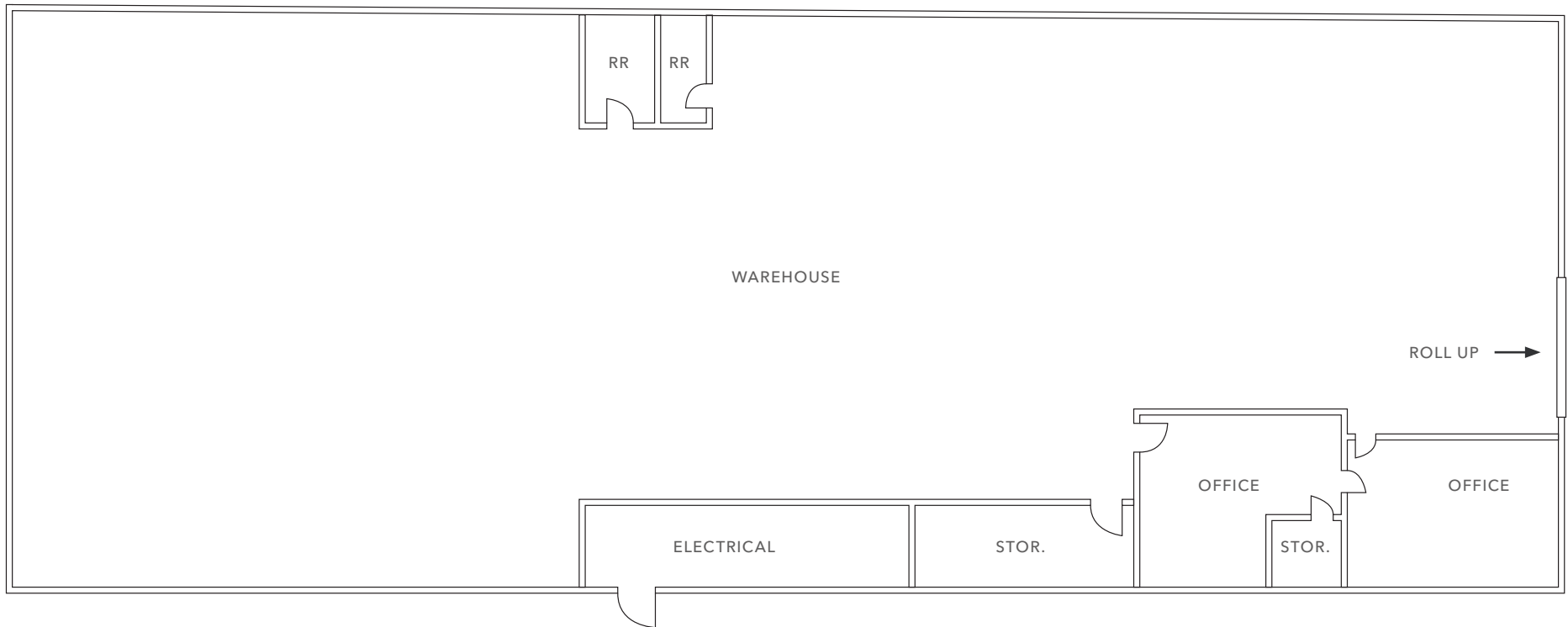
YEAR BUILT

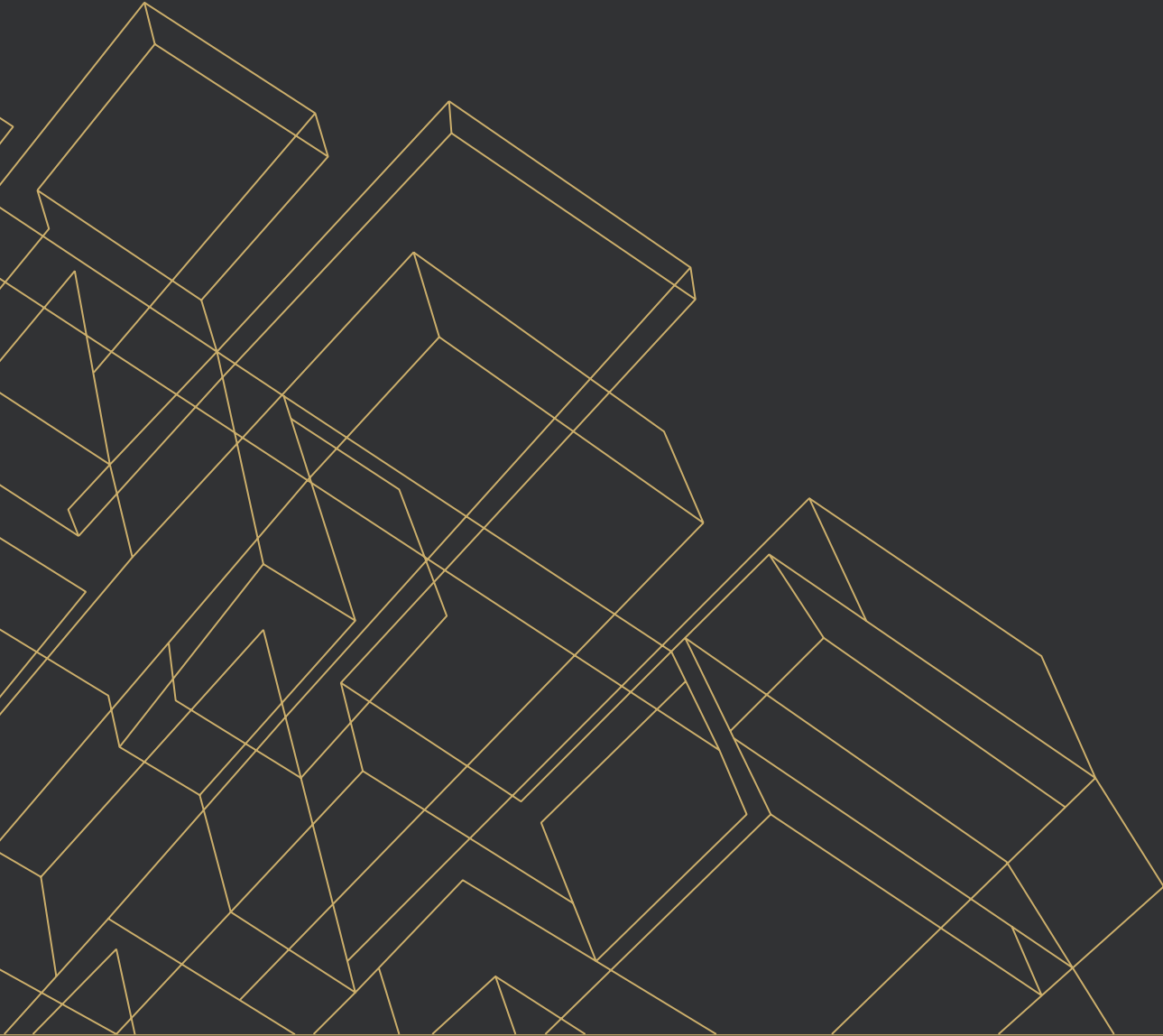


FLOOR PLAN



PROPOSED FLOOR PLAN





LOCATION OVERVIEW

LOCATION OVERVIEW



SAN FERNANDO
SWAP MEET

N MACLAY AVE

ARROYO AVE

DOWNTOWN SAN FERNANDO
& SAN FERNANDO MALL

San Fernando
Middle School

GLENOAKS BLVD

SAN FERNANDO
REGIONAL POOL

CITY OF SAN
FERNANDO REC CENTER



SUBJECT
PROPERTY

SAN FERNANDO RD



BRADLEY AVE



PAXTON ST



Phillips Plywood

PLAZA PACOIMA

MAJOR LOCAL BUSINESSES INCLUDE

American Range

Best Buy

Bernards

Contractor's Warehouse

Costco

Home Depot

Lowes

Phillips Plywood

Target

UPS Customer Center



LOCATION OVERVIEW

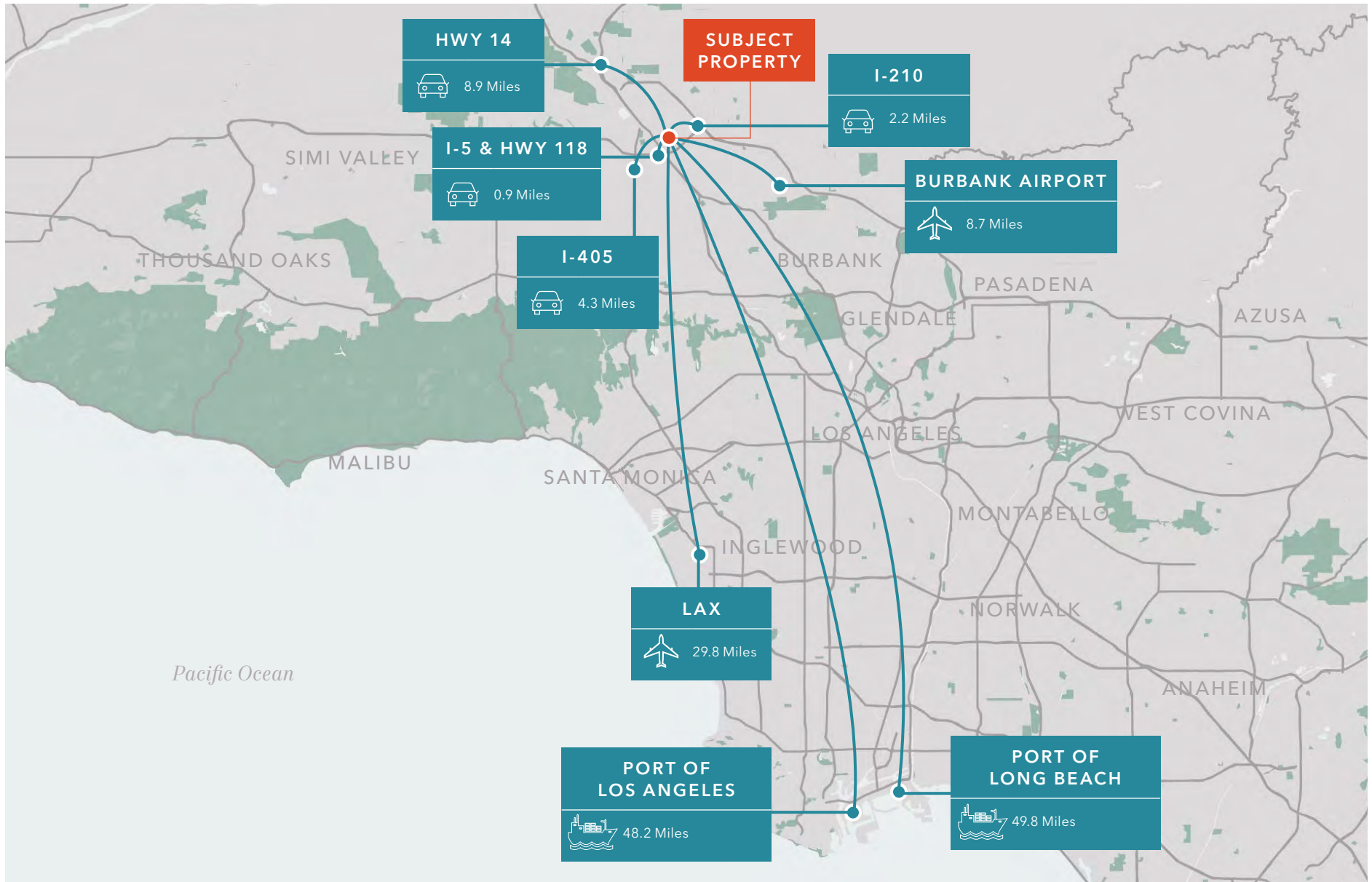
DRIVE TIMES & POPULATION

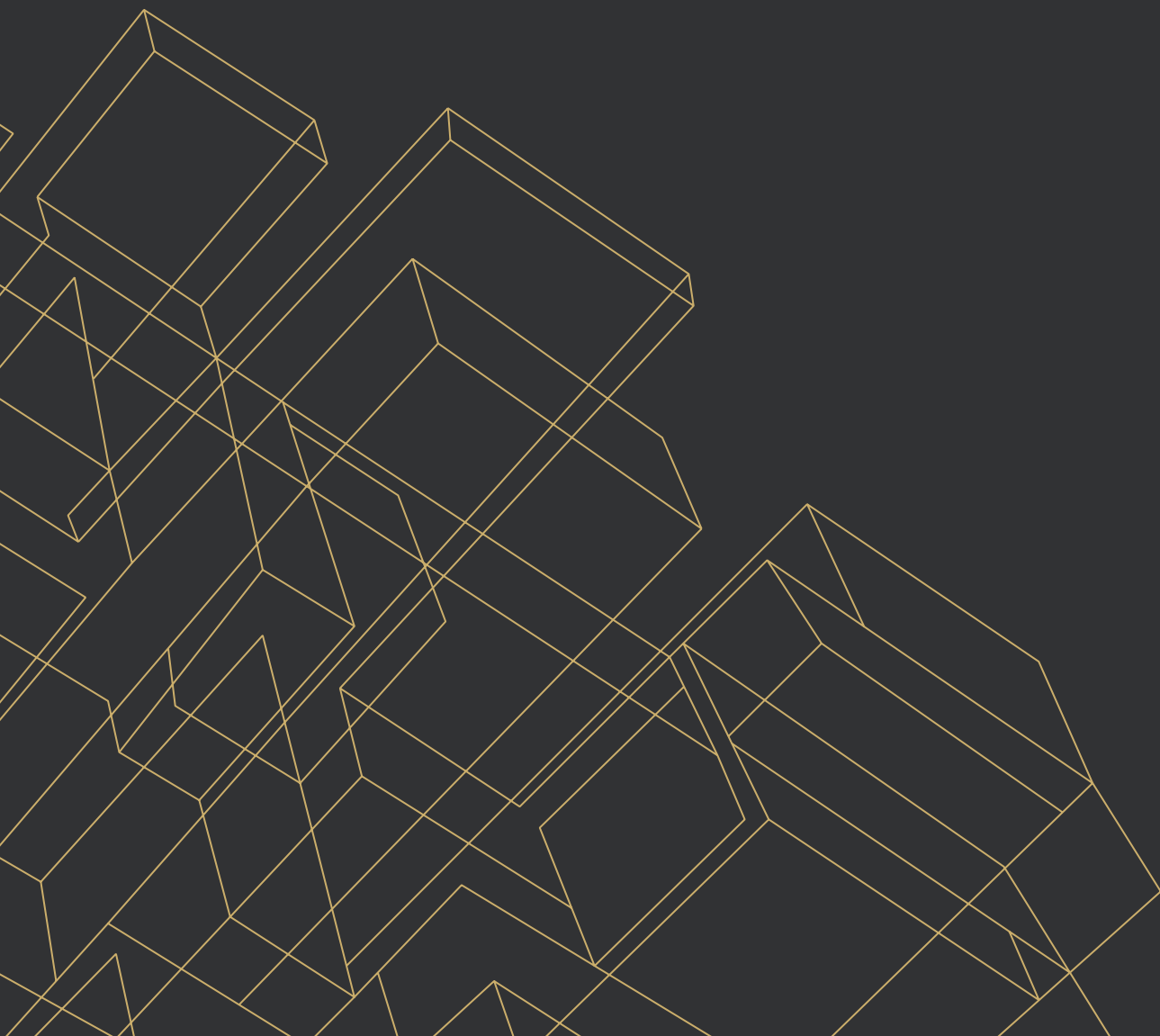
Drive Time	2023 Est. Population
15 min	879,349
30 min	3,190,431
60 min	10,231,964

Source: ©2023, ESRI



LOCATION OVERVIEW



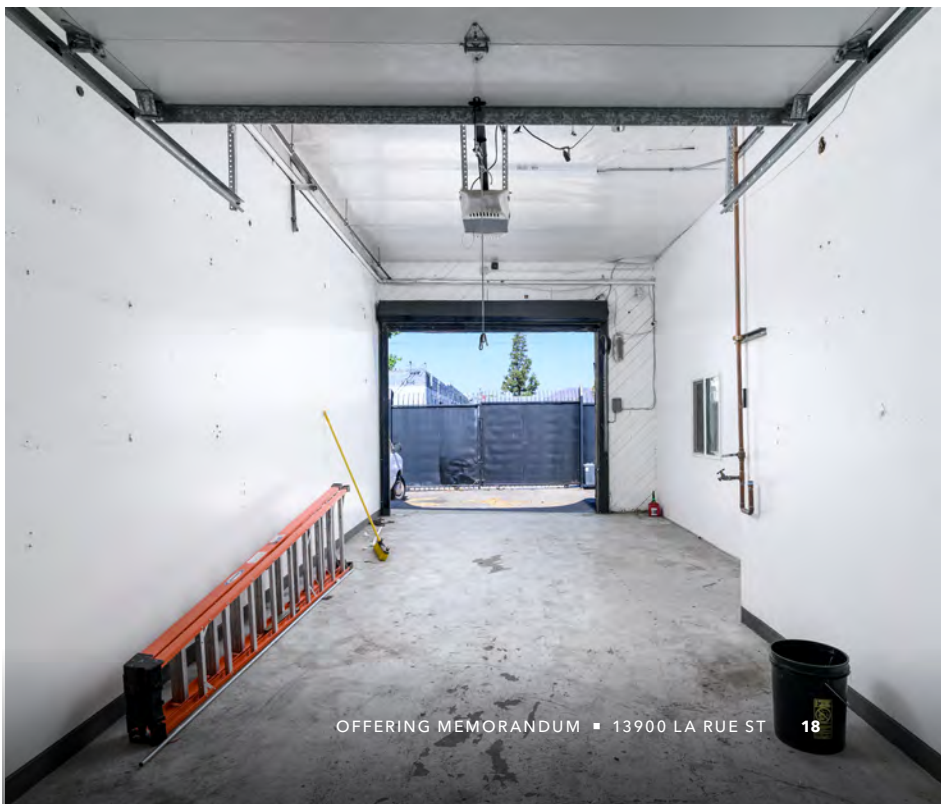


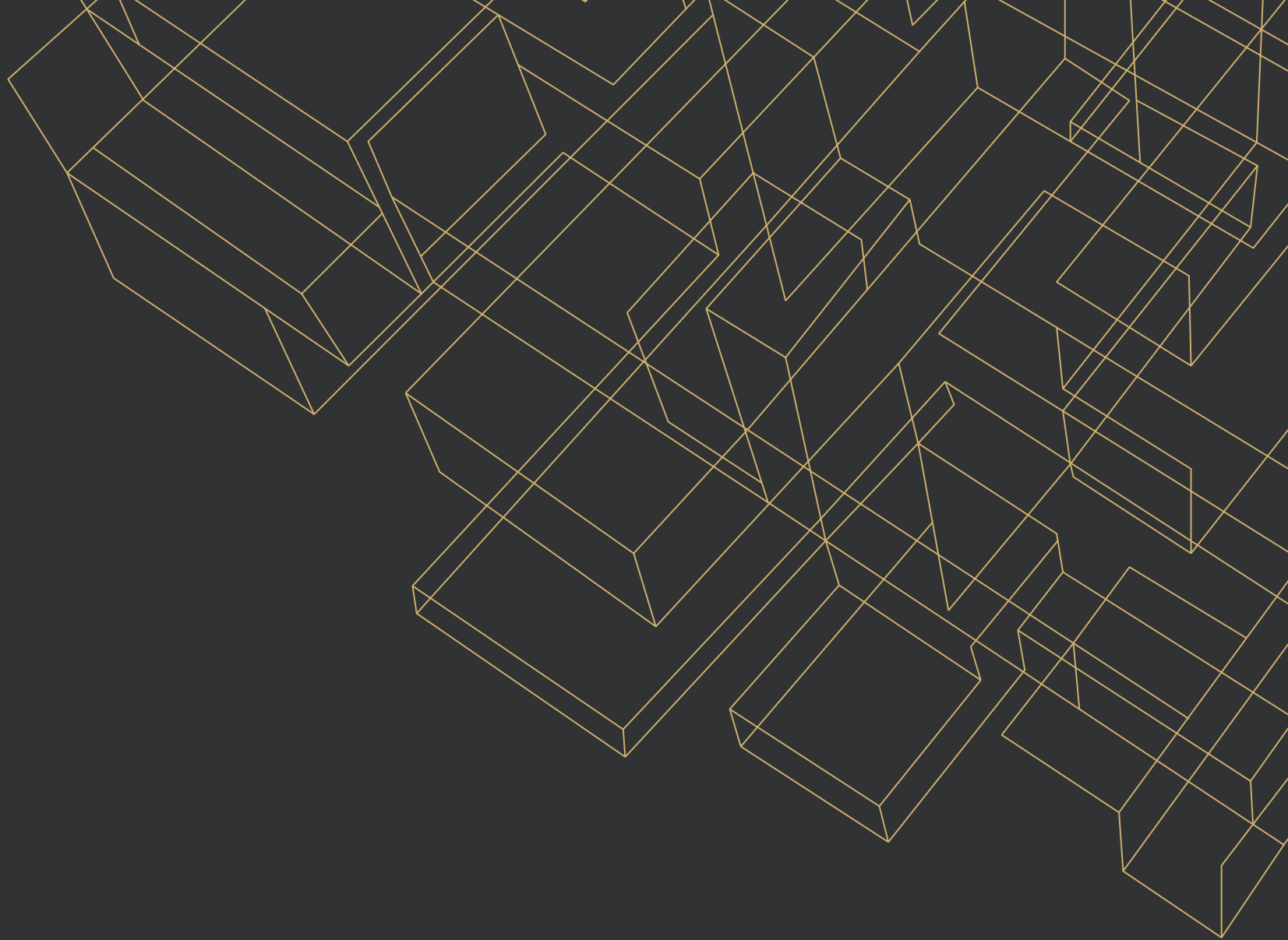
PROPERTY PHOTOS

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