

Marcus & Millichap

10039 – 10041 Commerce Avenue
Tujunga, CA 91042



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SECTION

INVESTMENT OVERVIEW

01

Offering Summary

Property Photos

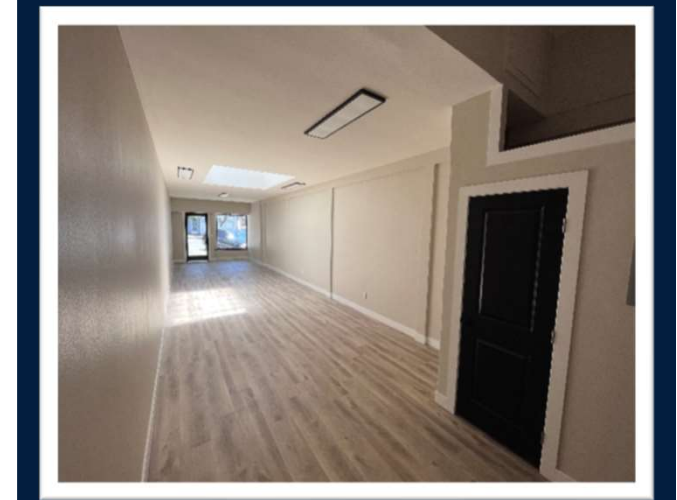
INVESTMENT OVERVIEW



PRICING

PRICING DETAILS

Summary	
Price	\$985,000
Number of Suites	2
Price Per SqFt	\$715 PSF
Rentable Built Area (RBA)	1,377 SF
Lot Size	0.08 AC
Year Built/Renovated	1940 / 2023
Occupancy	Vacant at COE



INVESTMENT OVERVIEW

Marcus & Millichap, as the exclusive advisor, is pleased to Offer for Sale 10039 – 10041 Commerce Avenue in Tujunga, California. This unique commercial/retail storefront property situated along the main thoroughfare in Old Town Tujunga is a phenomenal opportunity for investors and owner-users alike. The building configuration allows a potential buyer to occupy the entire property or just one unit and capitalize on the passive investment income of the other unit. This property offers the best of both worlds with exceptional storefront visibility on top of the excellent ingress and egress off the alley behind the property.

The subject property is situated along the historic Old Town Commerce Avenue. Rich with history and traditions, some of the surrounding historical sites include the Bolton Hall Museum and Barney Castle replica. Bolton Hall is a historic American Craftsman-era stone building situated just north of the subject property. Built in 1913, Bolton Hall was originally used as a community center for the utopian community of Los Terrenitos. From 1920 until 1957, it was used as an American Legion hall, the San Fernando Valley's second public library, Tujunga City Hall, and a jail. In 1957, the building was closed. For more than 20 year, Bolton Hall remained vacant and was the subject of debates over demolition and restoration. Since 1980, the building has been operated by the Little Landers Historical Society as a local history museum.

A quick walk through the museum today will provide a detailed explanation of the rich history of Commerce Avenue and Tujunga, CA. The surrounding neighborhood is ripe for continued gentrification and growth, evidenced by investment in new construction and renovation projects along the same block.

INVESTMENT HIGHLIGHTS

- High Visibility Location Along Commerce Avenue in Tujunga
- Excellent Opportunity for Owner-Users and/or Investors
- Subject Property Has Superior Ingress/Egress to All other Adjacent Properties
- Recently Renovated and Move-In Ready
- Perfect Bite-Size 1031 Opportunity
- Excellent Candidate for SBA Financing



PROPERTY SUMMARY

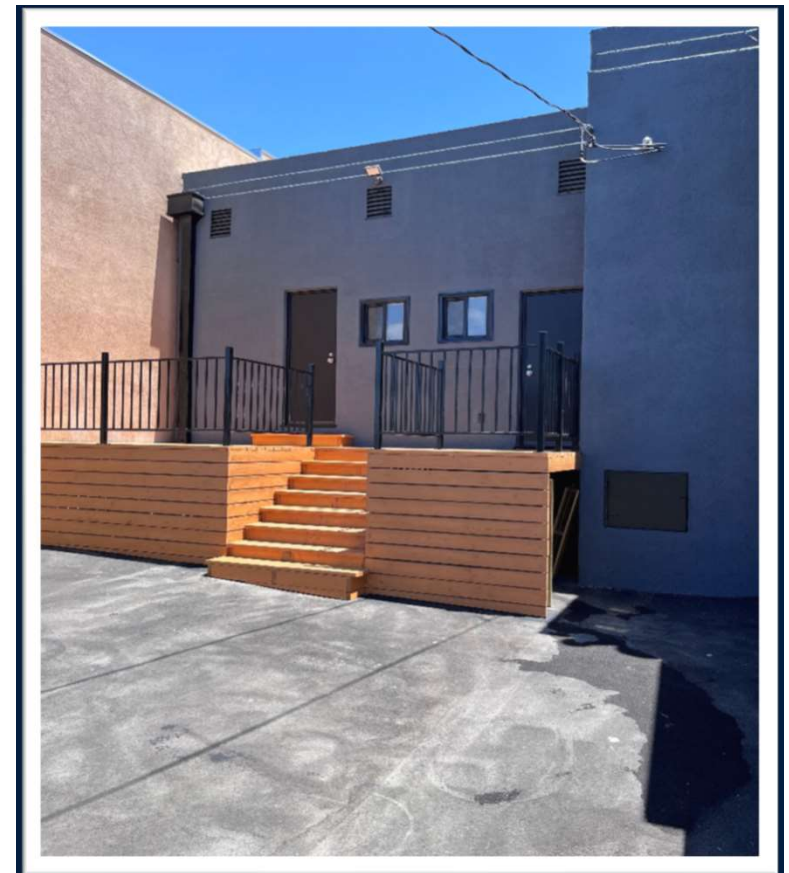
THE OFFERING	
Property	Old Town Commerce Avenue Retail/Commercial
Property Address	10039 – 10041 Commerce Avenue, Tujunga,CA
Assessors Parcel Number	2568-008-019
Zoning	LAC2

SITE DESCRIPTION	
Number of Floors	1
Year Built/Renovated	1940 / 2023
Rentable Square Feet	1,377 SF
Ownership	Fee Simple
Parcel Size	3,485 SF (0.08 AC)
Parking	Street Parking & Secured Rear Yard
Parking Ratio	6 / 1,000 SF
Topography	Generally flat
Intersection/Cross Street	Commerce Avenue / Tujunga Canyon Blvd

UTILITIES	
Gas	Yes
Electric	100 Amps
Water	Yes
Sewer	Yes
Trash	Yes

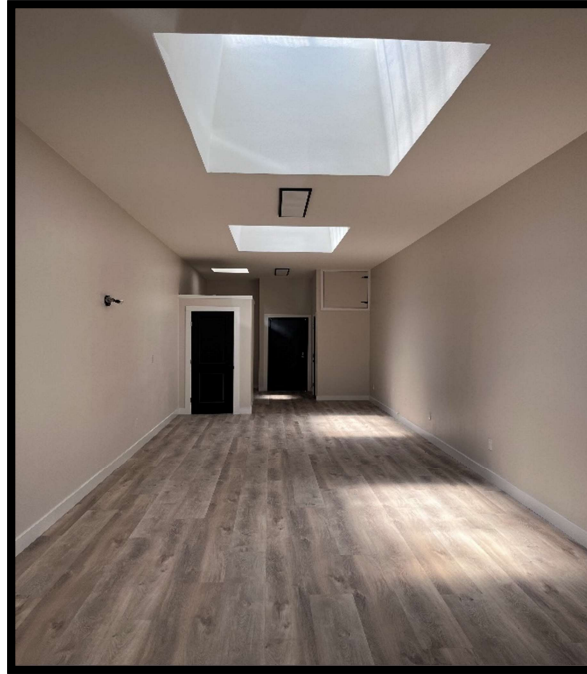
CONSTRUCTION	
Foundation	Raised Foundation
Framing	Wood
Exterior	Stucco
Parking Surface	Asphalt
Roof	Flat
Floor Plate	N/A
Ceiling Height	Varies
Roll-Up Doors	None
Floor to Floor Height	N/A
Column Spacing	Varies
Sprinkler System	N/A

MECHANICAL	
HVAC	TBD
Fire Protection	Buyer to Verify
Elevators	None
Power	100 Amps
Life Safety	TBD
Security	Buyer to Verify
On-Site Maintenance	N/A

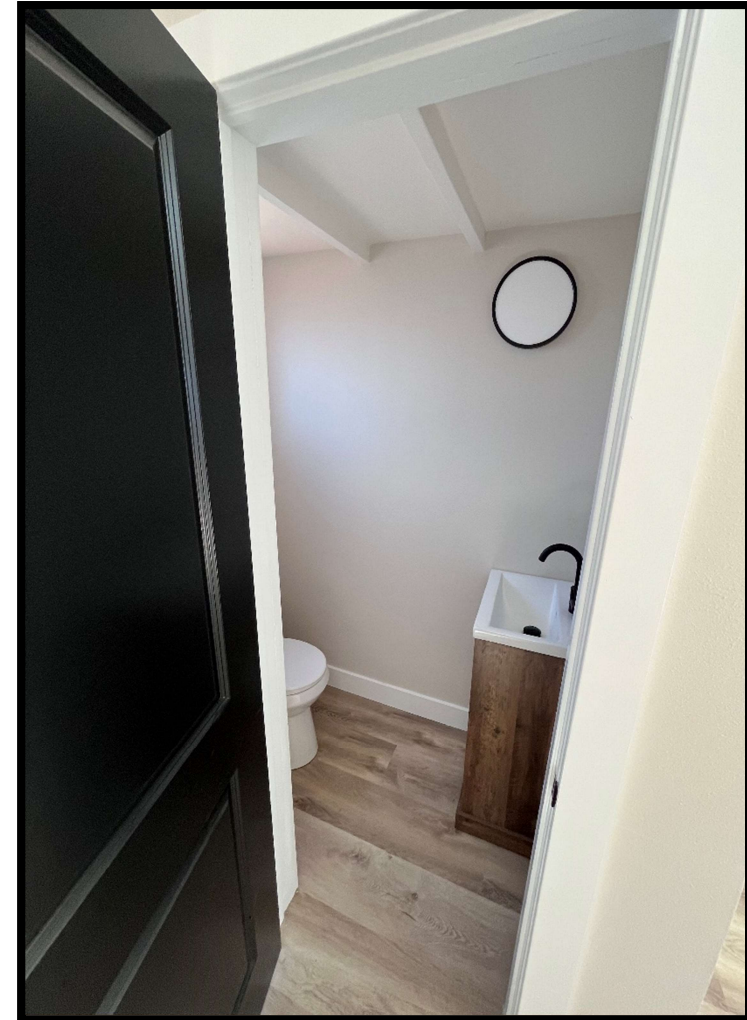




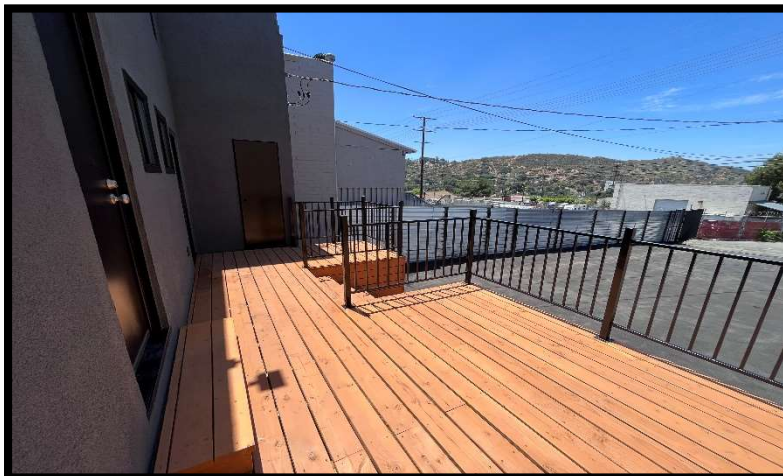
10041 Commerce – Street Facing



10039 Commerce – Rear Facing



10039 Commerce – Restroom



Views From Rear Deck of Both Units





Secured & Gated Rear Yard – View From Alley Access

