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Pacoima

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COMMERCIAL

MARA COMMERCIAL

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*PER LOOPNET REPORT

FOR SALE

12734 BRANFORD ST #6

PACOIMA

\$650,000

PROPERTY DESCRIPTION

Excellent owner user or investment opportunity to purchase an industrial condo unit in the 12734 Branford industrial condo business park. This unit is comprised of approximately 1,443 square feet and is vacant so available for immediate move in!

Please call Chris Mara at 310.858.5466 to discuss or arrange a tour.



BUILDING SIZE

± 1,443* SF

ZONING

LA[Q]MR-1 CUGU

USAGE

Industrial Condo Unit

OCCUPANCY

Vacant

*Approximately per assessor's records







Burbank Airport

Glendale

N

Industrial Metal
Supply Co

Sun Valley

Food4Less

Universal Studios Hollywood

Kohl's

Classic Nursery

Tuff Shed LA

12734 Branford St #6

Branford
Apartments

Berger Pool
Plumbing

Sark Custom Awnings

Western Analytical
Laboratory



Pacoima

San Fernando Swap Meet

Home Depot

Vallarta Supermarkets

nFusion

12734 Branford St #6

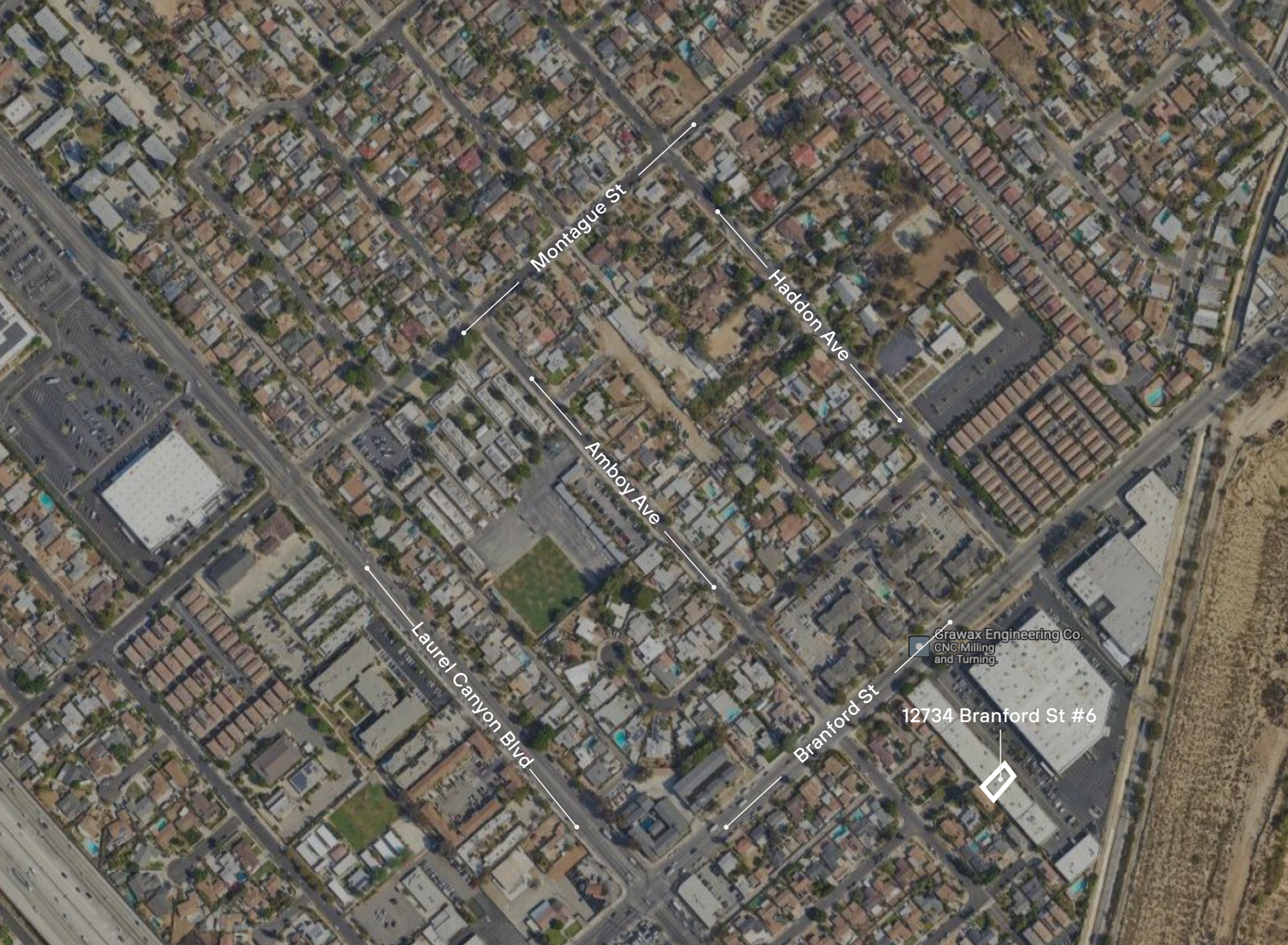
Cosmetic Group USA, Inc.

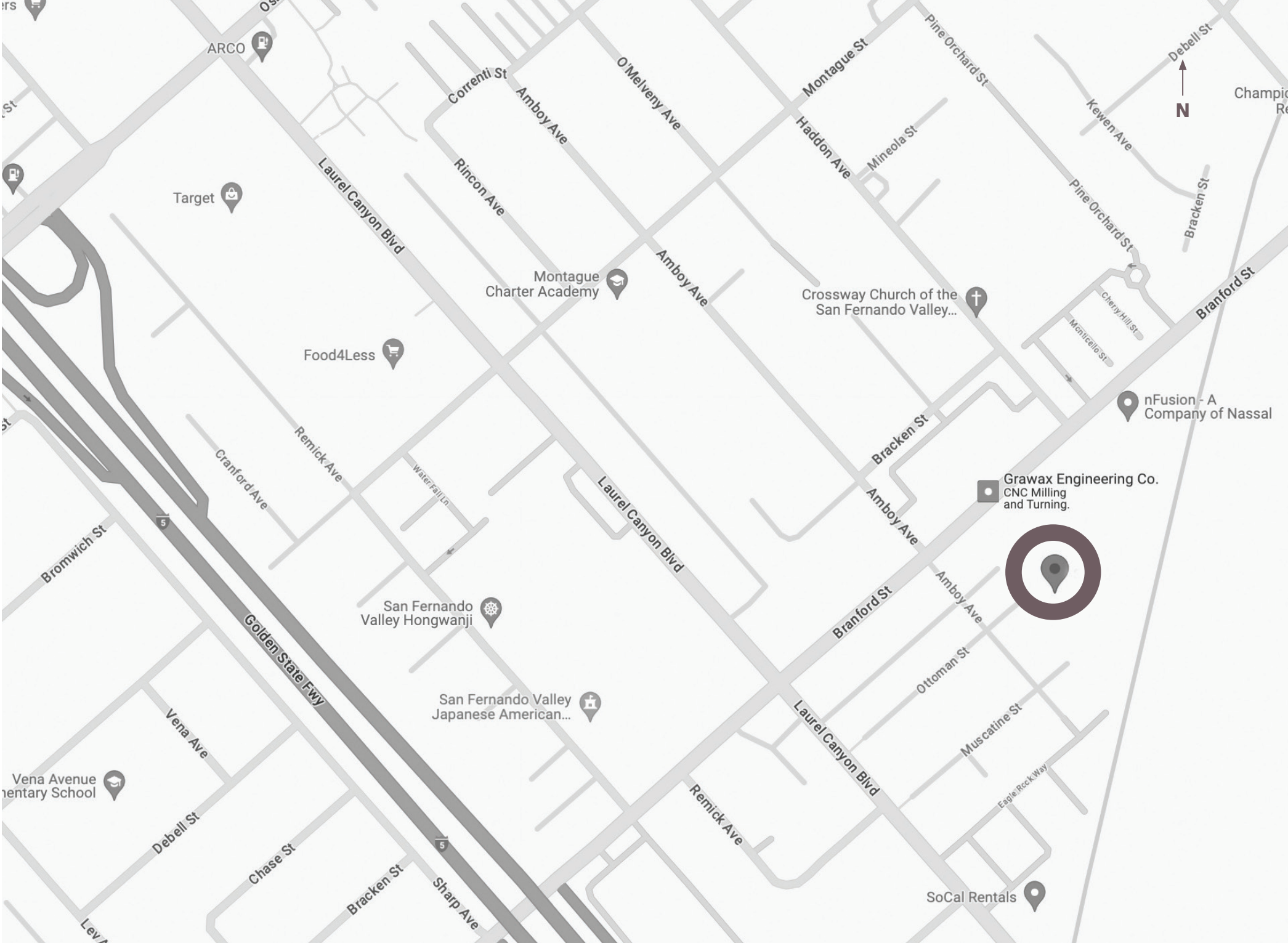
Gucci Salon

SoCal Rentals

LA Council District 6 Office

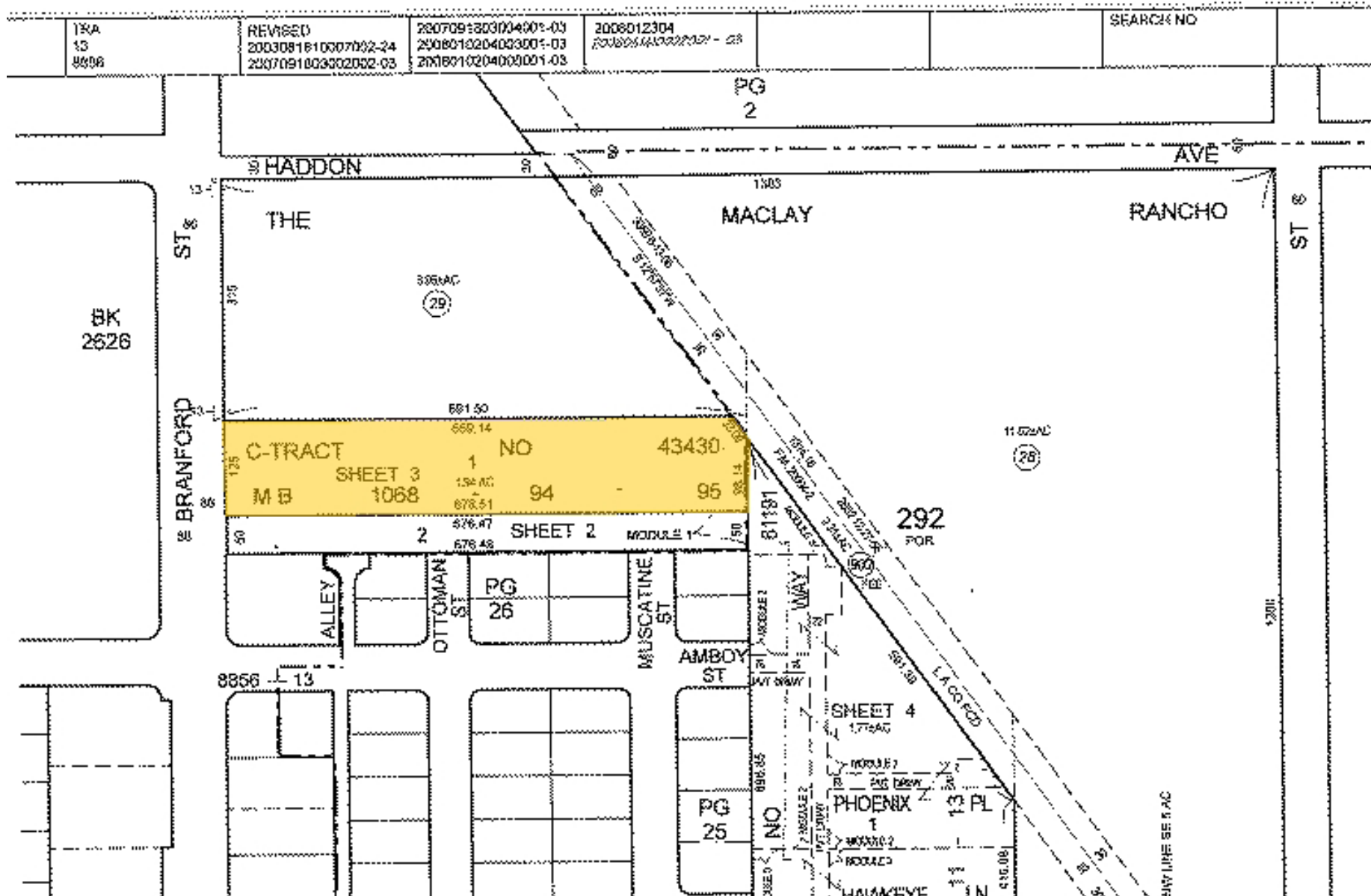
Laurel Canyon Stages





PLANS





TRA
13
8808

REVISED
2003081810007002-24
200709100302002-03

2007091003004001-03
2008010204003001-03
2008010204000001-03

2008012304
2008010204000001-03

SEARCH NO

PG
2

HADDON AVE

THE MACLAY RANCHO

BK
2626

BRANFORD ST

ST

C-TRACT
SHEET 3
M B 1068
NO 43430
SHEET 2
MODULE 1

ALLEY
OTTOMAN ST
MUSCATINE ST
AMBOY ST

8856 13
PG 26
PG 25

292 FOR
SHEET 4
PHOENIX 13 PL
LA CR. PCD
MODULE 1
MODULE 2
MODULE 3
MODULE 4

1300'

Why Los Angeles?

#1

Los Angeles is the Largest Economy in the U.S.

\$836B

GDP of the L.A. Metro Area in 2022

#1

Los Angeles is the most populous county in the U.S.

\$5M+

Labor force with +244,000 businesses in LA County

3rd

Largest Metropolitan Economy in the World

42

Number of Billionnaires residing in LA County, Beverly Hills and Malibu

53

Fortune 500 companies based in CA, with 8 of those HQ's being based in LA County.

#6

Los Angeles is ranked 6th in the Worlds Wealthiest Cities.

#1

The Port of Los Angeles is the countries busiest handling over 10M TEUs annually

\$46M+

Visitors to L.A. County in 2022

\$15B+

LAX Airport Expansion
due for Completion 2028

6000+

Restaurants, Bars and Music Venues in
L.A. County, Beverly Hills & Santa Monica

\$287M+

Generated in L.A. Transient Occupancy Tax

\$2.21T

Domestic Outbound California Trade

#12

Ranking: Best places to live in the World

230K+

Estimated non-farm jobs added in
2023 in L.A County

#1

Largest Customs District in the U.S.

25

Number of Michelin Star Restaurants
In LA County and Santa Monica

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