

10741 SAN FERNANDO ROAD

Los Angeles, CA 91331

FOR SALE



AL GALVIS

President

818.298.9770

al@galviscommercial.com

CalDRE #01702731



10741 SAN FERNANDO ROAD LOS ANGELES, CA 91331

PROPERTY SUMMARY



PROPERTY DESCRIPTION

10741 San Fernando Rd., Pacoima, CA 91331
APN: 2620-002-005, Tract: 5447,
Lots: 4, 5, and 6, Zoning: LACM,
Lot Size: 21,390 SF

10743 San Fernando Rd., Pacoima, CA 91331
APN: 2620-002-004, Tract: 54,
Lot: 3, Zoning: LACM, Lot Size: 7,130 SF

Lot #41, Tract 5447, APN: 2620-002-020,
Zoning: LAR1, Lot Size: 7,125 SF

Lot #42, Tract 5447, APN: 2620-002-021,
Zoning: LAR1, Lot Size: 7,125 SF

OFFERING SUMMARY

Sale Price:	\$3,999,999
Lot Size:	21,390 SF
NOI:	\$11,011.00
Cap Rate:	0.28%

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	8,794	58,663	152,044
Total Population	37,930	230,933	543,594
Average HH Income	\$88,574	\$101,251	\$99,865

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LAND LOTS



OF LOTS 4 | TOTAL LOT SIZE 7,125 - 21,390 SF | TOTAL LOT PRICE - | BEST USE -

STATUS	LOT #	ADDRESS	APN	SIZE	PRICE	ZONING
Available	4, 5, and 6	10741 San Fernando Rd., Pacoima, CA 91331	2620-002-004	21,390 SF	N/A	LACM
Available	3	10743 San Fernando Rd., Pacoima, CA 91331	2620-002-004	7,130 SF	N/A	LACM
Available	41		2620-002-020	7,125 SF	N/A	LAR1
Available	42		2620-002-021	7,125 SF	N/A	LAR1

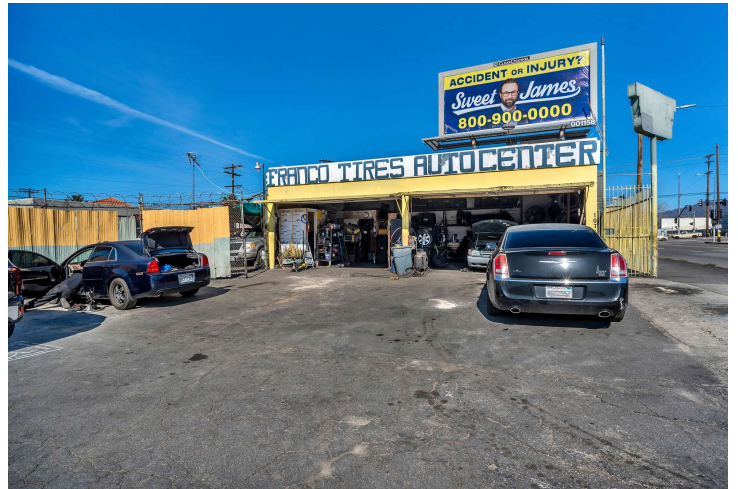
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ADDITIONAL PHOTOS

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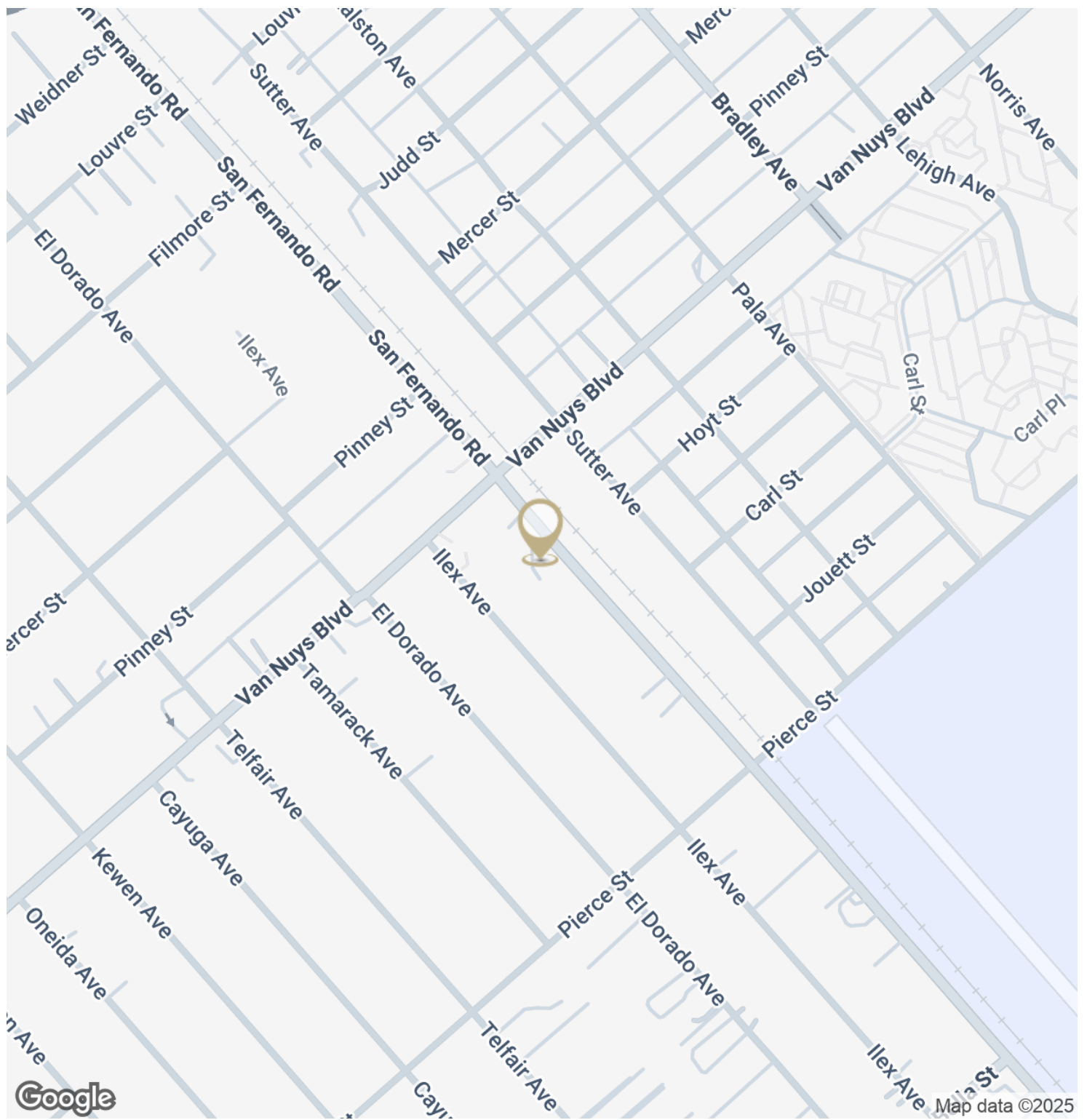
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LOCATION MAP



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THINK COMMERCIAL...THINK AL



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