

Cross Property 360 Property View

715 N Maclay Avenue, San Fernando, CA 91340

Listing

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SF - San Fernando

STATUS: **Active**

LIST CONTRACT DATE: **06/19/24**

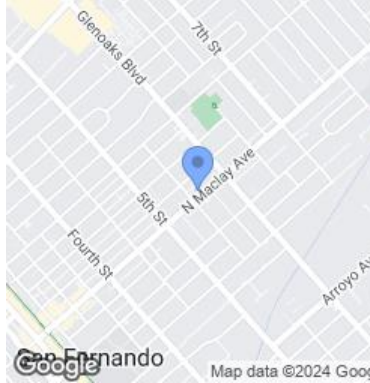
LISTING ID: **SR24125922**

LIST PRICE: **\$1,600,000**

CONCESSIONS IN PRICE:  
SELLER WILL CONSIDER  
CONCESSIONS IN OFFER:

PROP TYPE: **Commercial Sale**  
PARCEL #: **2518030003**

PROP SUB TYPE: **Business**



SQFT(SRC): **2,352**  
 SQFT LOT: **6,972 (A)**  
 ACRES: **0.160**  
 BUSINESS NAME:  
 BUSINESS TYPE: **Restaurant**  
 YEAR ESTABLISHED:  
 YEAR BUILT: **1991**  
 SLC: **Standard**  
 LEVELS: **1**  
 CURRENT USE:  
 ACTUAL RENT:  
 RENT MIN - MAX \$/SF/YR:  
 NUMBER OF UNITS:  
 ENTRY LEVEL: **1**  
 BUILDING STATUS: **Existing**  
 OCCUPANCY:  
 BUILDING \$/PER SQFT: **\$680.27**  
 LAND \$/PER SQFT:  
 DAYS ON MARKET: **6**  
 COUNTY: **Los Angeles**  
 PARCEL MASTER:  
 INVEST?: **A/C?:Yes**  
 FENCE?: **HEAT?:Yes**

Recent: **06/19/2024 : NEW**

DESCRIPTION

**Completely renovated inside and out. This is a turnkey restaurant ready for operation from day one. Attention to detail and everything was done in top quality for looks and performance. Great location in the heart of the city of San Fernando with fantastic traffic flow. Make this your next blank canvas for your next project.**

BUSINESS URL:

BUILDING DETAILS

FEATURES:  
 HEATING: **Central, Electric**  
 LAUNDRY: **None**  
 CLEARANCE:  
 INDUSTRIAL TYPE:  
 PROBATE AUTHORITY:

OFFICE CLASS:  
 ROOFING: **Flat, Shingle**  
 SECURITY:  
 CONSTRUCTION: **Block, Glass**  
 LOT: **0-1 Unit/Acre**

UTILITIES

ELECTRICITY:  
 AMPERAGE:  
 VOLTS:  
 UTILITIES: **Electricity Connected, Natural Gas Available, Water Connected**  
 WATER: **Public**

BUSINESS DETAILS

OWNERSHIP:  
 DAYS / HOURS OPEN:  
 FULLTIME EMPLOYEES:  
 LEASE EXPIRES:  
 EQUIPMENT VALUE:

SPECIAL LICENSES:  
 PART TIME EMPLOYEES  
 ACTUAL RENT:  
 INVENTORY VALUE:

YEARS CURRENT OWNER:  
 HOURS OWNER WORKS:  
 LEASABLE SQFT:  
 MONTHLY NNN:  
 PARKING TOTAL:

SQUARE FOOTAGE

CONDO SQFT:  
 HIGH TECH FLEX SQFT:  
 RETAIL SQFT:  
 TOTAL SQFT:

INDUSTRIAL SQFT:  
 INDUSTRIAL MIN/MAX:  
 DIVISIBLE SQFT:  
 LAND \$/PER ACRE:

OFFICE SQFT:  
 OFFICE MIN/MAX:  
 RESIDENTIAL SQFT:

PARKING

PARKING TOTAL:  
 UNCOVERED:

CARPORT:  
 PARKING RATIO:

POWER PRODUCTION

POWER PRODUCTION: **No**

GREEN VERIFICATION:

LAND

COMMON INTEREST: **None**  
 LAND USE: **Other**  
 LOT SIZE DIM:  
 TOPOGRAPHY:  
 PARCEL #: **2518030003**  
 ADDITIONAL PARCEL(s): **No**

BUILDER NAME:  
 ZONING: **SFC2\***  
 SURVEY TYPE:

PARK NAME:  
 PHASE:  
 WATERFRONT:

TERMS

LEASE RENEWAL OPTION?:  
 LISTING TERMS: **Cash**  
 CLOSE DATE:

ASSIGNABLE:  
 FINANCING:

MIN. DOWN AMOUNT:  
 OWNERSHIP TYPE:

INCLUSIONS:

EXCLUSIONS:

**OWNER / TENANT**

OWNERS NAME:  
OWNER PHONE:  
OWNER PAYS:  
TENANT PAYS:

# of UNITS LEASED:  
ANCHORS/Co-TENANTS:

MOVE-IN:

**FINANCIAL**

GROSS OPERATING INCOME:

NET PROFIT:

OPERATING EXPENSE:

**ANNUAL EXPENSE INFORMATION**

EXPENSE YEAR:  
REAL ESTATE TAX:  
PERSONAL PROPERTY:  
ACCOUNTING/LEGAL:  
ADVERTISING:  
INSURANCE:  
ELECTRICITY:  
WATER/SEWER:  
TRASH:

PROFESSIONAL MANAGER:  
RESIDENT MANAGER:  
MAINTENANCE:  
SUPPLIES:  
OTHER:  
BUILDING EXPENSE:  
RESERVES:  
INVENTORY VALUE:

**ANNUAL OPERATING INFORMATION**

GROSS SCHEDULED INCOME:  
VACANCY ALLOWANCE:  
LAUNDRY:  
OTHER:  
EFFECTIVE GROSS:  
TOTAL EXPENSE:  
NET OPERATING INCOME:

**INVESTMENT INFORMATION**

ACCOUNTING TYPE:  
OPERATING EXPENSES:

GROSS OPERATING INCOME:  
NET OPERATING INCOME:

VACANCY ALLOWANCE RATE:  
CAP RATE:

**TAXES**

TAX RATE:

TAX ANNUAL \$:

TAX YEAR:

**AGENT**

LISTING AGENT: [Gerardo Jerry Ascencio Sr.](#)

LISTING AGENT STATE LICENSE:  
[01167079](#)

LISTING AGENT MLS ID: [F210083658](#)

CO-LISTING AGENT:

CO-LISTING AGENT STATE LICENSE:  
[01261925](#)

CO-LISTING AGENT MLS ID: [Armando Sandoval](#)

**CONTACT**

- 1.LA DIRECT: **818.485.4400**
- 2.LA CELL: **818.485.4400**
- 3.LA EMAIL: [jerry@ascencio.com](mailto:jerry@ascencio.com)
- 4.LO FAX: **818-365-5672**
- 5.LA VOICEMAIL: **818.485.4400**

**OFFICE**

LISTING OFFICE: [San Fernando Realty, Inc.](#)  
LISTING OFFICE PHONE: **818-365-5671Ext:0**  
CO-LISTING OFFICE:  
CO-LISTING OFFICE PHONE:

LISTING OFFICE STATE LICENSE: [01167079](#)  
LISTING OFFICE FAX: **818-365-5672**  
CO-LISTING OFFICE STATE LICENSE:  
CO-LISTING OFFICE FAX:

LISTING OFFICE MLS ID: [F5678001](#)  
CO-LISTING OFFICE MLS ID:

**MLS**

BAC: **2%**  
LISTING CONTRACT DATE: **06/19/24**  
START SHOWING DATE:  
ON MARKET DATE: **06/19/24**

DUAL/VARI COMP?: **No**  
EXPIRATION DATE: **12/19/24**  
CURRENT FINANCING:

INTERNET SEND: LISTING?/PRICE?**Yes/**  
MOD TIMESTAMP: **06/24/24**  
LIST AGRMT: **Exclusive Right To Sell**  
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

BAC REMARKS:

PRIVATE REMARKS: **By appointment only please text Jerry Ascencio (818) 485-4400. Buyer to verify with city of San Fernando on future property use. Buyer to do their due diligence. Please submit your offers to team@teamascencio.com. Thank you for showing.**

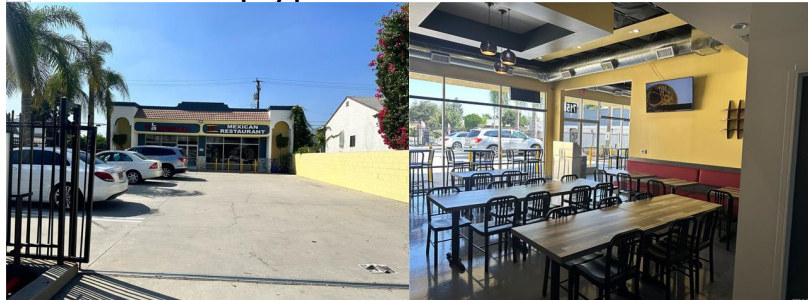
**SHOWING INFORMATION**

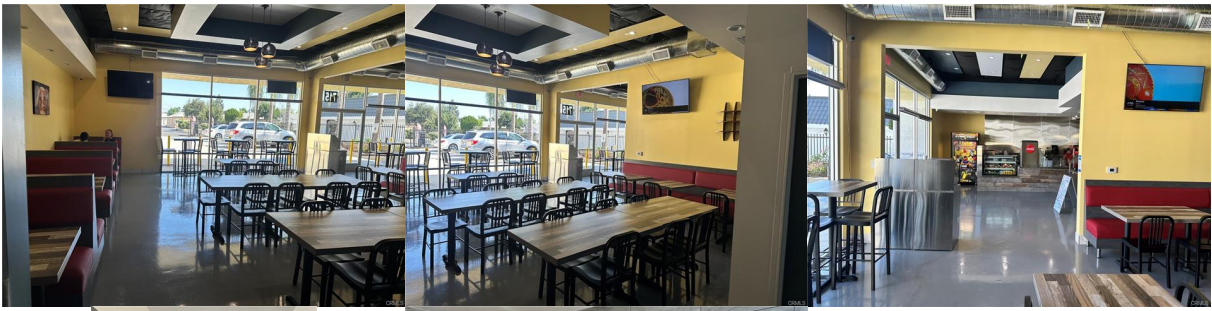
SHOW INSTRUCTIONS: **Appointment only text listing agent Jerry Ascencio (818) 485-4400.**

DIRECTIONS: **Glenoaks Boulevard**

**PHOTOS**

Click arrow to display photos





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Agent Full - Commercial Sale

LISTING ID: SR24125922

Printed by Gerardo Jerry Ascencio Sr., State Lic: 01167079 on  
06/25/2024 11:32:37 AM

**Owner Information**

Owner Name:	<b>Rancho Maclay Property Llc</b>	Mail Owner Name:	<b>Rancho Maclay Property Llc</b>
Mailing Address:	<b>13392 Azores Ave</b>	Tax Billing City & State:	<b>Sylmar Ca</b>
Tax Billing Zip:	<b>91342</b>	Tax Billing Zip+4:	<b>3076</b>
Owner Occupied:	<b>A</b>		

**Location Information**

Zip Code:	<b>91340</b>	Carrier Route:	<b>C078</b>
Zoning:	<b>SFC2*</b>	Tract Number:	<b>10879</b>
School District:	<b>Los Angeles</b>	Comm College District Code:	<b>LOS ANGELES CITY</b>
Census Tract:	<b>3202.02</b>		

**Tax Information**

APN:	<b>2518-030-003</b>	% Improved:	<b>46</b>
Tax Area:	<b>660</b>	Lot:	<b>3</b>
Water Tax Dist:	<b>SOUTHERN CALIFORNIA</b>		
Legal Description:	<b>TRACT # 10879 LOT 3</b>		

**Assessment & Taxes**

Assessment Year	2023	2022	2021
Assessed Value - Total	<b>\$696,929</b>	<b>\$683,264</b>	<b>\$669,868</b>
Assessed Value - Land	<b>\$375,269</b>	<b>\$367,911</b>	<b>\$360,698</b>
Assessed Value - Improved	<b>\$321,660</b>	<b>\$315,353</b>	<b>\$309,170</b>
YOY Assessed Change (\$)	<b>\$13,665</b>	<b>\$13,396</b>	
YOY Assessed Change (%)	<b>2%</b>	<b>2%</b>	
Tax Year	<b>2023</b>	<b>2022</b>	<b>2021</b>
Total Tax	<b>\$10,088.01</b>	<b>\$9,648.70</b>	<b>\$9,388.88</b>
Change (\$)	<b>\$439</b>	<b>\$260</b>	
Change (%)	<b>5%</b>	<b>3%</b>	

Jurisdiction	Tax Type	Tax Amount	Tax Rate
Safe Clean Water83	<b>Actual</b>	<b>\$144</b>	
Flood Control 62	<b>Actual</b>	<b>\$66</b>	
Laco Vectr Cntrl80	<b>Actual</b>	<b>\$19</b>	
RpOSD Measure A 83	<b>Actual</b>	<b>\$43</b>	
San Frndo L&L 86	<b>Actual</b>	<b>\$112</b>	
Trauma/Emerg Srv86	<b>Actual</b>	<b>\$118</b>	
Total Of Special Assessments	<b>Actual</b>	<b>\$501</b>	

**Characteristics**

County Land Use:	<b>Stores</b>	Universal Land Use:	<b>Store Building</b>
Lot Acres:	<b>0.160</b>	Lot Area:	<b>6,972</b>
Building Sq Ft:	<b>2,352</b>	Gross Area:	<b>2,352</b>
Cooling Type:	<b>None</b>	Year Built:	<b>1991</b>
Effective Year Built:	<b>1991</b>	Building Type:	<b>Type Unknown</b>
Building Comments:	<b>04/91: 10/91 2400# Store Bldg Under Const;1 Un Rented Tortillera Carrillotnt Will Be</b>	# of Buildings:	<b>1</b>

**Last Market Sale**

Recording Date:	<b>02/13/2019</b>	Sale Date:	<b>12/05/2018</b>
Sale Price:	<b>\$650,000</b>	Nominal Indicator:	<b>Y</b>
Owner Name:	<b>Rancho Maclay Property Llc</b>	Seller:	<b>Arrizon Francisco M</b>



Photos



History

Listing Id	Address	List Agent	Current Price	Old Value	New Value	System Entry	TStamp	Chg By	Member Id
<a href="#">SR24125922</a>	715 N Maclay Avenue	F210083658	1,600,000		2	06/19/24 17:54:00			F210083658
<a href="#">SR24125922</a>	715 N Maclay Avenue	F210083658	1,600,000		A	06/19/24 17:54:00			F210083658
<a href="#">SR23179407</a>	715 N Maclay Avenue	F210068838	1,750,000	A	X	04/01/24 00:03:57			MatrixSystem
<a href="#">SR23179907</a>	715 N Maclay Avenue	F210068838	500,000	A	X	04/01/24 00:03:57			MatrixSystem
<a href="#">SR23179907</a>	715 N Maclay Avenue	F210068838	500,000		2.25	09/26/23 13:46:42			F210068838
<a href="#">SR23179907</a>	715 N Maclay Avenue	F210068838	500,000		A	09/26/23 13:46:42			F210068838
<a href="#">SR23179407</a>	715 N Maclay Avenue	F210068838	1,750,000		2.250	09/25/23 18:17:11			F210068838
<a href="#">SR23179407</a>	715 N Maclay Avenue	F210068838	1,750,000		A	09/25/23 18:17:11			F210068838
<a href="#">SR21233855</a>	715 N Maclay Avenue	F210009926	1,300,000	A	K	01/18/22 08:36:49			F210083658
<a href="#">SR21233855</a>	715 N Maclay Avenue	F210009926	1,300,000	2.500	2	10/25/21 09:00:34			F210083658
<a href="#">SR21233855</a>	715 N Maclay Avenue	F210009926	1,300,000		2.500	10/22/21 11:23:41			F210083658
<a href="#">SR21233855</a>	715 N Maclay Avenue	F210009926	1,300,000		A	10/22/21 11:23:41			F210083658
<a href="#">SR18013383</a>	715 N Maclay Avenue	F210083658	650,000		650000	02/18/19 16:15:05			F210083658
<a href="#">SR18013383</a>	715 N Maclay Avenue	F210083658	650,000	P	S	02/18/19 16:15:05			F210083658
<a href="#">SR18013383</a>	715 N Maclay Avenue	F210083658	800,000	A	P	11/23/18 12:17:58			F210083658
<a href="#">SR18013383</a>	715 N Maclay Avenue	F210083658	800,000	899999.00	800000	11/09/18 10:57:14			F210083658
<a href="#">SR18013383</a>	715 N Maclay Avenue	F210083658	899,999	990000.00	899999	10/11/18 17:07:04			F210083658
<a href="#">SR18013383</a>	715 N Maclay Avenue	F210083658	990,000	5.000	2.5	08/14/18 11:37:12			F210083658
<a href="#">SR18013383</a>	715 N Maclay Avenue	F210083658	990,000	1100000.00	990000	03/13/18 15:30:40			F210009926
<a href="#">SR18013383</a>	715 N Maclay Avenue	F210083658	1,100,000	1200000.00	1100000	01/29/18 17:05:07			F210083658
<a href="#">SR18013383</a>	715 N Maclay Avenue	F210083658	1,200,000		5.0	01/18/18 14:05:23			F210083658
<a href="#">SR18013383</a>	715 N Maclay Avenue	F210083658	1,200,000		A	01/18/18 14:05:23			F210083658
<a href="#">SR17115796</a>	715 N Maclay Avenue	F207016477	1,200,000	A	X	11/24/17 00:03:33			MatrixSystem
<a href="#">SR17115796</a>	715 N Maclay Avenue	F207016477	1,200,000		2.5	05/24/17 15:17:34			F207016477
<a href="#">SR17115796</a>	715 N Maclay Avenue	F207016477	1,200,000		A	05/24/17 15:17:34			F207016477

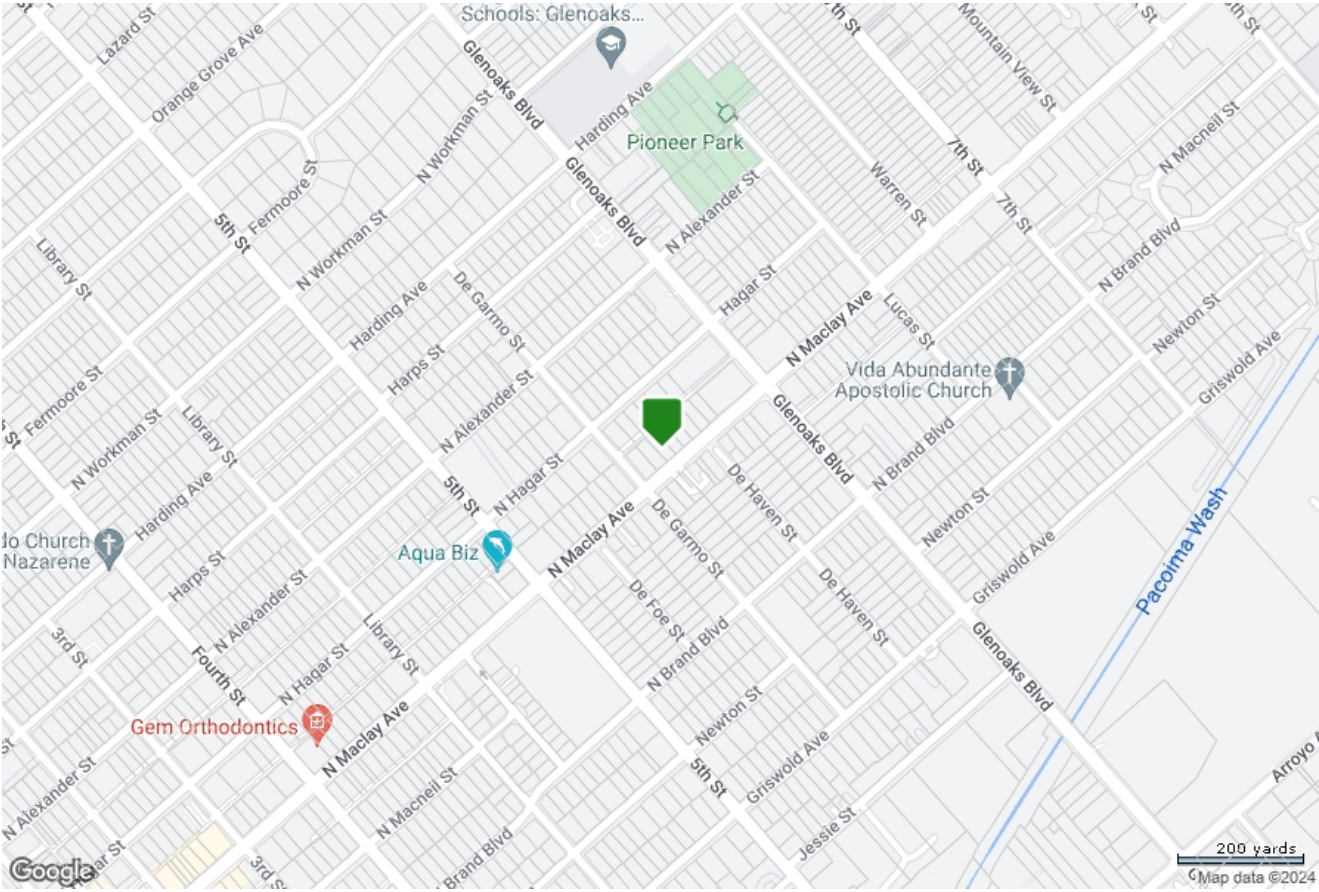
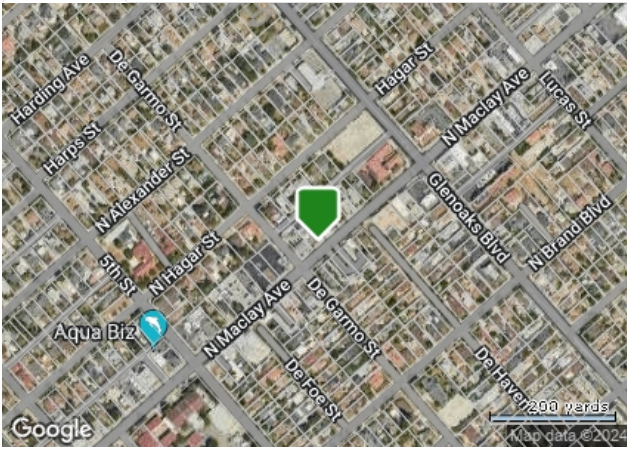
**Sale History from Public Records**

Rec. Date	Sale Date	Sale Price	Nom.	Buyer Name(s)	Seller Name(s)	Document Type	Document #	Book-Page
07/18/22	05/31/22		Y	Rancho Maclay Property Lc	Rodriguez Angela	Grant Deed	734518	734518
02/13/19	12/05/18	\$650,000		Rodriguez Angela	Arrizon Francisco M	Grant Deed	134194	134194
10/14/10	09/29/10		Y	Arrizon Francisco M	Arrizon Guadalupe P	Interspousal Deed Transfer	1468231	1468231
11/08/96				Imperial T & L	Arrizon Francisco & Guada	Deed (Reg)	1822670	1822670
11/08/96		\$160,000		Arrizon Francisco & Guadalupe P	Imperial T & L	Grant Deed	1822668	1822668
09/26/96		\$154,585		Imperial Thrift & Loan Association	Meridian Trust Deed Svc (Te)	Trustee Deed	1587049	1587049
09/19/96		\$1,000	Y	Sylmar Trust	Solis Rudy	Grant Deed	1547590	1547590
04/29/91		\$120,000		Solis Rudy & Gloria	Modugno Carmelina N	Grant Deed	614067	614067

**Mortgage History**

Date	Amount	Mortgage Lender	Mortgage Code
02/13/2019	\$455,000	Community Commerce Bk	<b>CONVENTIONAL</b>
11/04/2010	\$50,933		<b>PRIVATE PARTY LENDER</b>
11/08/1996	\$100,000	Imperial T&L	<b>CONVENTIONAL</b>
04/29/1991	\$35,000	Lender Seller	<b>CONVENTIONAL</b>
03/07/1985	\$16,234		<b>PRIVATE PARTY LENDER</b>

Parcel Map

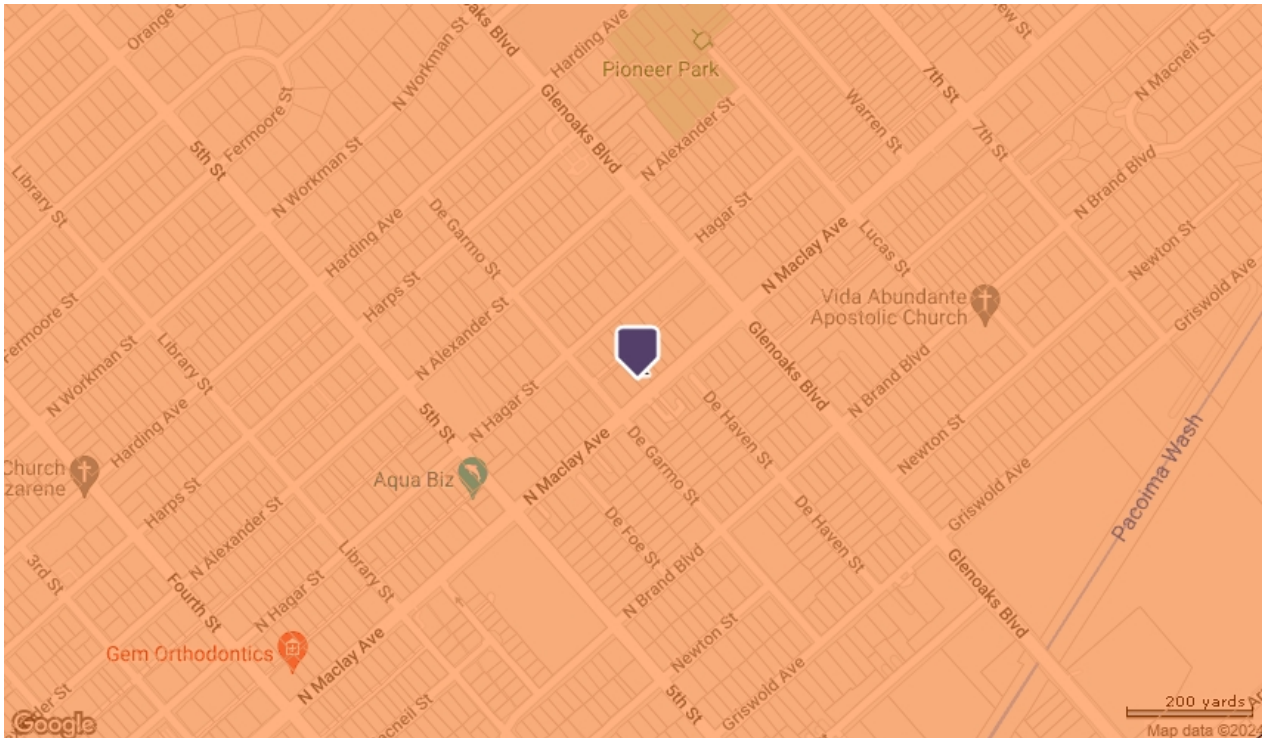




**Flood Zone Code:** X  
**Flood Zone Date:** 06/02/2021  
**Flood Zone Panel:** 06037C1075G

**Special Flood Hazard Area (SFHA):** Out  
**Within 250 Feet of Multiple Flood Zone:** No  
**Flood Community Name:** SAN FERNANDO

**Flood Code Description:** Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway
- 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

This map/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.