

FOR SALE | \$4,350,000

1901 1ST STREET | SAN FERNANDO, CA 91340

14,800 SF INDUSTRIAL | NEW HVAC THROUGHOUT BUILDING



EXCLUSIVELY LISTED BY:

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PROPERTY HIGHLIGHTS

1901 1ST STREET, SAN FERNANDO, CA 91340

Sale Price: \$4,350,000.00

Building Size: 14,800 SF

Lot Size: 24,058 SF

Zoning: SFM1

Power: 1,400 Amps, 240-240V, 3 Phase, 3 Wire

Parking: 28 Spaces

Property Type: Free Standing Industrial Building

Location: Well Situated Near the 118, 5 & 210 Freeways

Security: Gated Secured Yard

Sprinklers: Yes

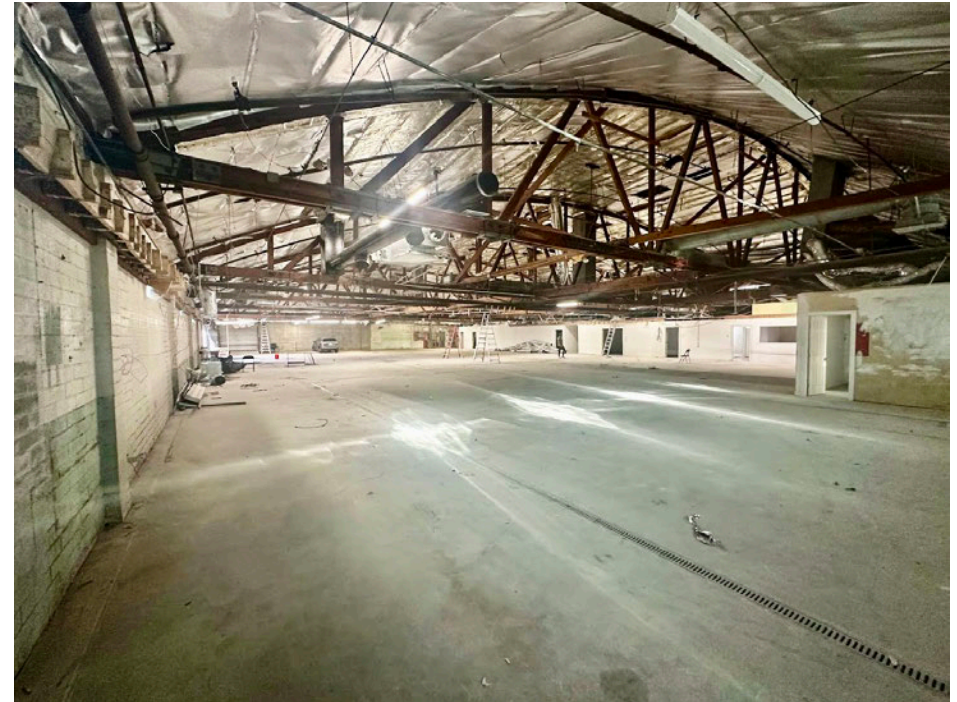
Clear Height: 10' Clear - Bow Truss Roof - 16' Between Trusses

Loading: 2 (10X8) Drive In Doors

Office Space: 1,100 SF (4) Offices

Restrooms: Three (3)

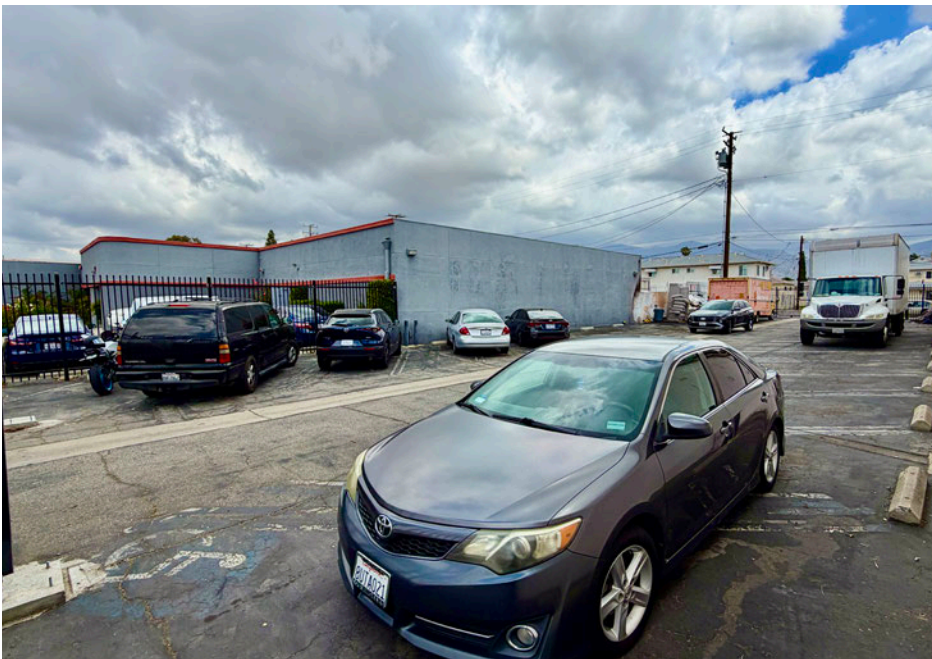
HVAC: Full HVAC Throughout Building



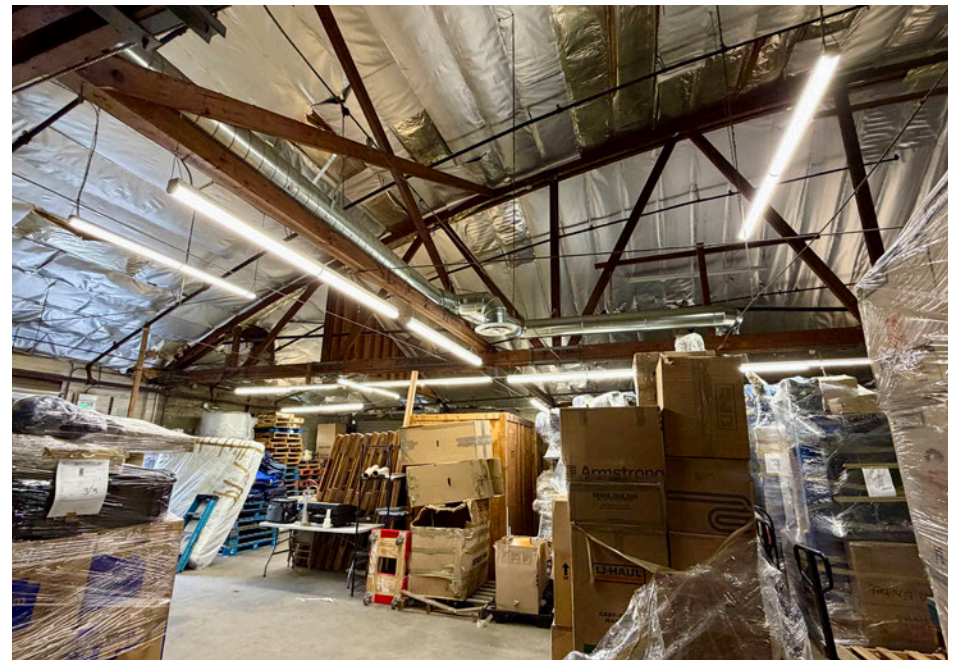
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



AERIAL MAP



AERIAL MAP



AERIAL MAP



RETAIL MAP



AREA OVERVIEW

SAN FERNANDO, CA

The City of San Fernando is a community of attractive contrasts. Once a landscape of farms and ranches adjoining the historic Mission San Fernando Rey, it has evolved into a vibrant center of manufacturing and commerce. The city offers sweeping views of the San Gabriel foothills and a sense of privacy, yet is only minutes from downtown Los Angeles and other major commercial centers thanks to its convenient access via the I-5, SR-118, and I-210 freeways, as well as nearby airports.

The City of San Fernando is located in the northeast section of the San Fernando Valley at the southern foot of the San Gabriel Mountains. The compact 2.4-square-mile community is completely surrounded by the City of Los Angeles, including the nearby neighborhoods of Sylmar, Mission Hills, and Pacoima. Major geographical features near the city include the San Gabriel Mountains (approximately three miles north), Pacoima Wash (along the eastern boundary), Hansen Lake (three miles southeast), and the Los Angeles Reservoir (about four miles northwest).

Entering San Fernando along picturesque, palm-lined Brand Boulevard, visitors can see the city's rich California history on display. The community combines modern metropolitan conveniences with the close-knit character of a small town, supported by friendly, civic-minded residents and a strong local business network.

San Fernando's economy is diverse and resilient, anchored by both major employers and small businesses that form the backbone of its distinctive character. Large employers include LAUSD, Pharmavite, Pepsi, Home Depot, Puretek Corp, and Vallarta. American Fruits and Flavors, manufacturer of Monster Energy Drinks, built a 165,000-square-foot facility in the city, adding jobs. Other key employers include Lehman Foods and the Northeast Valley Health Group.

The City has continued to foster economic growth through initiatives led by its Business & Community Resource Center (BCRC), which focuses on business development, recruitment, and retention. With affordable lease rates, easy access to regional transit via the Sylmar Metrolink Station, and a strategic location near major freeways, San Fernando's business climate remains attractive for both new and expanding companies.

Further supporting long-term economic vitality, the City completed Phase I of its Downtown Master Plan—a visioning effort involving extensive public outreach to guide future development along the Downtown and Maclay Avenue commercial corridors. San Fernando's diverse economy, strong local leadership, and proactive planning continue to make it a dynamic hub for manufacturing, services, and local enterprise in the San Fernando Valley.



Principal Employers:	Number of Employees
LA Unified School District:	2,466
Lehman Foods - Fresh & Ready:	415
Pepsi Beverages Company:	325
Pharmavite LLC:	312
The Home Depot:	245
LA County Superior Court:	233
Northeast Valley Health Group:	158
City of San Fernando:	146
Vallarta Supermarkets:	140
Country Manor Healthcare:	139

Source: The City of San Fernando

LOAN SCENARIO



Prepared by: Behnam Malekzadeh, SVP 310.888.6814

5/25 (5 Year Fixed Rate with one 5 year rate reset = 10 year term)

504 Loan Program with 10% down payment	
\$4,350,000	Project Cost
<u>\$435,000</u>	Less Down Payment
\$3,915,000	Total Loan Amount
\$2,175,000	CNB Mini-Perm Real Estate Loan
\$1,740,000	CNB Bridge Loan
\$1,792,000	CDC/SBA Permanent Real Estate Loan

City National Bank Permanent 1st TD Real Estate Loan
Amount
Amortization/Term
Interest Rate
Loan Fee
Monthly Payment
Prepayment Penalty

Comments	
\$2,175,000	Lower of 50% of purchase price or appraised value
300	months
5.86%	5 Yr. US Treasury + 1.75% (as of 5/14/26)
\$5,438	.25
\$13,936	Principal & Interest, estimate
	3, 2, 1, 0 with no penalty after 36 months

City National Bank Bridge Loan
Amount
Term
Interest Rate
Loan Fee
Monthly Payment

\$1,740,000	Lower of 40% of purchase price or appraised value
120	days interest only
8.25%	CNB Prime + 1.5%
\$0	Waived
\$12,129	Interest only, estimate

CDC/SBA Permanent 2nd TD Real Estate Loan
Amount
Term
Interest Rate
Fees : Loan Fees
Legal Fee
Participation Fee
Monthly Payment
Prepayment Penalty

\$1,792,000	This loan pays off the Bridge Loan
300	months. Fully amortizing.
5.95%	Estimate. Rate is fixed when debenture is sold.
\$46,110	2.65%
\$5,500	included in loan amount
\$10,875	.50% of Bank 1st Trust Deed
\$11,491	Principal & Interest
	Yes, equal to interest rate, declines by 10%
	per year, none after 10 years

Summary: Estimated Blended interest rate
Estimated Out of pocket cash
Combined Final Monthly Payment estimate

5.90%
\$451,313
\$25,427

Other fees:
Title Insurance
Appraisal
Environmental Review
Due Diligence Fees
Documentation Fees

	Estimate not available at this time
\$3,500	Est.
\$2,500	Est.
\$500	Est.
\$2,500	Est.

Title policy and other recording fees to be borne by client.

This matrix is issued for discussion purposes only and does not represent a commitment to lend by City National Bank.

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