

5245 W. SAN FERNANDO ROAD

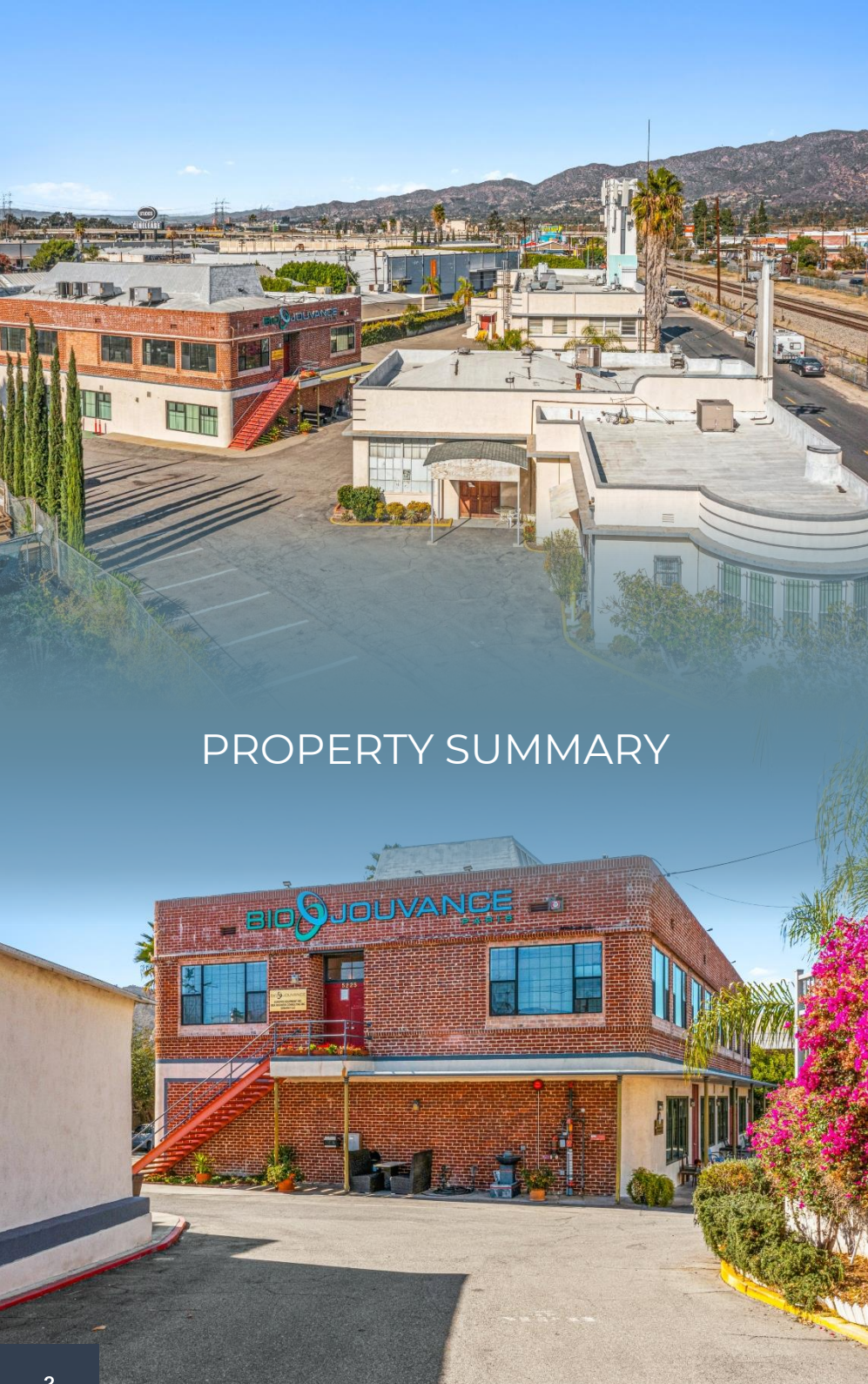
Los Angeles Industrial Flex Office/Manufacturing or Industrial Redevelopment Site

PRIME 1 ACRE CORNER LOT



LOS ANGELES, CA 90039 ■ PRIME 1 ACRE CORNER LOT

PROPERTY
VIDEO



PROPERTY SUMMARY

5245 W. SAN FERNANDO ROAD LOS ANGELES, CA 90039

ADDRESS	5245 W San Fernando Rd
CITY STATE ZIP CODE	Los Angeles, CA 90039
COMBINED BUILDING SF	26,040
LOT SF	44,388
YEAR BUILT	1937, 1940
PARKING	67 Surface Parking Stalls
APN	5593-010-016, 5593-010-800
ZONING	M3-1-RIO
GENERAL PLAN & USE	Heavy Industrial Zone
USE CODE	Industrial - Light Manufacturing

OFFERING PRICE	▪ \$13,900,000
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PRICE/BUILDING SF	▪ \$533.79
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PRICE/LOT SF	▪ \$313.15
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INVESTMENT HIGHLIGHTS

5245 W. SAN FERNANDO ROAD

- ❖ Remodeled Commercial Buildings
- ❖ Excellent access to two of Southern California's busiest freeways, the Ventura (134) Freeway and the Golden State (5) Freeway
- ❖ Densely populated trade area
- ❖ Updated Electrical Panels
- ❖ Rare 1 acre parcel in a very supply constrained area
- ❖ Signalized access at San Fernando Rd & Broadway
- ❖ Central A/C and Heating
- ❖ 67 Surface Parking Stalls
- ❖ Security Camera System Throughout





SUBJECT

PROPERTY OVERVIEW

Kalachian Investment Group as exclusive advisor is pleased to present a rare opportunity to purchase over an acre land on San Fernando Road, Los Angeles, bordering Glendale. A commercial and/or development investment opportunity consisting of an existing $\pm 26,040$ square feet, 3 flex office/manufacturing/warehouse buildings, with a development potential on $\pm 44,388$ square feet of corner land, with ± 344 feet frontage on San Fernando Road. It is dually suitable for either industrial flex/business park use, or redevelopment project.

Located in Los Angeles, California, this extraordinary property offers developers and investors the unique opportunity to own an exceptionally located, great visibility commercial property with fascinating history such as pilot school and small airport before the railroad, Houdini's workshop, Pink Floyd's recording studio and home to many movies a few to mention are old Superman movies, Space Kid, Bon Voyage, and many other current ones. With its proximity to Entertainment Studios such as Walt Disney Imagineering and DreamWorks Studios this site is ideal for studio or studio support uses. It's located in a much desired prime location, only 1 mile from Americana at Brand and Downtown Glendale.

glendale

california

SERVICETITAN
ASTRA
Assigncorp
SnapMD
Healthcare Information Technology

UNIVISION

WHOLE FOODS MARKET
Regional Office

Corporate Office
Applebee's

611 BRAND

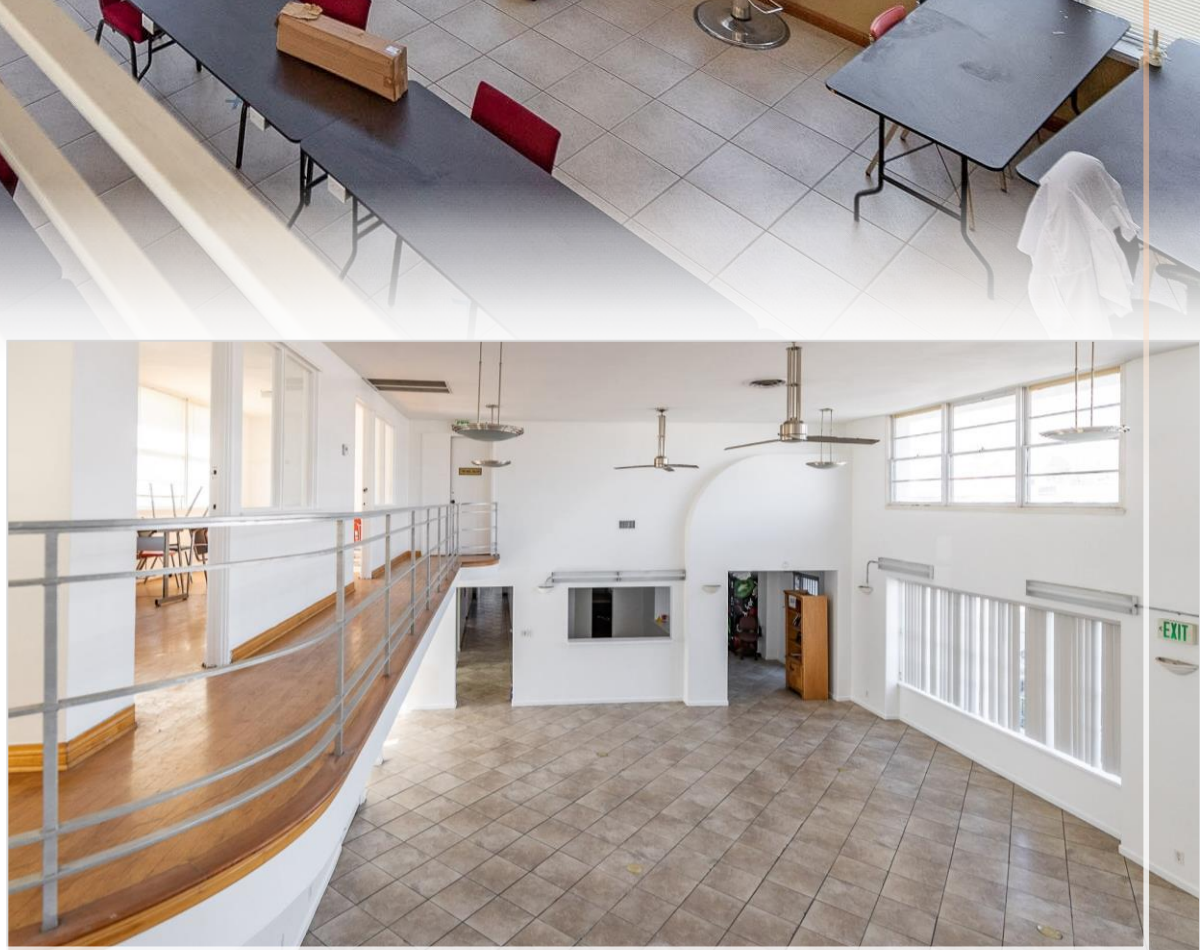
Corporate Office
IHOP RESTAURANT

134

@THE BRAND LINKGARD
NORTH AMERICAN TILE COMPANY
GLENDALE CAPITAL PARTNERS

METROLINK

SUBJECT







BUILDING #	DESCRIPTION	± SQFT	YEAR BUILT	# OF OFFICES	#BATHS
Building #1	2 Story Offices + Showroom	11,398 SF	1937	18 Offices + Loft + Studio	2 Bathrooms, Each With 3 Stalls & 1 Single
Building #2 - 1 st Floor	Offices + Showroom	5,497 SF	1940	10 (Each with plumbing) + Server Room, Electrical Room + Kitchen	2
Building #2 - 2 nd Floor	Offices + Living Quarters Loft with 3 bed + 3 master baths	5,497 SF	1940	6 + Showroom + Conference Room + Full Kitchen	5
Building #3	Offices + Warehouse	3,648 SF	1937	5+ Kitchen	2



glendale

california

As one of its core functions, Glendale provides well-maintained streets and a variety of transportation services. The City's historic success at attracting employers is partially attributed to the result of its location at the center of four major freeways including the I-5 Golden State Freeway, SR-2 Glendale Freeway, ST-134 Ventura Freeway, and the 210 Foothill Freeway; all provide easy access for residents, workers, and customers from around the region. Glendale also offers its own bus services, the Beeline, with 13 routes connecting customers to Jet Propulsion Laboratory (JPL), the City of Burbank, and the Metrolink Stations in both Burbank and Glendale.



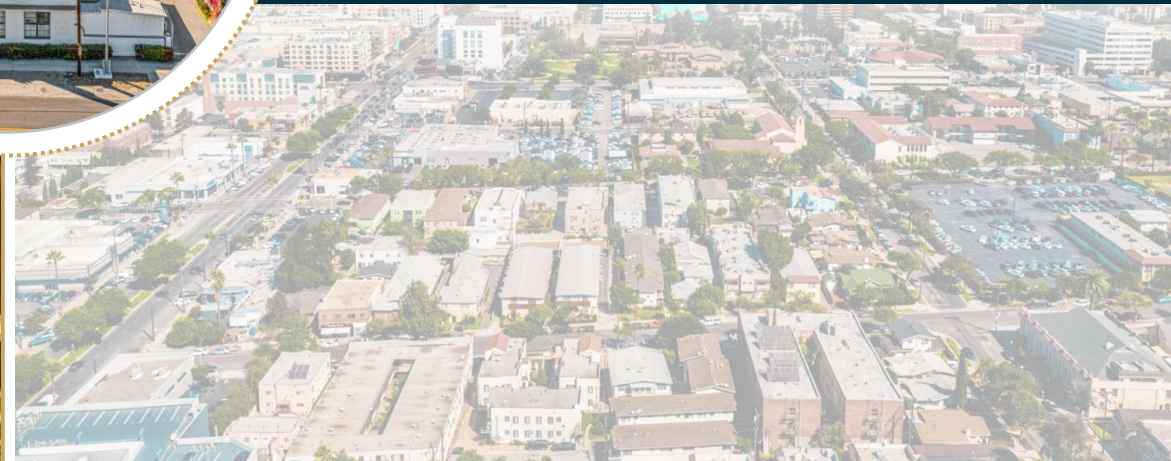
205,000
POPULATION



\$724,800
MEDIAN HOME PRICE



\$62,531
AVG HH INCOME

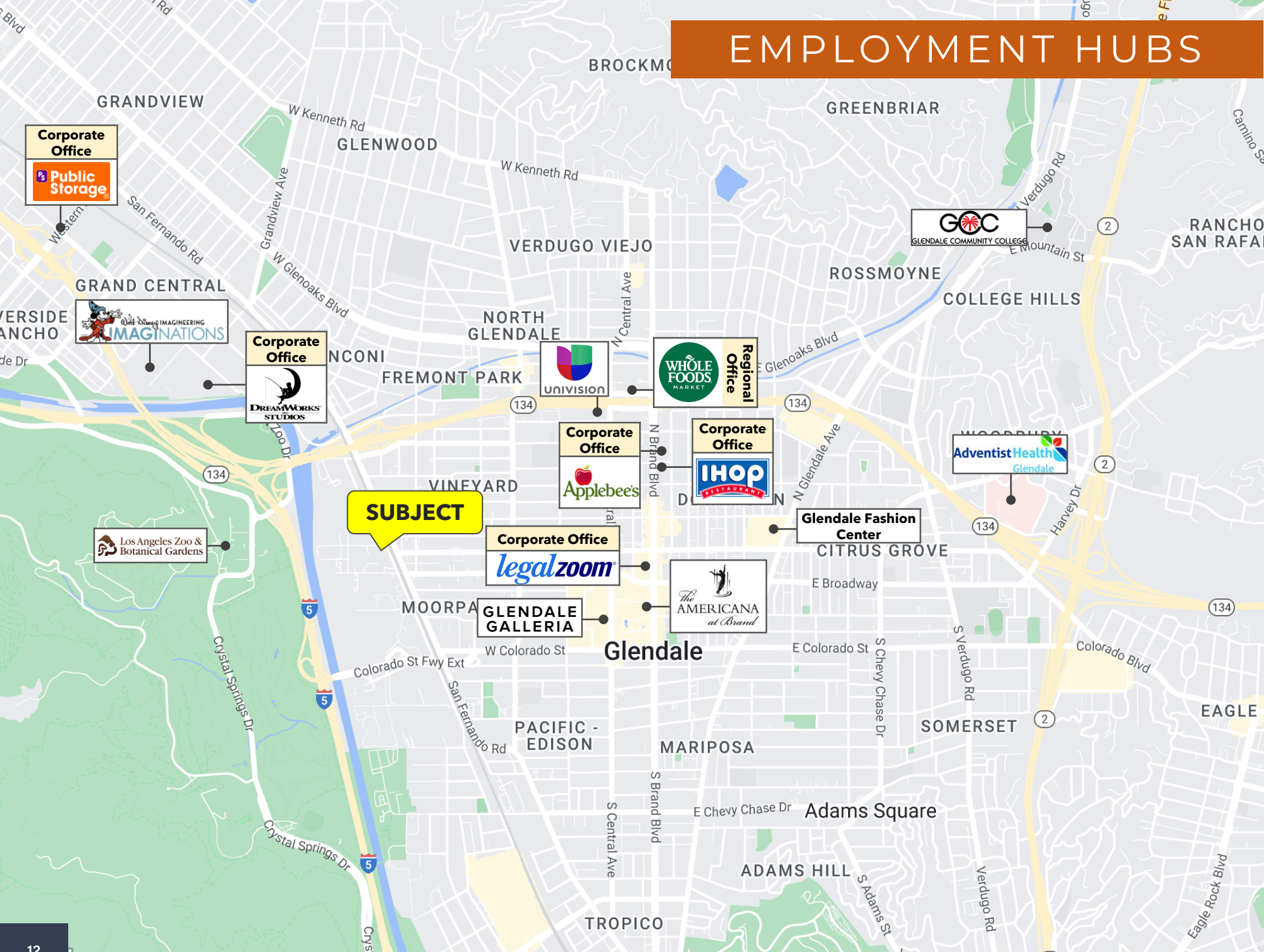


BUSINESS DISTRICTS



- Downtown Glendale is home to a variety of unique specialty stores, fine dining, movie theaters, night clubs, and three live performance theaters: the Alex Theatre, Glendale Center Theatre, and Anteaus Theatre. You will also find the nationally known Glendale Galleria and Americana at Brand.
- Montrose Shopping Park, Glendale's official Old Town, is located along a park-like main street where very quaint shops and restaurants line the street. Montrose offers goods and services in a down-home atmosphere. It also boasts yearlong activities like the weekly Farmers Market, Arts & Crafts Festival, Halloween Spooktacular, Oktoberfest, and so much more.
- The South Brand Boulevard Auto Dealers and City staff have been working to implement several programs that assist the dealers with strengthening and expanding their Glendale Dealerships. Efforts include assistance with permitting processes, vehicle storage, directional signage, and improvements to the physical aesthetics of the South Brand Boulevard area.
- Kenneth Village was established in 1923, it is a collection of shops, eateries, and services on Kenneth road in northwest Glendale, it's architecture dating back to the 1920s. Because of its old time Mayberry-esque charm, Kenneth Village is the scenic location for hundreds of television shows and commercials.
- Known for the art deco building at the intersection of E. Chevy Chase Drive and S. Adams Street, Adams Square, which also includes Palmer Street, is full of charming eateries and service-oriented retail where visitors can while away an afternoon.

EMPLOYMENT HUBS



LOCATION SNAPSHOT

205,000

Population

41

Median Age

\$62,531

Avg. HH Income

94,753

of Employees

\$724,800

Median Home Value

GCC

University

2, 134, 210

Freeways

Beeline

Bus Service

Bob Hope

Airport



UNIVISION



DREAMWORKS



TOP EMPLOYERS



GLENDALE ADVENTIST
2,662 Employees



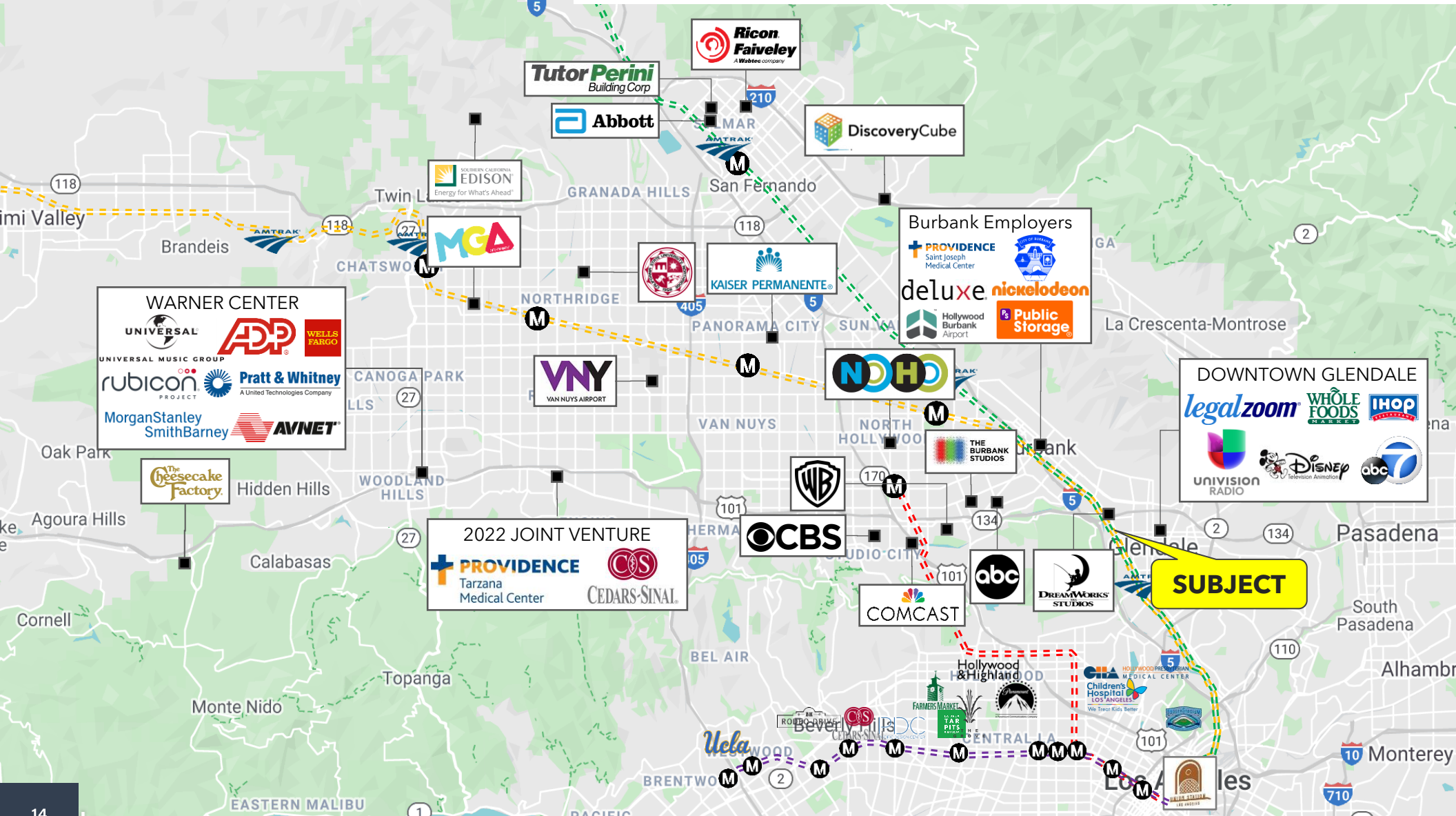
DREAMWORKS
1,478 Employees



GLENCAIR
1,322 Employees

ACCESSIBILITY

There is a diverse economy whose GDP is fueled by the Financial Services, Information Technology, Entertainment, Healthcare, and Advanced Manufacturing sectors among others. Moreover, the region offers more affordable commercial space than other major U.S. regions. Healthcare is also a major source of employment with providers that include Kaiser Permanente, and Providence Health & Services. As a result of its large concentration of high-salaries and successful companies, the area's median household income of \$71,543 per year has risen dramatically since 2000.



Los Angeles is on the leading edge of several growth industries. L.A. County, with more than 87,000 jobs in the fashion industry, has surpassed New York's fashion district workforce. The L.A. five-county area also has more than 700,000 people at work in health services/biomedical activities and 190,000 people in aerospace/technology.



The City of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities like those presented in the expanding tech industry, Los Angeles is the place to be. It is the only city in North America to have hosted the Summer Olympics twice. Downtown L.A. is the largest government center outside of Washington, D.C. Los Angeles has the only remaining wooden lighthouse in the state (located in San Pedro's Fermin Park) and the largest historical theater district on the National Register of Historic Places (located Downtown on Broadway).



Los Angeles County, officially the County of Los Angeles, in the Los Angeles metropolitan area of the U.S. state of California, is the most populous county in the United States, with more than 10 million inhabitants as of 2018. As such, it is the largest non-state level government entity in the United States. Its population is larger than that of 41 individual U.S. states. It is the third-largest metropolitan economy in the world, with a Nominal GDP of over \$700 billion—larger than the GDPs of Belgium, Norway, and Taiwan. It has 88 incorporated cities and many unincorporated areas and, at 4,083 square miles (10,570 km²), it is larger than the combined areas of Delaware and Rhode Island. The county is home to more than one-quarter of California residents and is one of the most ethnically-diverse counties in the U.S. Its county seat, Los Angeles, is also California's most populous city and the second most populous city in the U.S., with about 4 million residents.



10,441,080

POPULATION



\$807B

2019 GROSS COUNTY PRODUCT



\$65,006

MEDIAN HH INCOME



\$3.31 MILLION



2.8%

GCP GROWTH



Management

TOP OCCUPATION

5245 W. SAN FERNANDO ROAD

LOS ANGELES, CA 90039 ■ PRIME 1 ACRE CORNER LOT

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