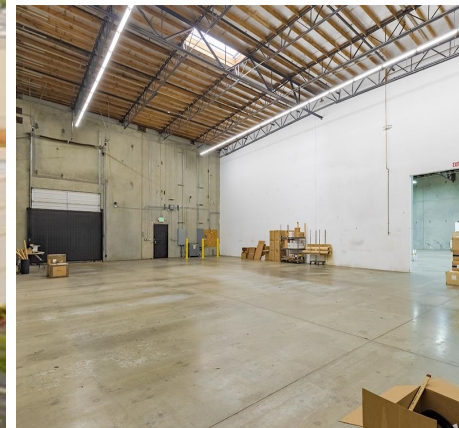


Industrial Condos



OFFERING MEMORANDUM

15823 W Monte St. E104, E105 & E106
Sylmar, CA 91342



Industrial Condos

CONTENTS

01 Executive Summary

- Investment Summary
- Location Summary

02 Property Description

- Property Features
- Aerial Map
- Floor Plan
- Property Images

03 Demographics

- Demographics
- Demographic Charts

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01

Executive Summary

Investment Summary

Location Summary

INDUSTRIAL CONDOS

OFFERING SUMMARY

ADDRESS	15823 W Monte St. E104, E105 & E106 Sylmar CA 91342
COUNTY	Los Angeles
BUILDING SF	15,215 SF
OFFICE (SF)	4,070
LAND ACRES	1.28
LAND SF	55,757 SF
YEAR BUILT	2008
APN	2604-003-053
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$4,200,000
PRICE PSF	\$1,031.94

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 Population	11,999	116,033	309,856
2020 Median HH Income	\$77,348	\$78,834	\$77,842
2020 Average HH Income	\$93,029	\$100,751	\$100,097

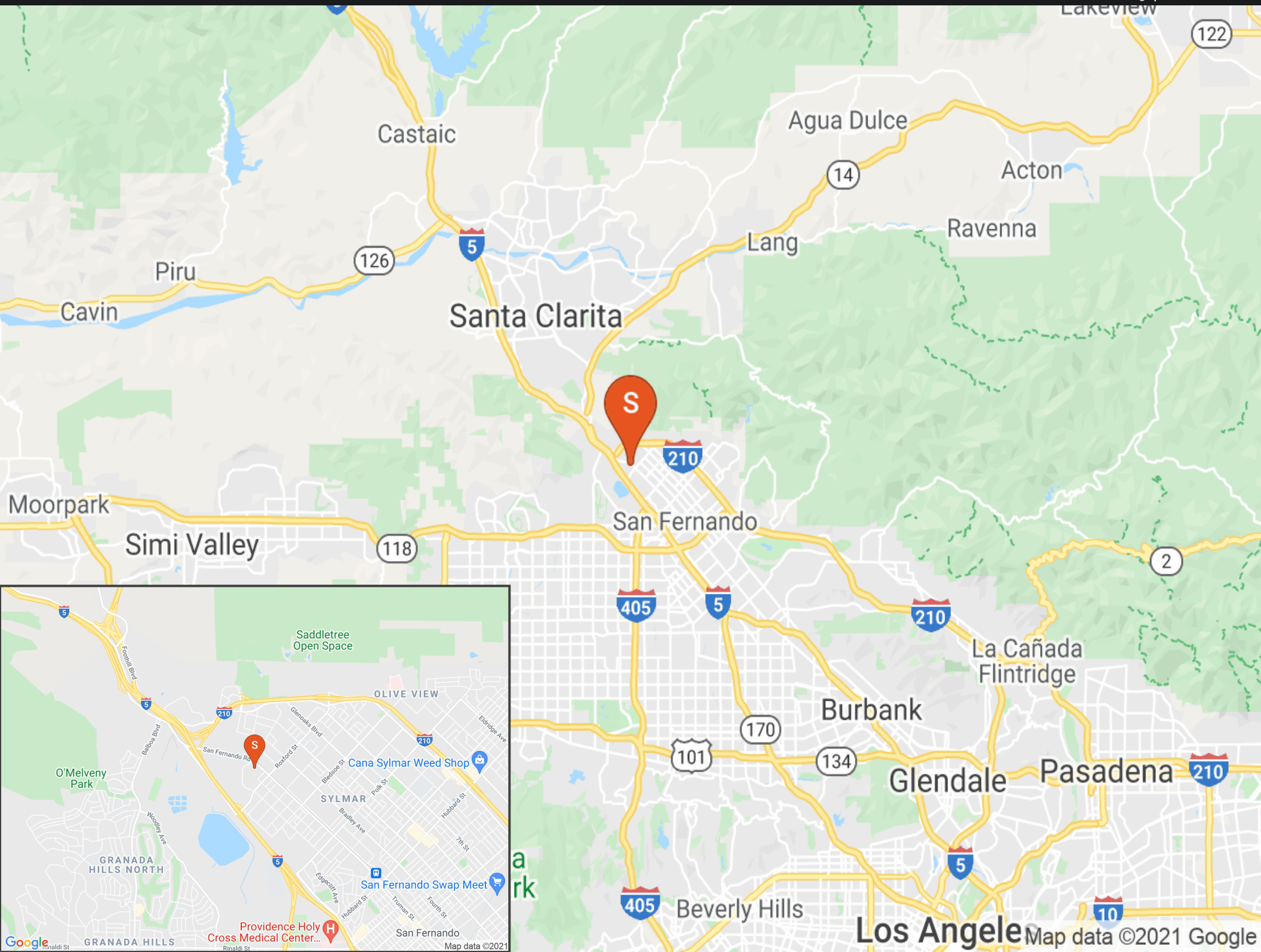
Description

- INDUSTRIAL 3 CONDOS IN HIGH IMAGE CORPORATE BUILDING COMPLEX (NORTH VALLEY COMMERCE CENTER). TOTAL 11,246 SQ FT MANUFACTURING/WAREHOUSE AREA AND 3,969 SQ FT OFFICE SPACE. EACH CONDO UNIT HAS 10X12 LOADING DOOR WITH 22' MINIMUM CLEARANCE CEILING WAREHOUSE AREA, 200 AMP POWERS. STATE OF THE ART NEWER INDUSTRIAL PROJECT. EXCELLENT ACCESS TO THE 5, 405, 118,210, AND 405 FWYS.



Lease Option

- LEASE \$1.03 SQ FT + NNN, 5 YEARS OR MORE. 15,000 SQ FT OFFICE SPACE, (5) LOADING DOCKS, SHIP & REC OFFICES, (2) REST ROOMS, BEAUTIFUL OFFICE SPACE, LEASE OR SALE.





02

Property Description

Property Features

Aerial Map

Parcel Map

Additional Maps

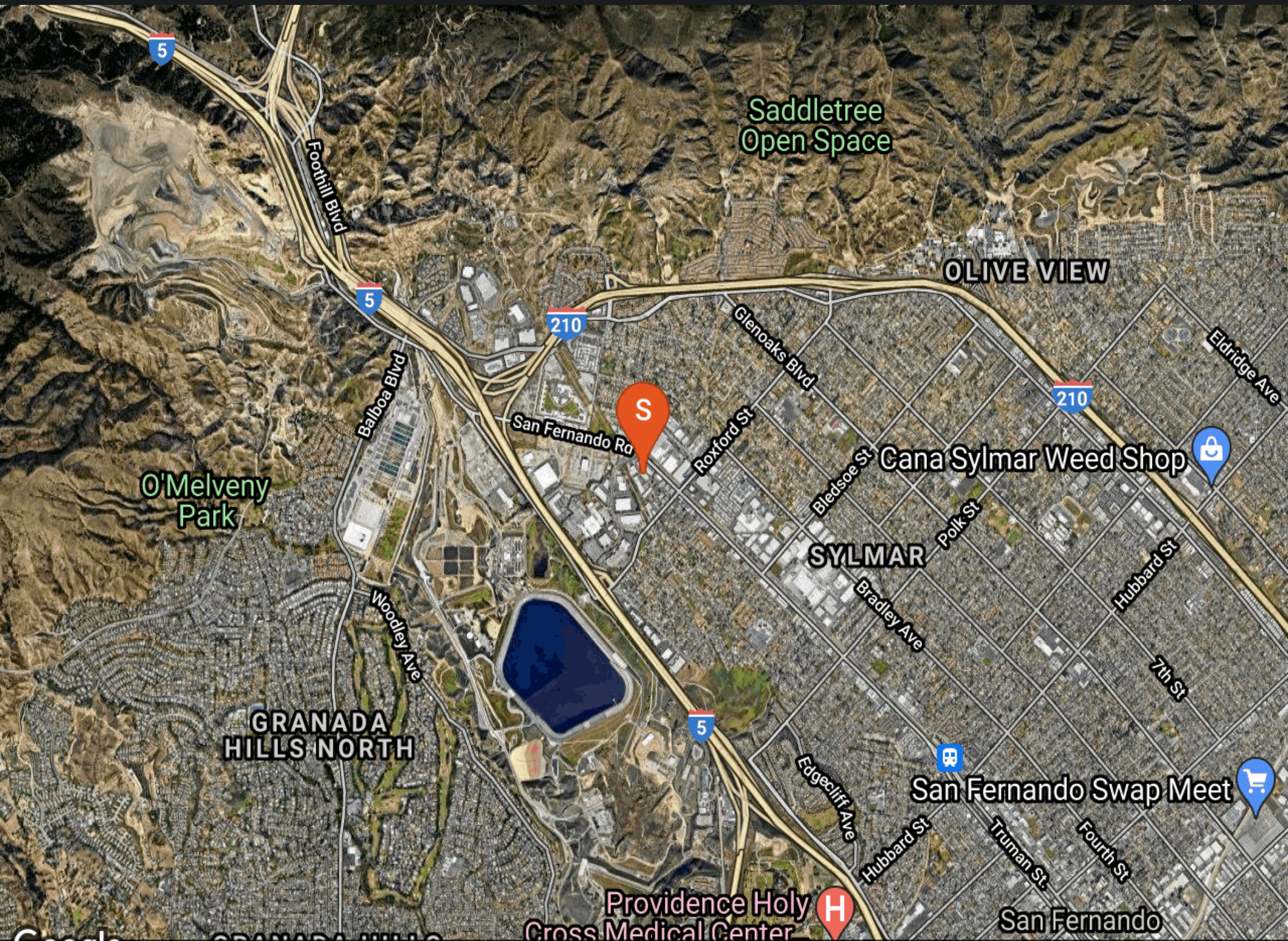
Pictures with Captions

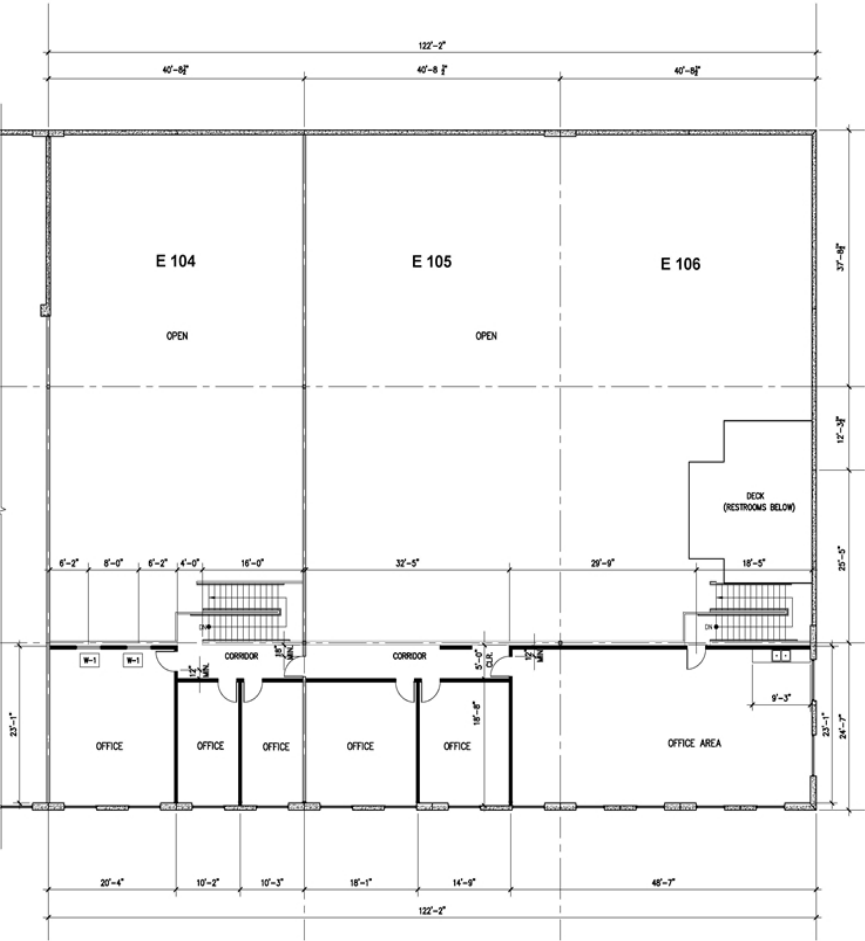
INDUSTRIAL CONDOS

PROPERTY FEATURES

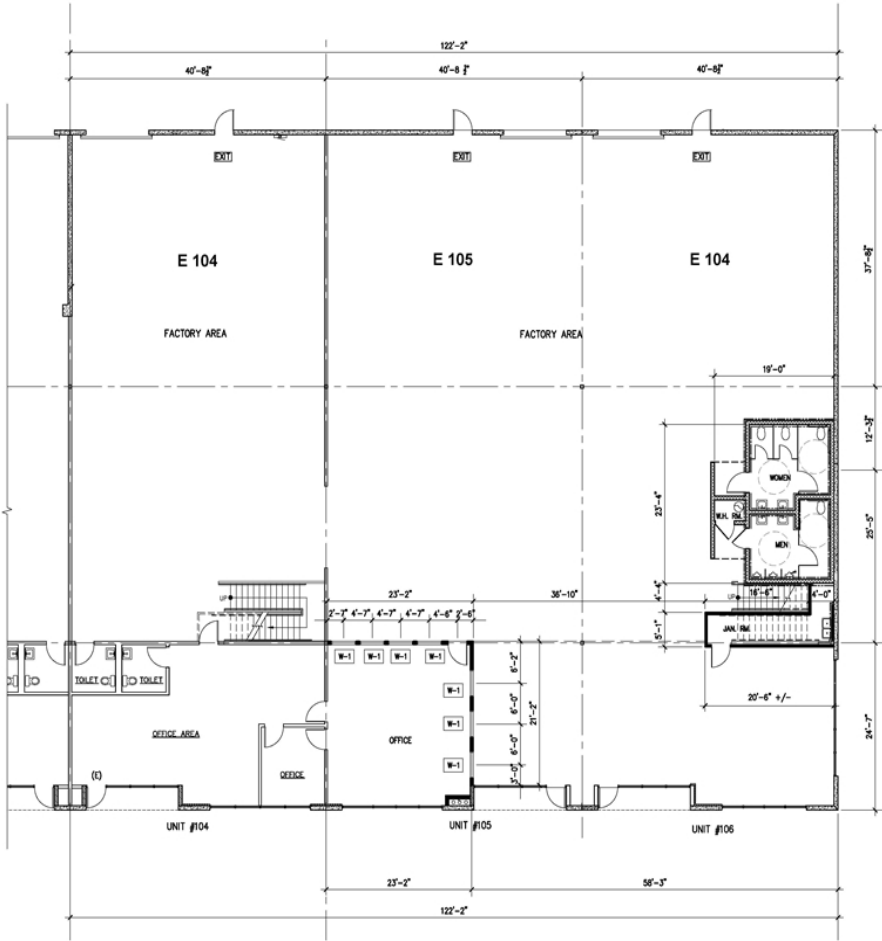
NUMBER OF UNITS	2
BUILDING SF	15,215
OFFICE (SF)	4,070
LAND SF	55,757
LAND ACRES	1.28
YEAR BUILT	2008
# OF PARCELS	3
ZONING TYPE	LAMR1
NUMBER OF PARKING SPACES	24
PARKING RATIO	2.00/1,000 SF
CEILING HEIGHT	22
DRIVE INS	3 tot./10' w x 22' h
POWER	200a/277 - 480v 3p 4w
OPPORTUNITY ZONE	Yes







MEZZANINE FLOOR PLAN

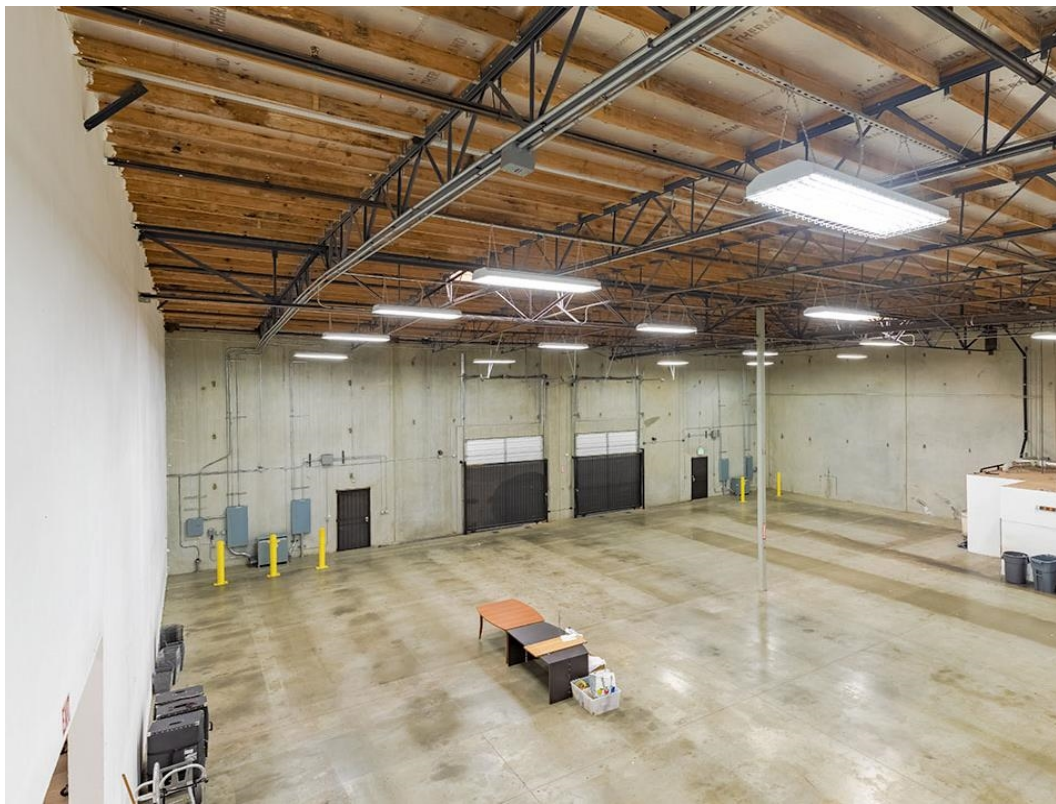
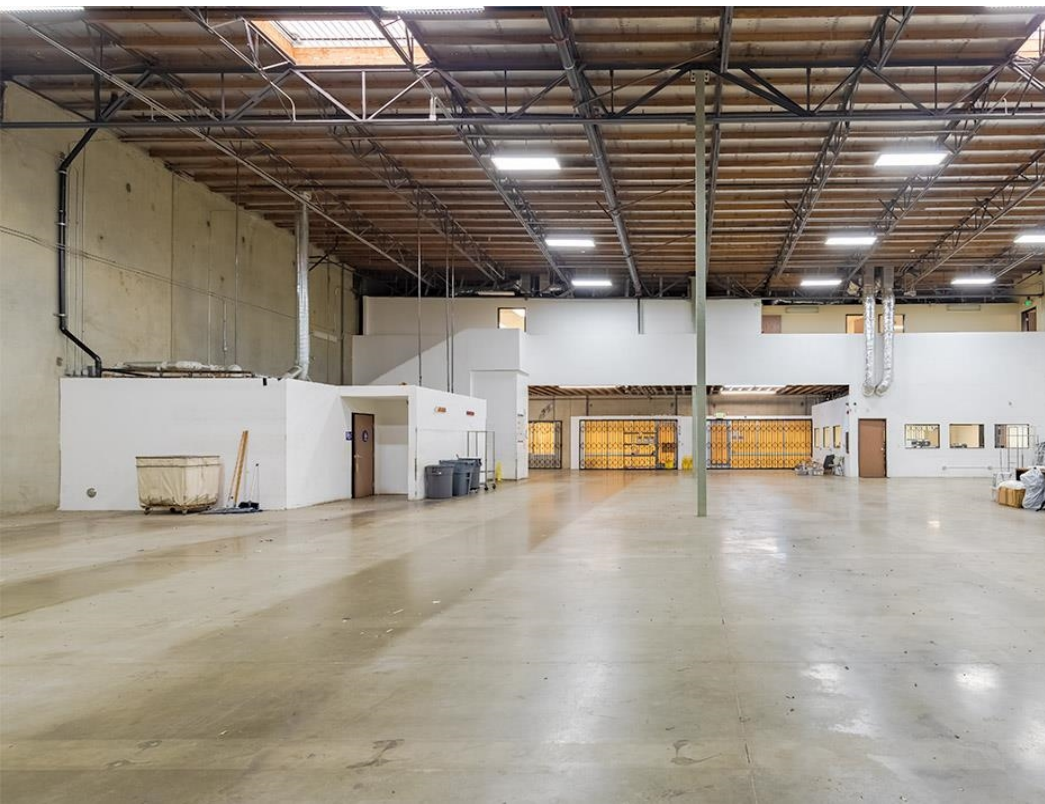


FIRST FLOOR PLAN



FLOOR PLAN







03

Demographics

Demographic Details

Demographic Charts

INDUSTRIAL CONDOS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,197	101,987	277,454
2010 Population	11,207	110,049	298,640
2020 Population	11,999	116,033	309,856
2025 Population	12,173	117,450	312,105
2020 African American	451	3,320	10,549
2020 American Indian	149	1,148	2,515
2020 Asian	628	9,008	31,929
2020 Hispanic	9,272	82,096	203,502
2020 Other Race	4,391	36,757	92,121
2020 White	5,810	60,756	158,567
2020 Multiracial	559	4,970	13,840
2020-2025: Population: Growth Rate	1.45 %	1.20 %	0.70 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	226	1,933	5,658
\$15,000-\$24,999	176	1,976	5,509
\$25,000-\$34,999	224	2,000	5,452
\$35,000-\$49,999	371	3,377	9,005
\$50,000-\$74,999	479	5,219	14,238
\$75,000-\$99,999	395	4,564	12,159
\$100,000-\$149,999	664	6,121	16,177
\$150,000-\$199,999	327	3,013	7,958
\$200,000 or greater	186	2,611	7,179
Median HH Income	\$77,348	\$78,834	\$77,842
Average HH Income	\$93,029	\$100,751	\$100,097

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,637	28,561	78,991
2010 Total Households	2,940	29,640	81,412
2020 Total Households	3,048	30,815	83,336
2025 Total Households	3,066	31,014	83,473
2020 Average Household Size	3.78	3.71	3.67
2000 Owner Occupied Housing	1,949	20,215	53,027
2000 Renter Occupied Housing	705	7,634	23,786
2020 Owner Occupied Housing	1,981	20,699	53,409
2020 Renter Occupied Housing	1,067	10,116	29,928
2020 Vacant Housing	220	1,751	4,307
2020 Total Housing	3,268	32,566	87,643
2025 Owner Occupied Housing	2,014	21,045	54,101
2025 Renter Occupied Housing	1,052	9,969	29,371
2025 Vacant Housing	239	1,856	4,660
2025 Total Housing	3,305	32,870	88,133
2020-2025: Households: Growth Rate	0.60 %	0.65 %	0.15 %



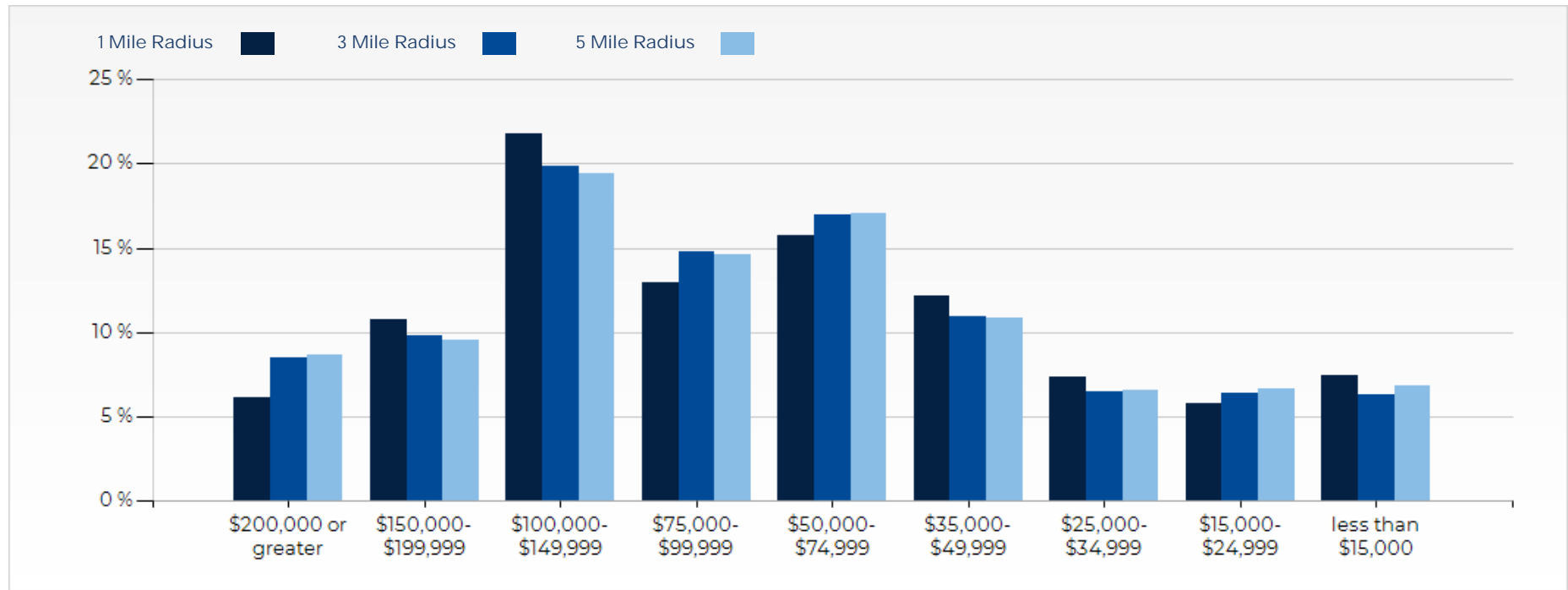
2020 Population by Age	1 Mile	3 Mile	5 Mile
2020 Population Age 30-34	923	9,339	24,988
2020 Population Age 35-39	884	8,601	22,292
2020 Population Age 40-44	711	7,150	18,946
2020 Population Age 45-49	714	7,210	19,169
2020 Population Age 50-54	685	7,009	18,963
2020 Population Age 55-59	610	6,751	18,229
2020 Population Age 60-64	557	6,199	16,782
2020 Population Age 65-69	491	5,092	13,646
2020 Population Age 70-74	347	3,740	10,222
2020 Population Age 75-79	232	2,646	7,100
2020 Population Age 80-84	132	1,738	4,823
2020 Population Age 85+	137	1,956	5,241
2020 Population Age 18+	8,611	86,883	234,671
2020 Median Age	32	35	35

2020 Income by Age	1 Mile	3 Mile	5 Mile
Median Household Income 25-34	\$74,183	\$74,346	\$73,423
Average Household Income 25-34	\$89,742	\$88,380	\$86,752
Median Household Income 35-44	\$95,731	\$94,122	\$92,116
Average Household Income 35-44	\$101,933	\$109,498	\$109,616
Median Household Income 45-54	\$97,428	\$96,518	\$97,269
Average Household Income 45-54	\$110,014	\$120,638	\$121,688
Median Household Income 55-64	\$82,688	\$87,914	\$87,097
Average Household Income 55-64	\$99,005	\$113,802	\$113,178
Median Household Income 65-74	\$58,577	\$64,570	\$64,395
Average Household Income 65-74	\$77,628	\$85,938	\$86,550
Average Household Income 75+	\$53,174	\$58,761	\$57,396

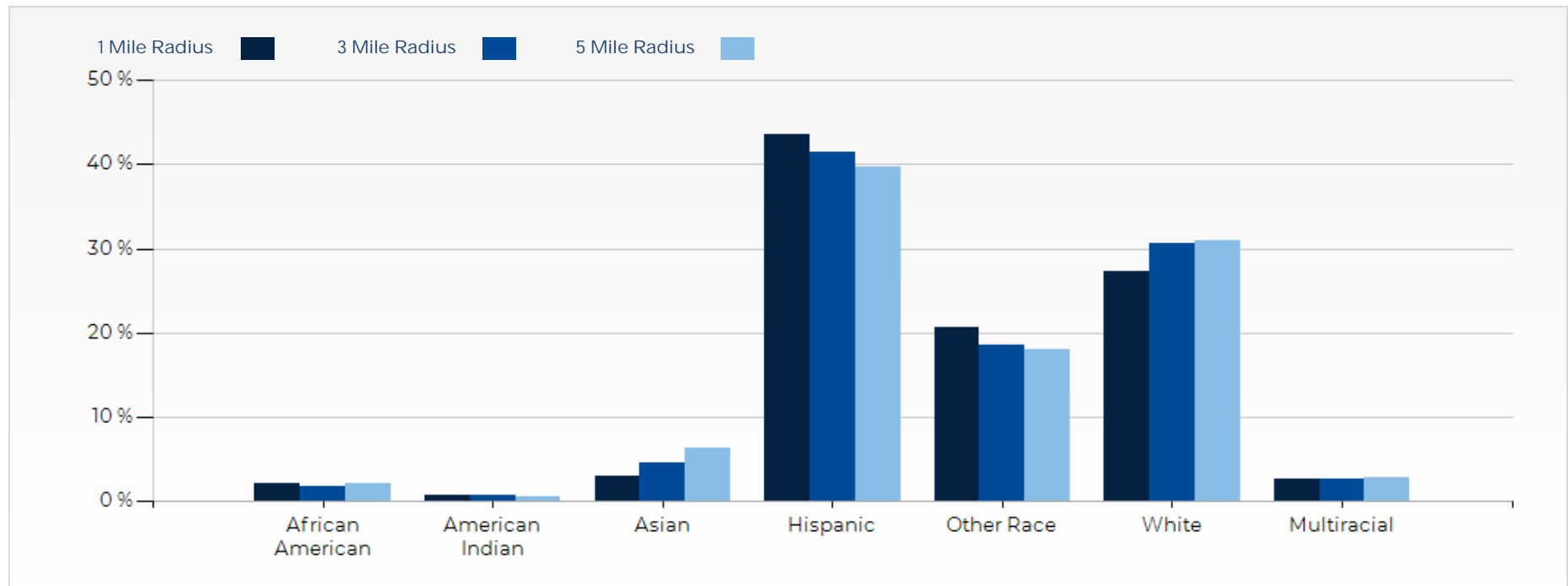
2025 Population by Age	1 Mile	3 Mile	5 Mile
2025 Population Age 30-34	886	8,551	23,716
2025 Population Age 35-39	961	9,690	25,376
2025 Population Age 40-44	840	8,738	22,492
2025 Population Age 45-49	702	7,031	18,793
2025 Population Age 50-54	705	6,991	18,628
2025 Population Age 55-59	651	6,685	17,953
2025 Population Age 60-64	551	6,191	16,673
2025 Population Age 65-69	500	5,577	15,049
2025 Population Age 70-74	420	4,419	11,892
2025 Population Age 75-79	294	3,198	8,683
2025 Population Age 80-84	182	2,093	5,621
2025 Population Age 85+	146	2,023	5,466
2025 Population Age 18+	8,841	88,892	239,039
2025 Median Age	34	37	37

2025 Income by Age	1 Mile	3 Mile	5 Mile
Median Household Income 25-34	\$80,585	\$78,590	\$77,998
Average Household Income 25-34	\$99,838	\$97,064	\$95,376
Median Household Income 35-44	\$102,960	\$104,168	\$103,024
Average Household Income 35-44	\$114,940	\$127,118	\$126,991
Median Household Income 45-54	\$105,789	\$104,195	\$105,231
Average Household Income 45-54	\$124,025	\$134,074	\$136,519
Median Household Income 55-64	\$92,720	\$96,242	\$95,858
Average Household Income 55-64	\$112,408	\$126,160	\$126,518
Median Household Income 65-74	\$66,612	\$72,004	\$71,930
Average Household Income 65-74	\$90,044	\$98,674	\$99,176
Average Household Income 75+	\$60,270	\$67,916	\$66,576

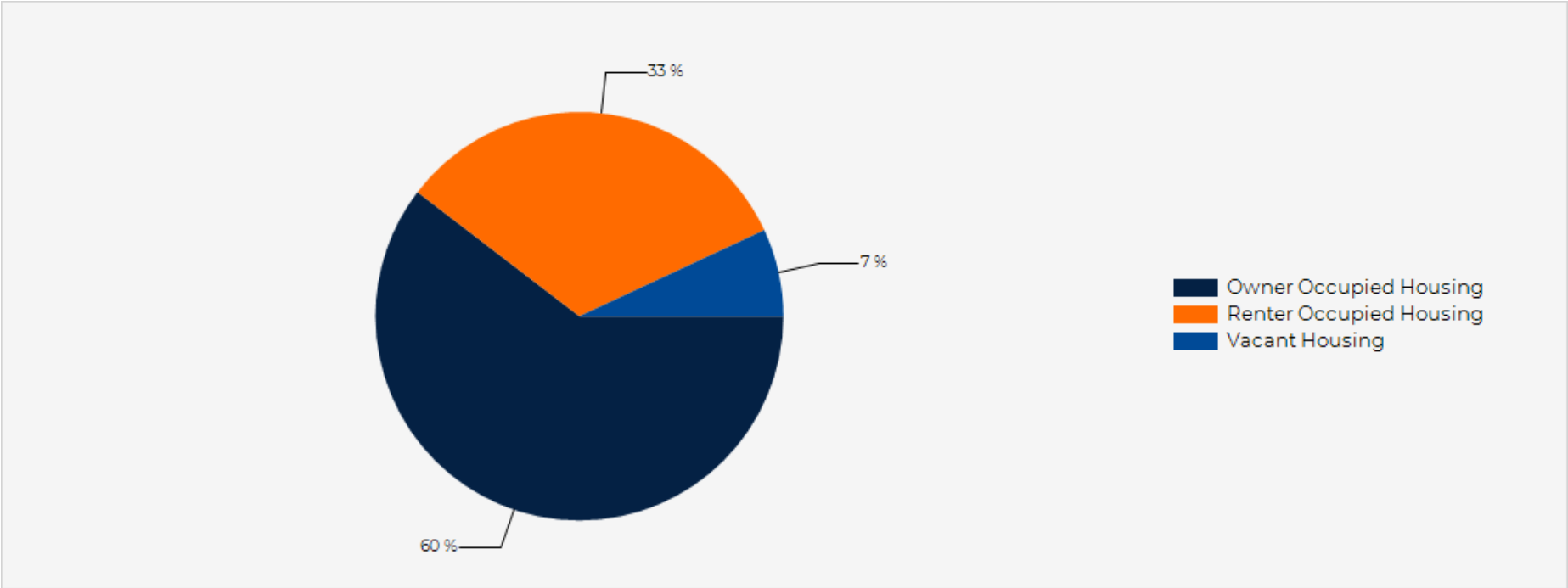
2020 Household Income



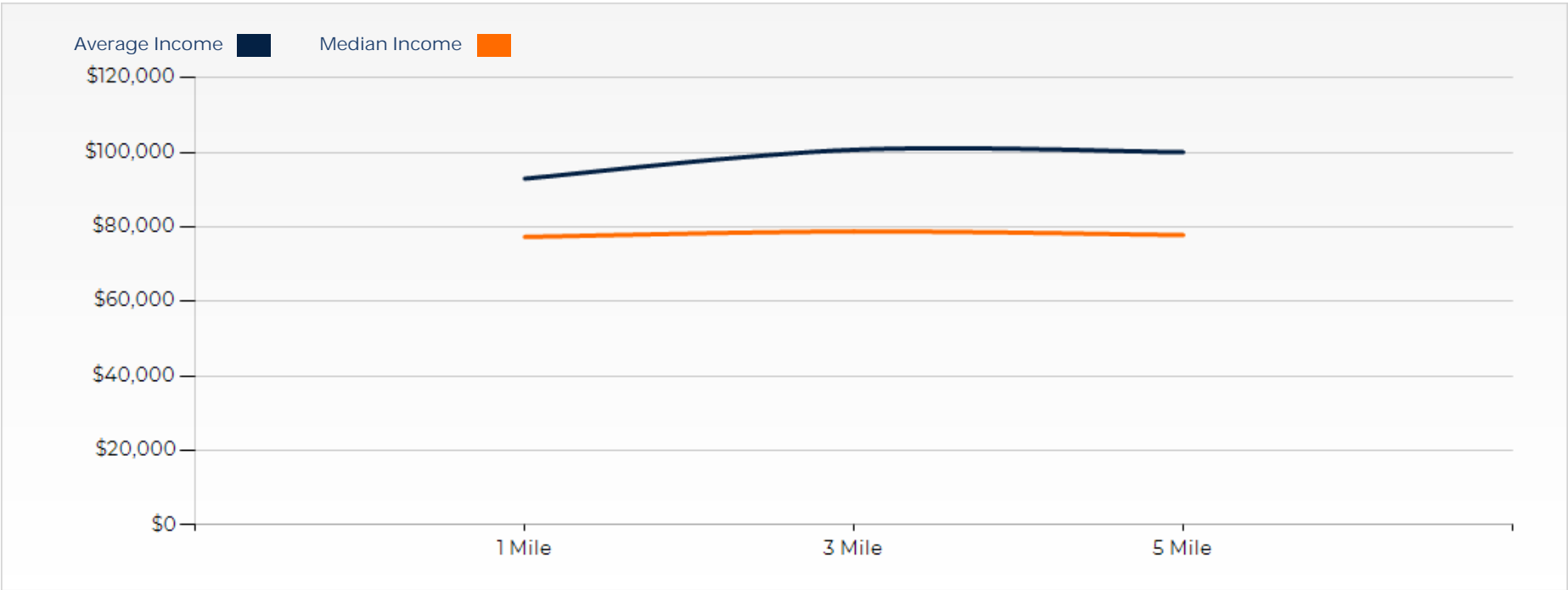
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



Industrial Condos

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