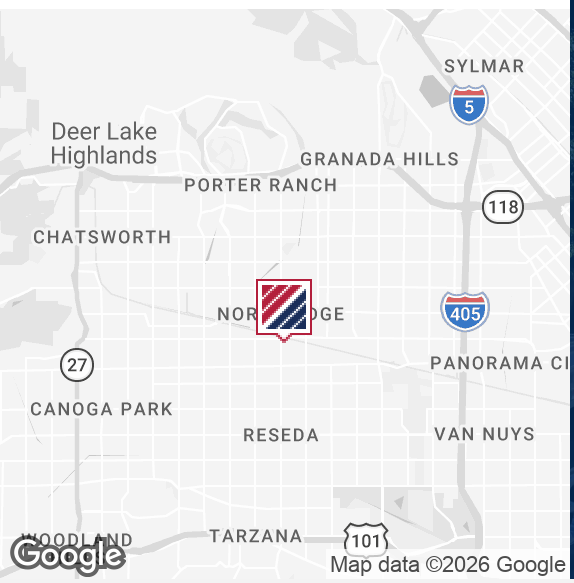


MULTI-TENANT OFFICE/FLEX/WAREHOUSE BUILDING FOR SALE – NORTHRIDGE

18419

NAPA STREET
NORTHRIDGE | CA



FOR SALE ±6,466 SF

MULTI-TENANT OFFICE/FLEX/WAREHOUSE BUILDING

±6,466* SF	12	LACM	$1.850M
AVAILABLE	PARKING	ZONED LAND	$286 PSF

PROPERTY HIGHLIGHTS

- New to Market: Multi-tenant Office/Flex/Warehouse Building For Sale
- Owner-User Opportunity with Additional Rental Income Available
- ±6,466 SF Building with Bonus Income Producing Mezzanine Space
- Building Consists of 5 Separate Units (2 Ground Floor + 3 Upstairs)
- Situated on ±8,712 SF on LACM Zoned Land
- Gated Parking and Secured Yard Area
- Central SFV Location (just East of Reseda Blvd.)

FOR MORE INFORMATION PLEASE CONTACT:

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FOR SALE

OFFICE BUILDING



TENANT NAME	UNIT	SF	START DATE	EXP. DATE	TERM LEFT (YRS)	$/SF/MO	MONTHLY BASE RENT	ANNUAL RENT	LEASE TYPE	RENT INCREASES	Comments
McCarter Construction	A	1,800	COE	6-12 Mo. from COE	TBD	TBD	TBD	TBD	Gross	TBD	Ground floor office/industrial unit w/GL door. Available for Owner-User or SLB.
EEM Corp dba Vision King Wrap Studio	B	1,800	7/1/2025	6/30/2028	2.16	$1.60	$2,873.70	$34,484.40	Gross	3% Annual	Ground floor office/industrial unit w/GL door.
Cali Home Health, Inc.	C	400	MTM	MTM	TBD	$1.94	$775.00	$9,300.00	Gross	TBD	2nd floor Office space. Available for Owner-User.
Ki Yoon	D	966	MTM	MTM	TBD	$1.51	$1,460.00	$17,520.00	Gross	TBD	2nd floor Office space. Available for Owner-User.
Tack Media, Inc.	E	1,500	MTM	MTM	TBD	$1.11	$1,665.00	$19,980.00	Gross	TBD	2nd floor Office space. Available for Owner-User.
Total		**6,466**				**$1.05**	**$6,773.70**	**$81,284.40**			

NOTES:
(1) Tenants for units B & E pay for electricity usage
(2) Landlord pays electricity for units A, C, & D
(3) Property Taxes & Insurance paid by Landlord
(4) Water is paid by Landlord
(5) Tenants pay for their own trash

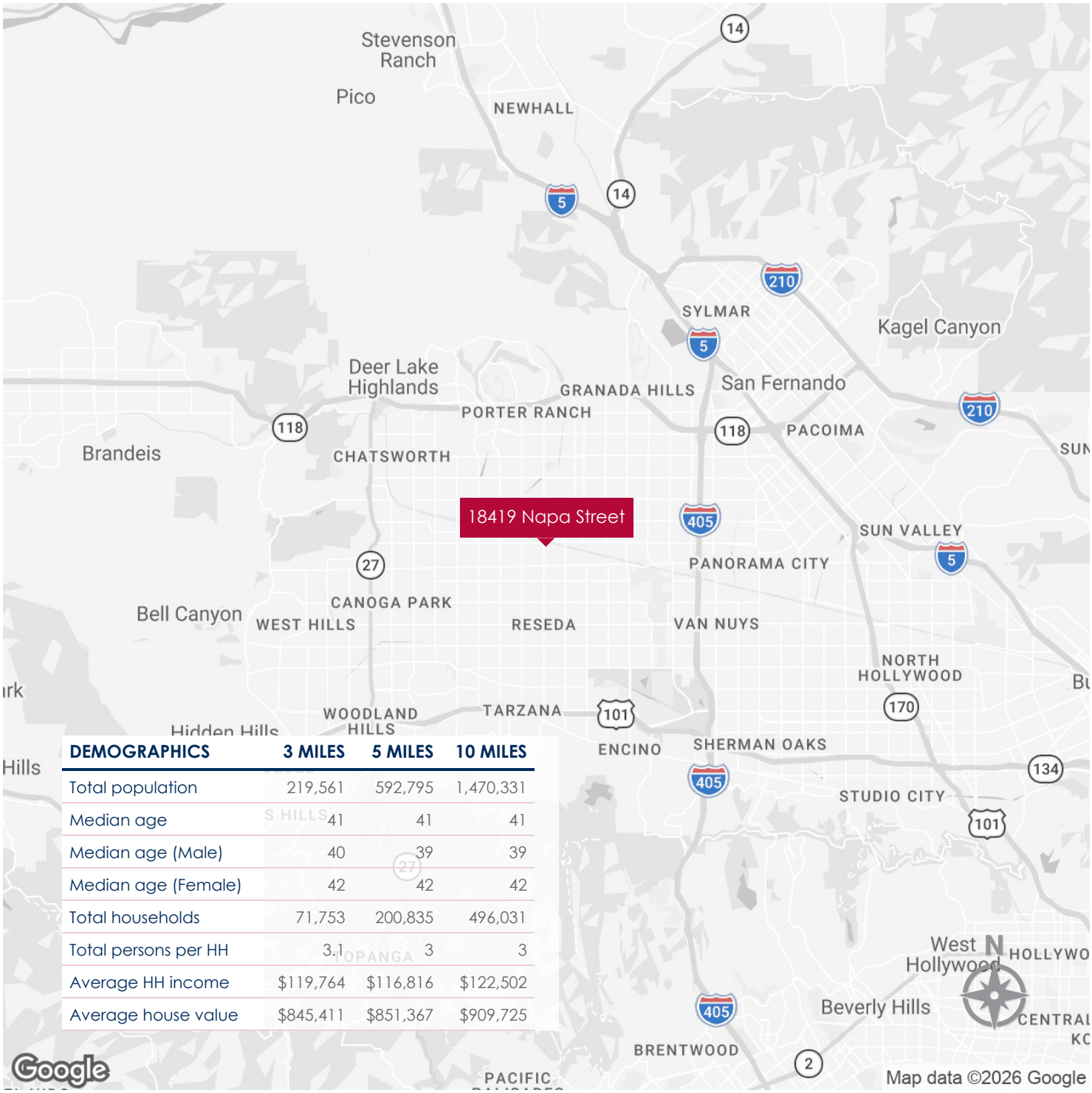
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FOR SALE

OFFICE/FLEX/WAREHOUSE BUILDING



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total population	219,561	592,795	1,470,331
Median age	41	41	41
Median age (Male)	40	39	39
Median age (Female)	42	42	42
Total households	71,753	200,835	496,031
Total persons per HH	3.1	3	3
Average HH income	$119,764	$116,816	$122,502
Average house value	$845,411	$851,367	$909,725

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