

Prepared for
12/30/2014

Properties for Sale

1 5851 N Cahuenga Blvd, North Hollywood, CA 91601



Price	\$699,000
Gross Leasable Area	3,000 SF
Cap Rate	6.50%
Property Sub-type	Strip Center
Status	Active

Property Notes

Property Description

3000 Sq Feet street front retail, divided into 4 spaces, income is projected, currently there is one vacant unit, and an other unit occupied by previous owner that will become vacant in middle of January 2015. plenty of parking in back, close to 101 and 170, 134 freeways

2 121-125 E Prospect, Burbank, CA 91502



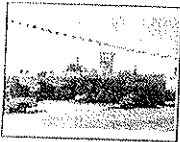
Price	\$595,000
Building Size	1,800 SF
Property Sub-type	Warehouse
Status	Active

Property Notes

Property Description

Excellent Owner User, Investment or Redevelopment Opportunity. The property is located within the South San Fernando Commercial which is part of the Burbank Center Plan. The Improvements, include a house of approximately 745 SF and a warehouse/office of approximately 1,015 SF situate on 7,840 SF of land. The property is Zoned M2 which allows for a myriad of potential uses. The current tenant occupying the house is on a M-T-M lease. The tenant occupying the warehouse/office has a lease expiring January 2017 however the tenant could potentially vacate early. The current tenants are on a month to month lease.***The adjacent property 129-131 can also be purchased***

3 10215 San Fernando Road, Pacoima, CA 91331



Price	\$899,000
Building Size	3,232 SF
Cap Rate	8%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

Property Description

Prime visible location conveniently located on San Fernando Road adjacent to Whiteman Airport entrance. Five garage type units (Unit 1 was separated into two 2 units 1A and 1B which share a bath and utilities - same meter. Units 1A and 1B could easily be converted back to one larger unit). Other four units have their own bath and utilities - individual meter. Presently all units are rented - three of the units are auto related. Property has gated entrance access on San Fernando Road and also gated rear alley access. Lined parking for 22 cars. All electrical meters have been updated. Latest Phase 1 report was completed in 2013 with clean results. Rents available upon request. Tenants pay their own utilities and share trash expense. Do not go direct. Do not access property without Listing Realtor (no exceptions). Must call Listing Realtor for appointment. This property has great potential as a investment or user/owner. Seller is motivated.



Haig Nashalian



Residential Apartment
Commercial/Industrial
Land Business/Shopping Centers
To Buy/Sell/Manage



210 N Central Ave # 100
Glendale, Ca 91203

Phone 818 247-7788

Cell 818 645-1872

Fax 213 984-2653

nbsandco@aol.com www.irmandco.com Skype nbsinc1

4 1940 E. Wilson Ave., Glendale, CA 91206



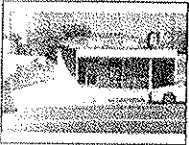
Price \$1,000,000
Building Size 4,346 SF
Property Sub-type Street Retail
Status Active

Property Notes

Property Description

2 unit building for sale. Currently occupied by a florist and a beauty salon. Could be purchased for an owner-user. DO NOT DISTURB TENANTS.

5 7031 Foothill Blvd, Tujunga, CA 91042



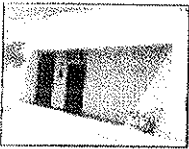
Price \$599,000
Building Size 1,461 SF
Property Sub-type Restaurant
Status Active

Property Notes

Property Description

Great potential use as grocery,supermarket,restaurant or bakery. Parking spaces available. High visibility and pedestrian traffic along commercial neighborhood.

6 7831 FOOTHILL BLVD, Sunland, CA 91040



Price \$460,000
Building Size 1,500 SF
Property Sub-type Street Retail
Status Active

Property Notes

Property Description

ZONED LAC2 ON FOOTHILL BLVD VACANT 2 UNITS ATTACHED OR OWNER USER AND CAN OCCUPY AS ONE SPACE. MAJOR BOULEVARD AND EXCELLENT LOCATION

7 14530 Hamlin St., Van Nuys, CA 91411



Price \$849,000
Building Size 4,351 SF
Property Sub-type Medical Office
Status Active

Property Notes

Property Description

This is a great owner user opportunity to own a standalone medical or professional office building in the middle of Van Nuys. The building is approximately 4351 SF on a 7200 SF lot with plenty of parking in its own lot in the back and also street parking. The building is two stories and fully improved with many offices/patient rooms, common meeting rooms, two bath rooms on the 1st floor and 1 bathroom on the second.



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210 N Central Ave # 100
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Phone 818 247-77
Cell 818 645-18
Fax 213 984-26

8 14165 Nordhoff St, Panorama City, CA 91402



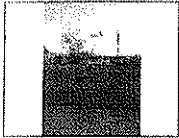
Price \$395,000
Building Size 1,553 SF
Property Sub-type Free Standing Bldg
Status Active

Property Notes

Property Description

Small free standing multi-tenant retail building. Currently occupied by long term tenants all month to month with excellent upside.

9 10032 Commerce Avenue, Tujunga, CA 91042



Price \$375,000
Building Size 800 SF
Property Sub-type Office-R&D
Status Active

Property Notes

Property Description

Subject is a 6,349 SF of commercial land zoned LA-C2 with a small approx. 800 SF of improvement currently rented at \$1,250 with a Month to Month term. Buyer may develop to maximize revenue. Tremendous opportunity for an owner / user with a small operation, excellent location close to all.

10 14541 Hamlin Street, Van Nuys, CA 91411



Price \$475,000
Building Size 2,800 SF
Property Sub-type Office Building
Status Active

Property Notes

Property Description

Office/Retail Building - Ideal for owner occupied medical, dental, law office, retail store or any other professionals. Includes 8 parking spaces in the back of the building. Enter into the front door, to the right is the reception area, to the left is a wide open area. The hallway leads to 2 enclosed offices, 2 separate restrooms with 2 stalls each, in the back is a huge open room. Currently rented for \$3,200 a month, can be delivered vacant. *** DO NO DISTURB OR APPROACH CURRENT TENANTS *** Contact for details.

11 9927-9929-9931 COMMERCE AVE, Tujunga, CA 91042



Price \$850,000
Gross Leasable Area 15 SF
Property Sub-type Neighborhood Center
Status Active

Property Notes

Property Description

Exceptional Opportunity to own a fully remodeled, stand alone, C2-zoned commercial Property and business on Commerec Ave. Currently composed of as two stores metered and addressed separately. Both are operated by owners family and both are fully licensed, The larger store (9929) has undergone extensive remodeling to satisfy the city requirement for the current business named Gondola Funland, all im been operating since Sept. 2013 as kids indoor playground. The smaller store is about 1100 s. f. a 2013. There is aslo a partial basement under each store. Parking lot and a 3 car garage is in the t businesses and licenses.9927 COMMERCE AVE currently being used as FedEx and UPS drop pd fax service etc.



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