

# MIXED-USE PROPERTY ON LARGE LOT!

10567 N SAN FERNANDO ROAD | PACOIMA (LOS ANGELES), CA

Offering Memorandum



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## FIRST TIME ON THE MARKET

*Del Gaudios* Italian Market & Deli





# Mixed-Use property on Large Lot!

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*Exclusively Marketed by:*



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Executive Summary

Investment Summary

Unit Mix Summary

Location Summary

MIXED-USE PROPERTY ON LARGE LOT!

**OFFERING SUMMARY**

ADDRESS	10567 N SAN FERNANDO ROAD PACOIMA (LOS ANGELES) CA 913341
COUNTY	LOS ANGELES
MARKET	SAN FERNANDO VALLEY
SUBMARKET	NORTH LOS ANGELES
APN	2620-029-006 (07,020,019)
OWNERSHIP TYPE	Fee Simple

**FINANCIAL SUMMARY**

OFFERING PRICE	\$2,099,950
OCCUPANCY	100 %
NOI (CURRENT)	\$426,830
CAP RATE (CURRENT)	20.33 %
CAP RATE (PRO FORMA)	20.33 %
GRM (CURRENT)	4.12
GRM (PRO FORMA)	4.12

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 Population	43,570	239,495	580,655
2020 Median HH Income	\$53,862	\$62,107	\$60,284
2020 Average HH Income	\$66,417	\$78,064	\$79,876

**HIGHLIGHTS**

- *28,472 SQ FT Lot*
- *4 parcels*
- *35 units by right + TOC tier 1*
- *100FT FRONTAGE ALONG A MJOR THUROUGHFARE*
- *Opportunity zone- Significant capital gains Tax Benefits.*
- *.33 miles away from the new and coming soon Light rail Station on Van Nuys/San Fernando Rd.*

**ITEMIZED LOT SUMMARY**

- **10567 N SAN FERNANDO ROAD**  
Assessor Parcel No. (APN) 2620029006  
Lot/Parcel Area 7,125 (sq ft)  
Zoning CM-1-O-CUGU  
1,163 SF CONVENIENCE STORE  
1954 BUILT  
INCLUDES: BEER & WINE, FIXTURES, BUSINESS OPPORTUNITY
- **10561 N SAN FERNANDO ROAD**  
Assessor Parcel No. (APN) 2620029007  
Lot/Parcel Area 7,125 (sq ft)  
Zoning CM-1-O-CUGU  
VACANT LOT/PARKING
- **10546 N ILEX AVE**  
Assessor Parcel No. (APN) 2620029020  
Lot/Parcel Area 7,112 (sq ft)  
Zoning [T][Q]MR1-1VL-CUGU  
1,458 SF SINGLE FAMILY RESIDENCE  
1958 BUILT  
3 BEDROOMS, 2 BATHROOMS
- **10540 N ILEX AVE**  
Assessor Parcel No. (APN) 2620029019  
Lot/Parcel Area 7,112 (sq ft)  
Zoning [T][Q]MR1-1VL-CUGU  
VACANT LOT/PARKING





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Demographics

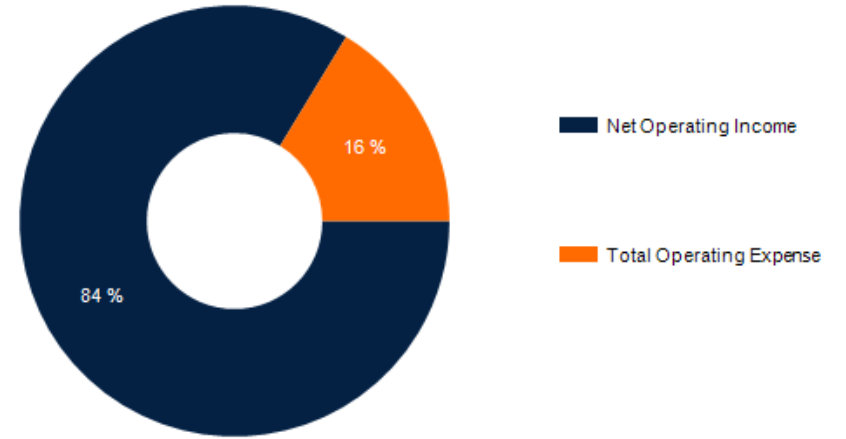
Demographic Details

Demographic Charts

MIXED-USE PROPERTY ON LARGE LOT!

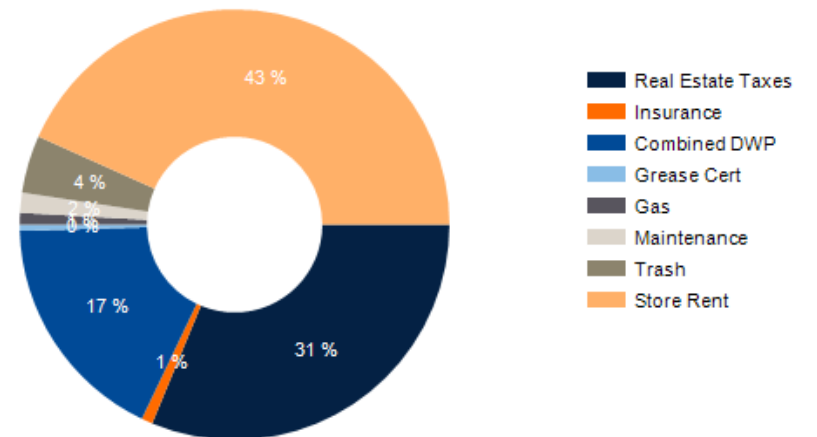
INCOME	CURRENT	PRO FORMA
Multi-Family Revenue	\$30,000	\$30,000
Gross C-Store Sales	\$420,000	\$420,000
Recycling Center	\$14,400	\$14,400
Truck Parking	\$9,600	\$9,600
C-Store Rent	\$36,000	\$36,000
<b>Effective Gross Income</b>	<b>\$510,000</b>	<b>\$510,000</b>
Less: Expenses	\$83,170	\$83,170
<b>Net Operating Income</b>	<b>\$426,830</b>	<b>\$426,830</b>

REVENUE ALLOCATION  
CURRENT

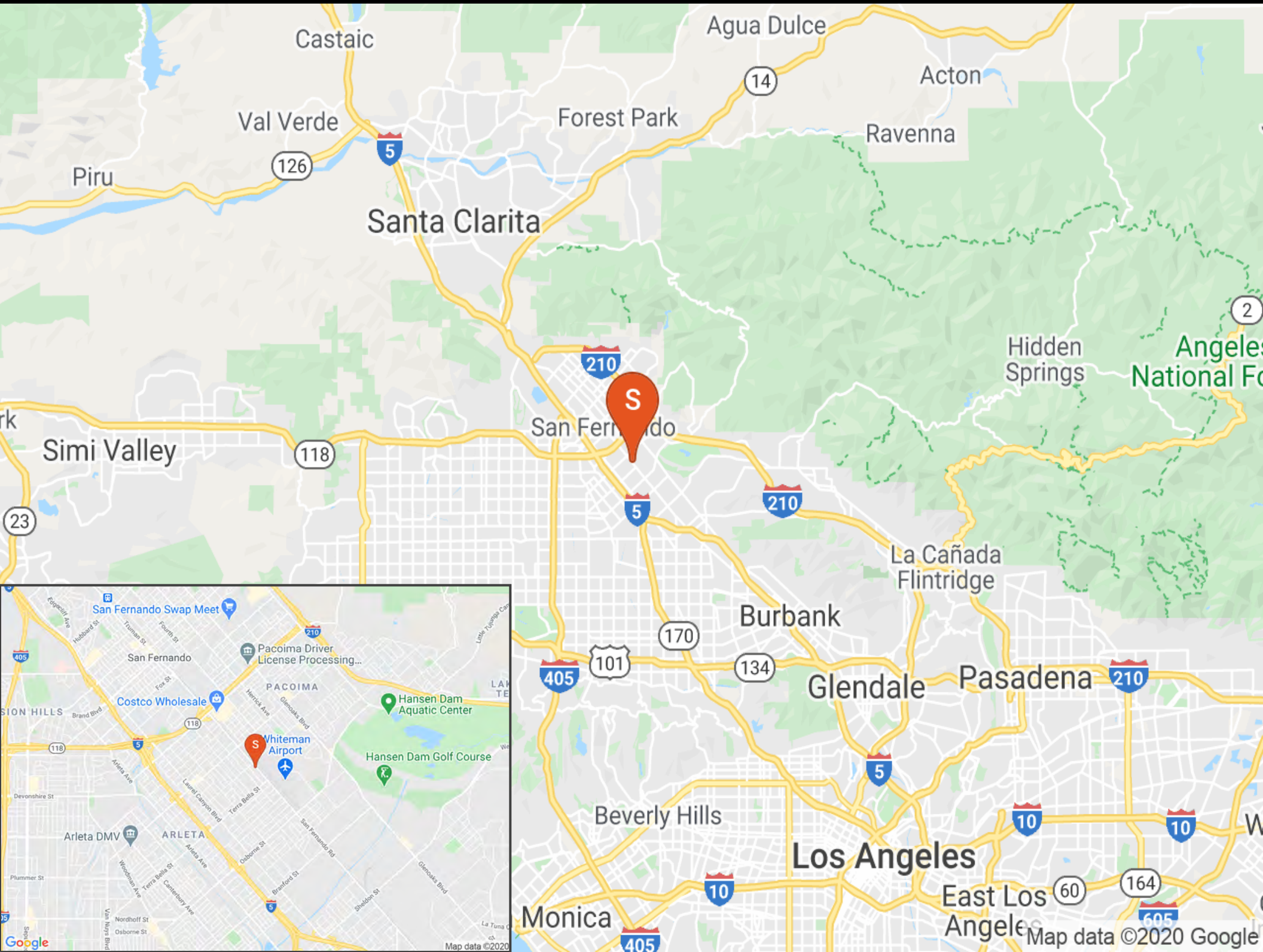


EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$26,000	\$26,000
Insurance	\$700	\$700
Combined DWP	\$14,500	\$14,500
Grease Cert	\$400	\$400
Gas	\$720	\$720
Maintenance	\$1,250	\$1,250
Trash	\$3,600	\$3,600
Store Rent	\$36,000	\$36,000
<b>Total Operating Expense</b>	<b>\$83,170</b>	<b>\$83,170</b>
% of EGI	16.31 %	16.31 %

DISTRIBUTION OF EXPENSES  
CURRENT



















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Financial Analysis

Income & Expense

MIXED-USE PROPERTY ON LARGE LOT!



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	40,060	217,728	531,751
2010 Population	42,624	232,205	559,559
2020 Population	43,570	239,495	580,655
2025 Population	43,754	240,830	585,250
2020 African American	1,479	7,823	19,159
2020 American Indian	408	2,044	4,604
2020 Asian	604	17,517	53,578
2020 Hispanic	40,563	196,904	419,715
2020 Other Race	20,416	94,618	202,090
2020 White	18,917	107,443	274,400
2020 Multiracial	1,688	9,777	26,131
2020-2025: Population: Growth Rate	0.40 %	0.55 %	0.80 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,068	4,973	14,778
\$15,000-\$24,999	970	4,835	13,936
\$25,000-\$34,999	950	4,860	13,429
\$35,000-\$49,999	1,271	7,157	19,445
\$50,000-\$74,999	1,915	10,652	27,183
\$75,000-\$99,999	1,439	8,737	20,815
\$100,000-\$149,999	1,171	9,288	23,793
\$150,000-\$199,999	361	3,360	9,660
\$200,000 or greater	217	2,163	7,679
Median HH Income	\$53,862	\$62,107	\$60,284
Average HH Income	\$66,417	\$78,064	\$79,876

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	8,979	53,523	145,265
2010 Total Households	9,243	54,912	146,761
2020 Total Households	9,361	56,026	150,728
2025 Total Households	9,360	56,075	151,237
2020 Average Household Size	4.65	4.25	3.82
2000 Owner Occupied Housing	4,778	31,884	76,725
2000 Renter Occupied Housing	3,858	20,038	64,276
2020 Owner Occupied Housing	4,599	31,434	75,673
2020 Renter Occupied Housing	4,762	24,592	75,055
2020 Vacant Housing	617	3,196	8,389
2020 Total Housing	9,978	59,222	159,117
2025 Owner Occupied Housing	4,700	31,972	77,054
2025 Renter Occupied Housing	4,661	24,102	74,183
2025 Vacant Housing	655	3,429	8,966
2025 Total Housing	10,015	59,504	160,203
2020-2025: Households: Growth Rate	0.00 %	0.10 %	0.35 %





2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	3,637	20,230	47,691
2020 Population Age 35-39	3,162	17,568	42,293
2020 Population Age 40-44	2,589	14,909	36,480
2020 Population Age 45-49	2,413	14,396	35,923
2020 Population Age 50-54	2,344	13,788	34,548
2020 Population Age 55-59	2,012	12,383	31,972
2020 Population Age 60-64	1,749	10,942	28,120
2020 Population Age 65-69	1,306	8,644	22,423
2020 Population Age 70-74	920	6,155	16,302
2020 Population Age 75-79	590	4,079	10,839
2020 Population Age 80-84	383	2,666	7,184
2020 Population Age 85+	345	2,600	7,628
2020 Population Age 18+	30,425	174,773	431,842
2020 Median Age	30	32	33

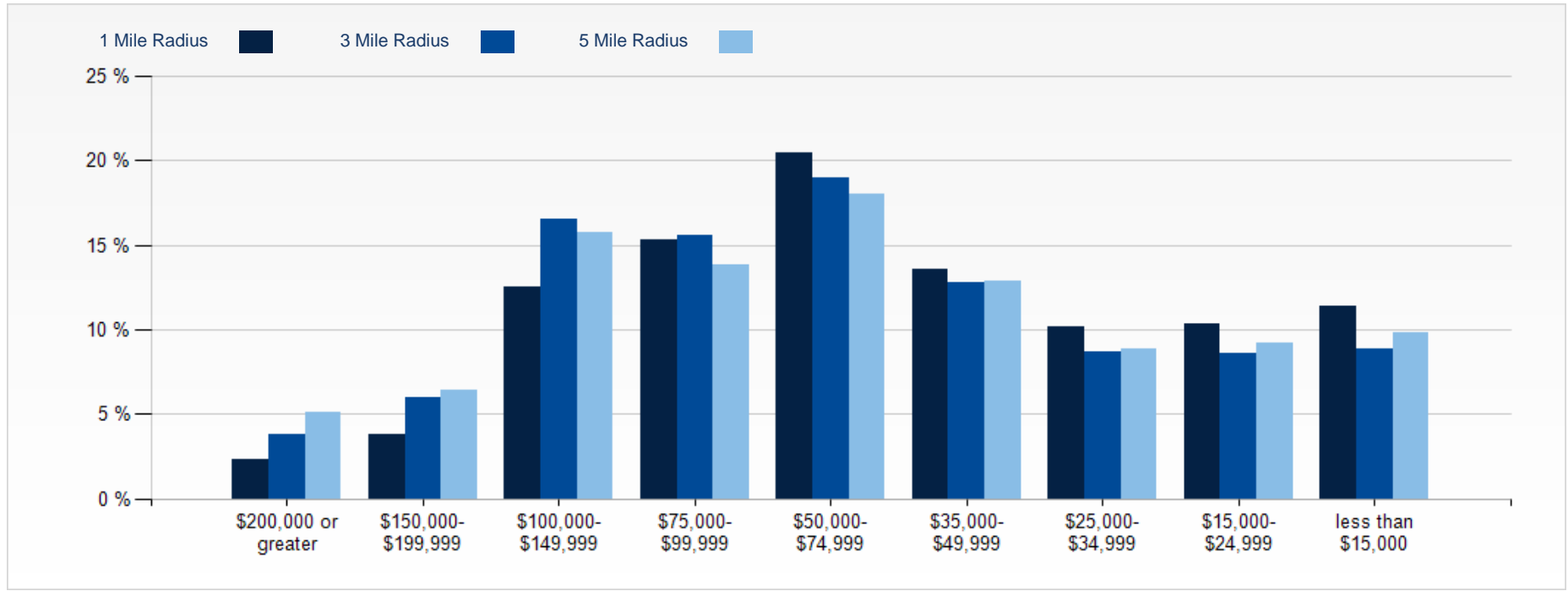
2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$58,148	\$62,673	\$58,198
Average Household Income 25-34	\$67,247	\$75,385	\$73,899
Median Household Income 35-44	\$61,487	\$76,052	\$69,732
Average Household Income 35-44	\$73,829	\$88,093	\$87,632
Median Household Income 45-54	\$64,598	\$77,765	\$77,704
Average Household Income 45-54	\$77,380	\$91,449	\$94,939
Median Household Income 55-64	\$55,089	\$66,272	\$67,419
Average Household Income 55-64	\$65,442	\$80,695	\$85,697
Median Household Income 65-74	\$39,101	\$47,061	\$51,209
Average Household Income 65-74	\$53,742	\$65,355	\$69,711
Average Household Income 75+	\$36,713	\$41,593	\$45,188

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	3,495	19,201	47,045
2025 Population Age 35-39	3,364	19,528	46,723
2025 Population Age 40-44	3,020	17,230	41,663
2025 Population Age 45-49	2,505	14,499	35,225
2025 Population Age 50-54	2,311	13,651	34,169
2025 Population Age 55-59	2,130	12,889	32,119
2025 Population Age 60-64	1,827	11,302	29,067
2025 Population Age 65-69	1,545	9,666	24,751
2025 Population Age 70-74	1,106	7,408	19,312
2025 Population Age 75-79	743	5,147	13,686
2025 Population Age 80-84	456	3,145	8,452
2025 Population Age 85+	378	2,850	8,101
2025 Population Age 18+	30,987	178,030	440,711
2025 Median Age	31	34	35

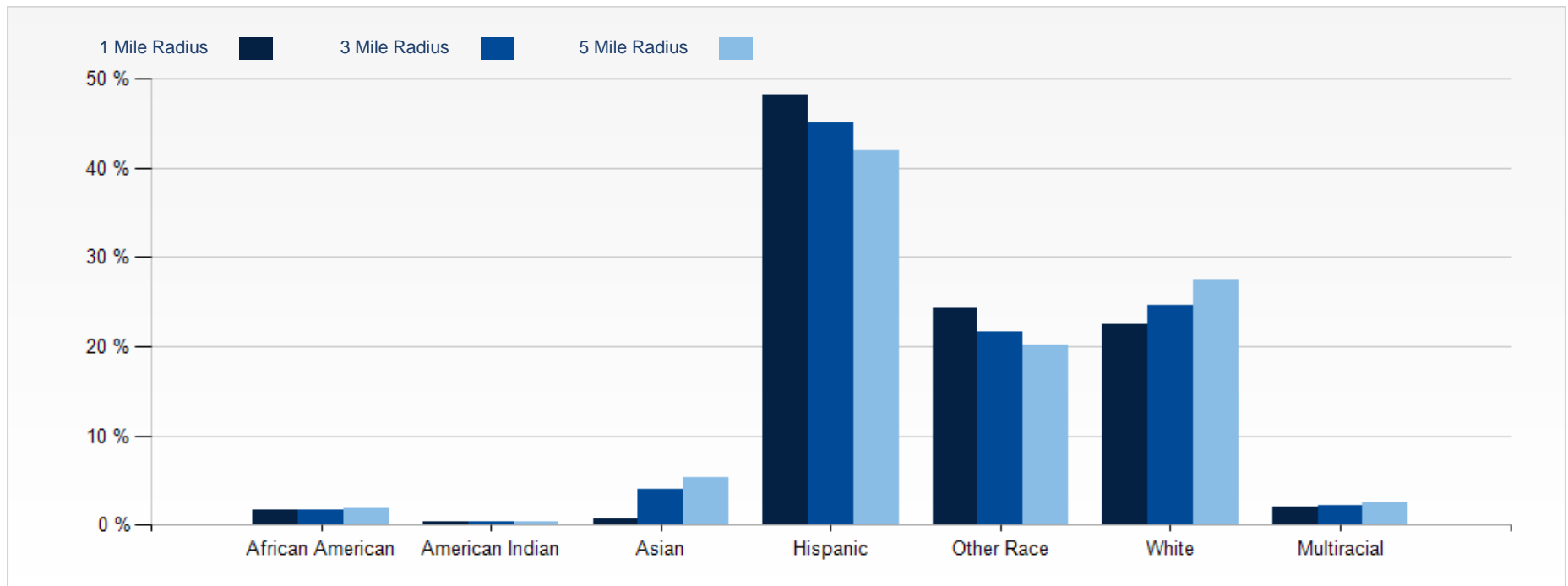
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$60,861	\$66,622	\$62,404
Average Household Income 25-34	\$72,033	\$81,630	\$81,120
Median Household Income 35-44	\$66,724	\$82,991	\$80,350
Average Household Income 35-44	\$80,639	\$99,753	\$101,198
Median Household Income 45-54	\$71,071	\$83,590	\$84,952
Average Household Income 45-54	\$86,678	\$103,606	\$108,379
Median Household Income 55-64	\$58,545	\$73,422	\$75,556
Average Household Income 55-64	\$72,462	\$91,518	\$97,505
Median Household Income 65-74	\$41,478	\$51,966	\$55,790
Average Household Income 65-74	\$59,577	\$75,136	\$80,663
Average Household Income 75+	\$40,803	\$47,000	\$51,921



2020 Household Income

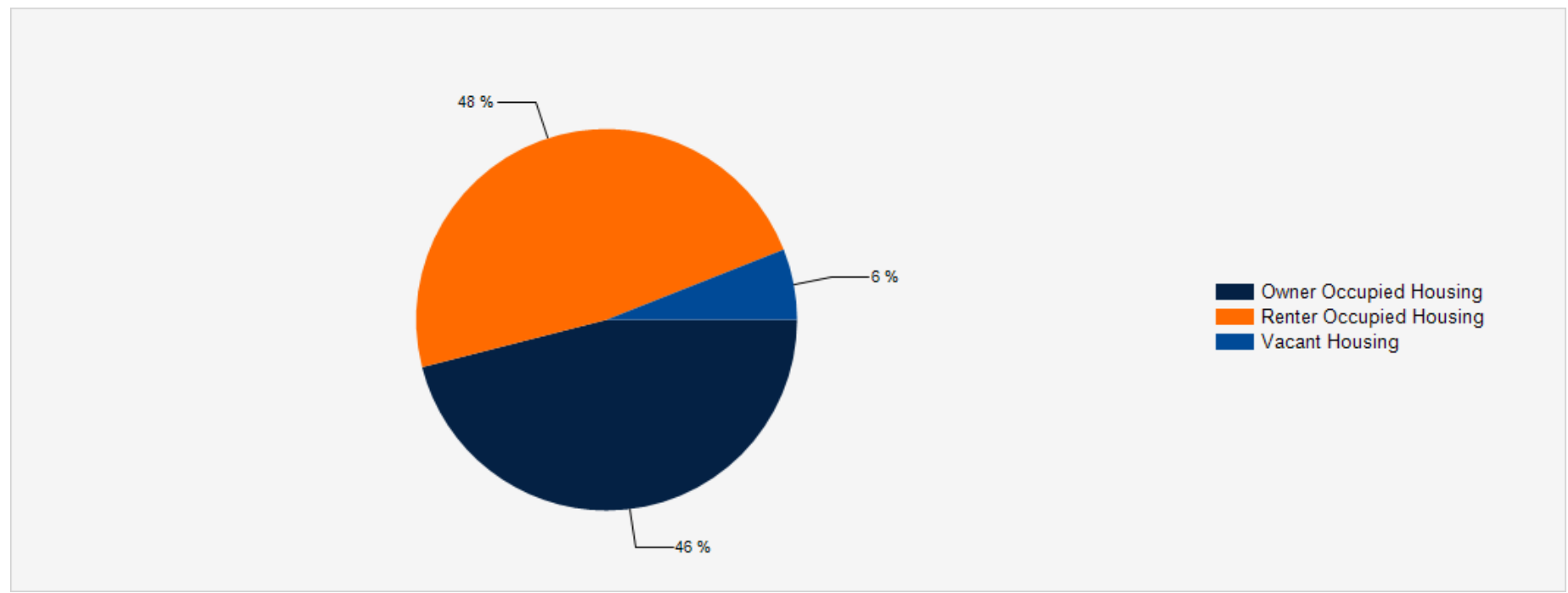


2020 Population by Race

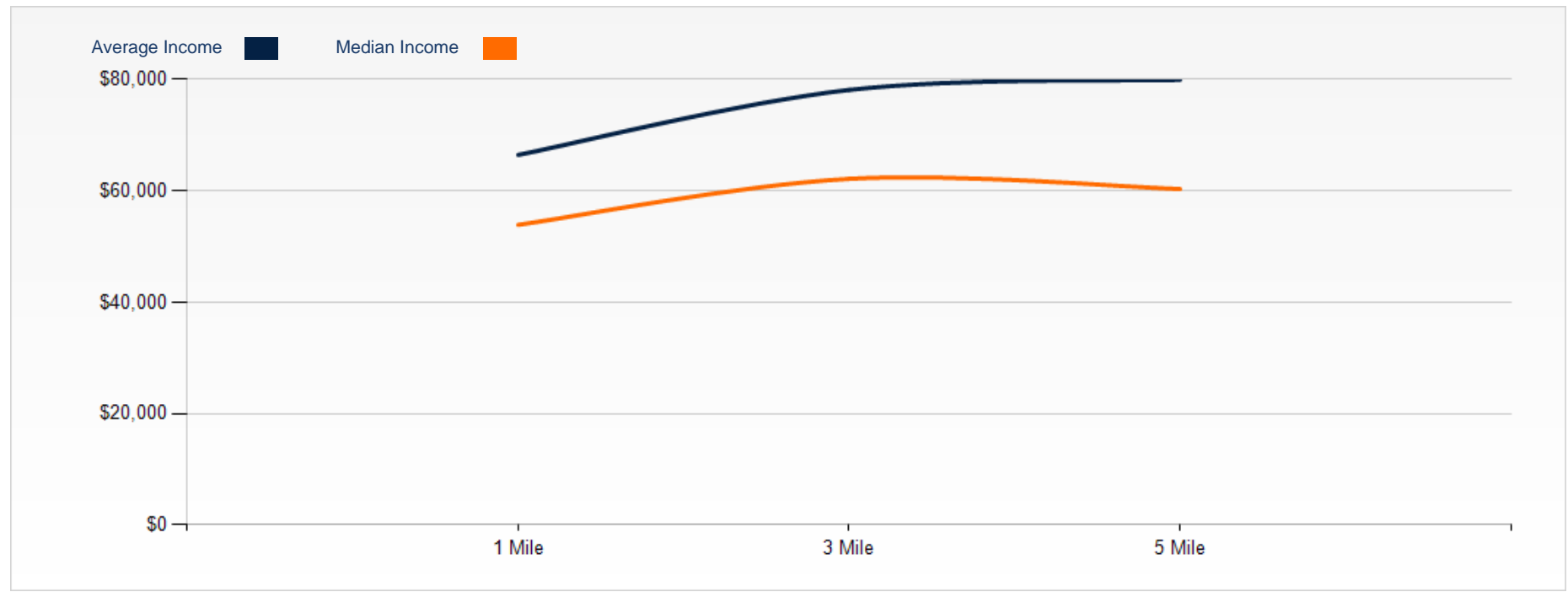




2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median





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