



DRE 01875088



HUBBARD ST

GLADSTONE AVE

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PROPERTY HIGHLIGHTS



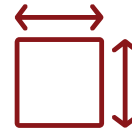
5 long term tenants



5,000 sqft



Full occupied



13,389 sqft lot (0.31AC)



13 parking spaces



LAC4 zoning



Surrounded by strong neighboring businesses



1982 Built



High traffic



1 story

RENT ROLL

Suite	Tenant	Net Rentable Sqft	Modified Gross Rent Current Rent/Monthly
13185	Princess Hair Salon	835	\$3,000
13187	Dentist	827	\$3,042
13189	Tacos Mi Rincon Tapatio	850	\$3,696
13191, 13193	Dome Pochana	1,653	\$6,333
13195	Sylmar Cleaners	765	\$3,250
		4,930	\$19,321

LEASE PERIOD

JAN 01, 2026 - DEC 31, 2028

RENT INCREASE

4%

FINANCIALS

		YEAR 2	YEAR 3
	Current	Next 4%	Next 4%
Princess Hair Salon	\$3,000.00	\$3,120.00	\$3,244.80
Dentist	\$3,042.00	\$3,163.68	\$3,290.23
Tacos Mi Rincon Tapatio	\$3,696.00	\$3,843.84	\$3,997.59
Dome Pochana	\$6,333.00	\$6,586.32	\$6,849.77
Sylmar Cleaners	\$3,250.00	\$3,380.00	\$3,515.20
	\$19,321.00	\$20,093.84	\$20,897.59

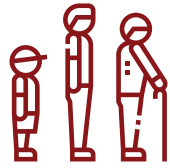
PROJECTED CAP RATE IN YEAR 3

Asking Price	\$3,500,000
Income	\$231,852
Property Tax	\$43,750
Other	\$15,000
Insurance	\$7,500
Water & Trash	\$10,800
Clean-up	\$1,500
Operating expenses	\$78,550
Net	\$153,302.00
Cap Rate	4.38%

Asking Price	\$3,500,000
Income	\$250,771
Property Tax	\$43,750
Other	\$15,000
Insurance	\$7,500
Water & Trash	\$10,800
Clean-up	\$1,500
Operating expenses	\$78,550
Net	\$172,221.12
Cap Rate	4.92%

DEMOGRAPHICS

The area around this Sylmar address is part of a primarily residential neighborhood with a mix of single-family homes and some multi-unit housing. It tends to include a balance of working professionals, families, and long-term residents, with a moderate population density compared to more central parts of Los Angeles. The community reflects a range of income levels, with many households employed in nearby industrial, service, and commercial sectors. Access to parks, schools, and major transportation routes makes it a practical and stable environment for everyday living.



35

MEDIAN AGE



93k

**POPULATION FOR
ZIP CODE 91205**



58%

**RATE
OF HOMEOWNERSHIP**



\$80k

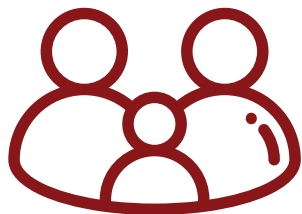
**AVERAGE
HOUSEHOLD INCOME**



63%

EMPLOYED

DEMOGRAPHICS



**MAJORITY
FAMILY-OCCUPIED**



**MAJORITY
ATTENDED COLLEGE**

	5 MILE 2025 AVG HOUSEHOLD	5 MILE 2025 PER CAPITA
EDUCATION & DAYCARE	\$669	\$2,578
HEALTH CARE	\$447	\$1,724
TRANSPORTATION & MAINTENANCE	\$2,788	\$10,743
HOUSEHOLD	\$500	\$1,926
FOOD & ALCOHOL	\$2,737	\$10,548
ENTERTAINMENT, HOBBIES & PETS	\$1,408	\$5,424
APPAREL	\$565	\$2,176





FITNESS 19

DOLLAR TREE

dd's DISCOUNTS

Denny's

YUM YUM DONUTS

NEIGHBORHOOD OVERVIEW

The area around this Sylmar address offers a convenient mix of nearby businesses that support everyday needs, including grocery stores, casual dining spots, and essential services. Residents benefit from easy access to shopping centers, local eateries, and small businesses, along with proximity to larger retail hubs just a short drive away. The neighborhood's location near major roads also makes it simple to reach a wider variety of restaurants, entertainment options, and professional services, adding to its overall convenience and livability.



GAS

SAND CANYON 76
COSTCO GASOLINE

COFFEE SHOPS

CASSEL EARTH COFFEE
WALL WRITERS COFFEE

BANKS

WELLS FARGO BANK
CHASE BANK



RESTAURANTS

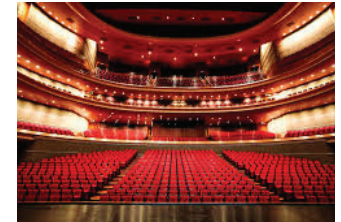
IN-N-OUT BURGER
POSTINO PARK PLACE

BARs

POSTINO PARK PLACE
YNK

THEATRES

REGAL IRVINE SPECTRUM
AMC WOODBRIDGE 5



MUSEUMS

BOWERS MUSEUM
MUSEUM OF MAKE BELIEVE

FITNESS

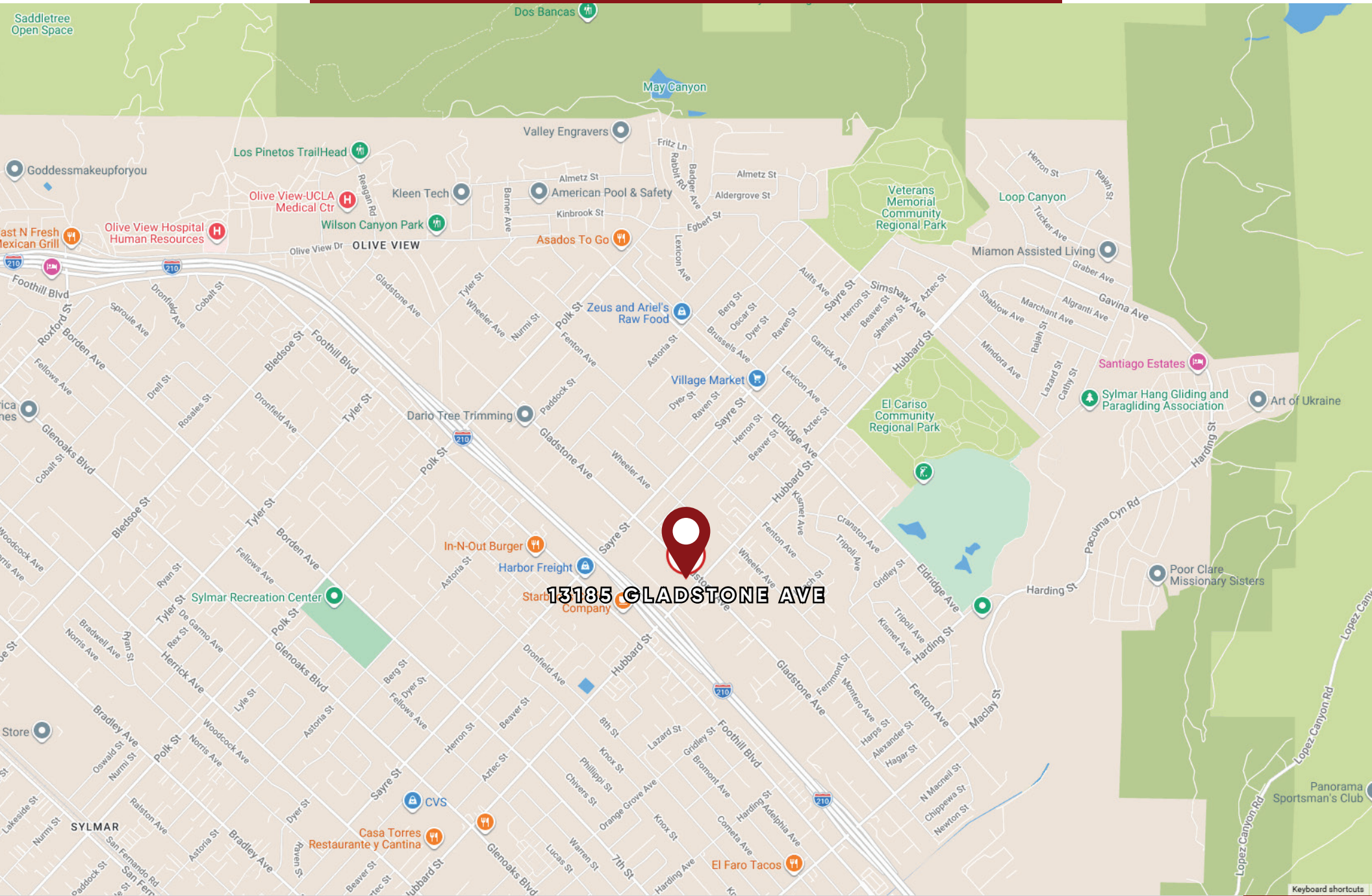
CLUB STUDIO
LA FITNESS

SPAS

BURKE WILLIAMS SPA
IRVINE SPA



AREA LAYOUT



TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM PROPERTY
GLADSTONE AVE	BEAVER ST NW	6,097	0.07 MI
HUBBARD ST	GLADSTONE AVE SW	16,360	0.09 MI
HUBBARD ST	I- 210 SW	25,176	0.09 MI
I- 210	HUBBARD ST SE	2,569	0.13 MI
I- 210	HUBBARD ST W	12,661	0.14 MI
HUBBARD STREET	I- 210 SW	69,191	0.16 MI
210	-	97,599	0.17 MI
I- 210	HUBBARD ST N	9,045	0.20 MI
HUBBARD ST	FOOTHILL BLVD SW	25,239	0.21 MI
FOOTHILL BLVD	HUBBARD ST SE	23,157	0.23 MI



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JOHNHART
COMMERCIAL · RE

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