



Offering Memorandum - For Sale

12652 BRADLEY AVENUE, SYLMAR, CA 91342



DAN SANCHEZ • ENGEL & VÖLKERS BURBANK

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this

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Property Overview

Exceptional investment and value-add opportunity in the heart of Sylmar. Situated on an expansive, nearly 15,000 sq ft RD3-1XL lot (Per title records), this unique property features four (4) separate detached homes, each offering 2 bedrooms and 1 bathroom, along with individual gas and electric meters and a detached 4-car garage with one space allocated per unit. One of the homes has recently become vacant and features a completely remodeled interior, presenting an ideal opportunity for an owner-user or immediate market-rate rental income.

The oversized parcel may support the addition of up to two detached ADUs (Per Zimas), creating the potential for six income-producing units total (buyer to verify with the City). A rare opportunity for investors seeking strong current income, future upside, and long-term appreciation in a high-demand rental market.



Property Details

Address:	12652 Bradley Ave Sylmar, CA 91342
NOI:	\$48,624
Price/Unit	\$323,750
Price/SF:	\$454.55
APN:	2506-031-006
Building Size:	±2,849 Sq Ft
Land Size:	±14,987 Sq Ft
Year Built:	1927
Zoning:	LAR1
Bedrooms:	8 (each unit has 2)
Bathrooms:	4 (each unit has 1)

Offering Price

\$1,295,000

Cap Rate

3.75%

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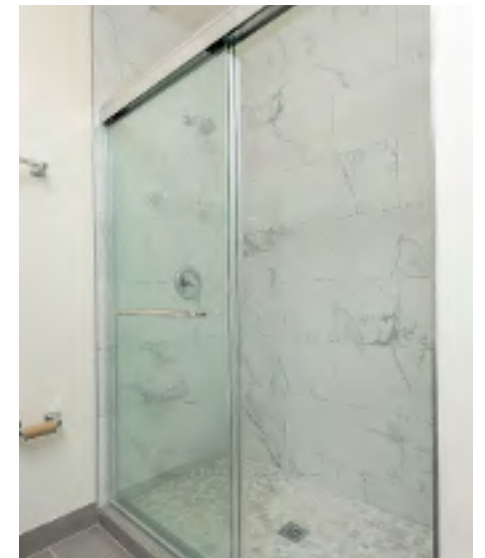


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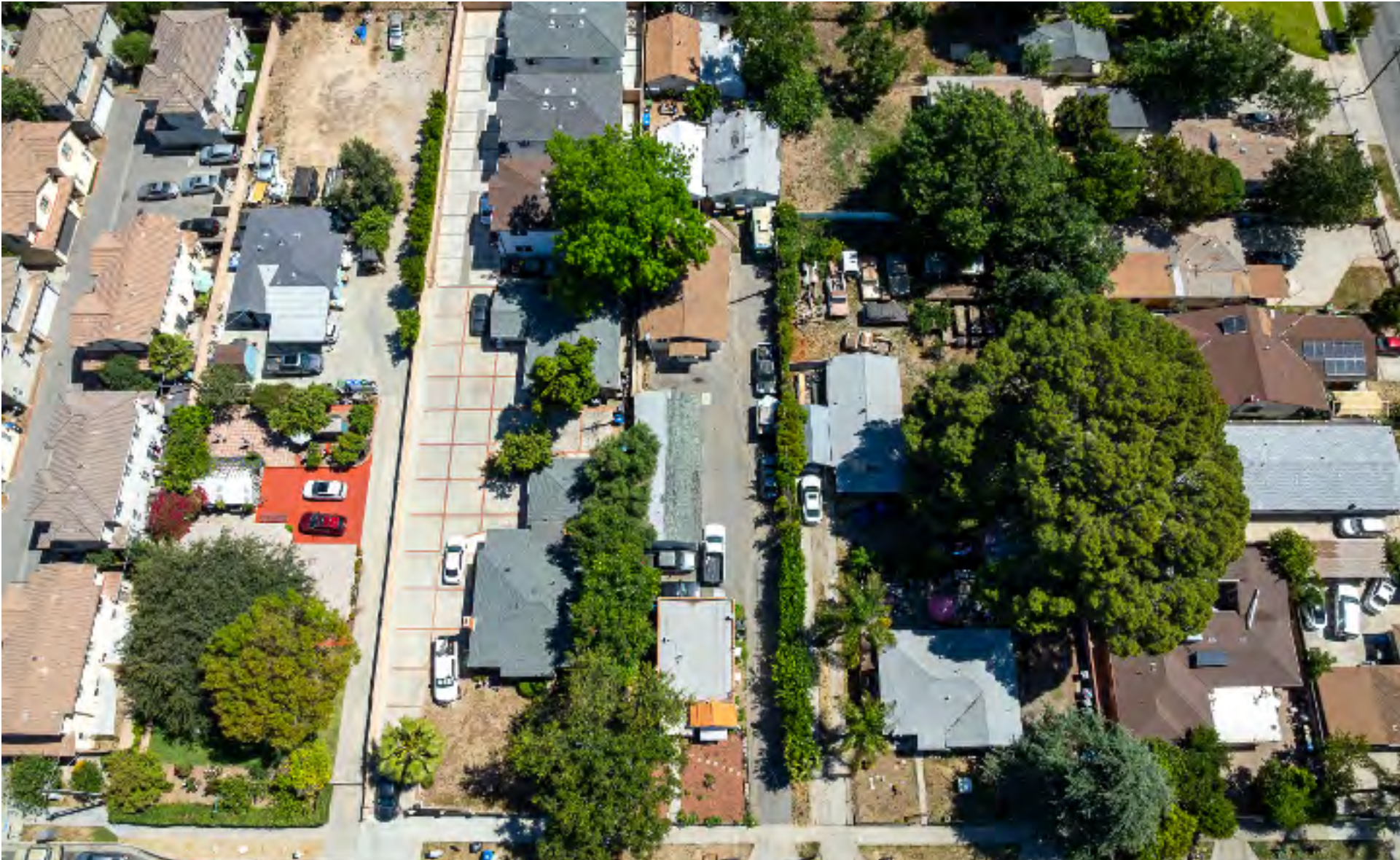




Maps & Aerials

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Financial Overview

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Rent Roll

UNIT #	CURRENT RENT	PROFORMA
12654	\$1,369	\$1,369
12652	Vacant	\$2,500
12654 1/4	\$1,478	\$1,478
12654 1/2	\$1,055	\$1,055
Monthly Gross Rent	\$3,902	\$6,402
Annual Gross Rent	\$46,824	\$76,824
Annual Net Income	\$18,624	\$48,624
Cap Rate	1.44%	3.75%

Annual Expenses

EXPENSES	AMOUNT
Water & Trash	\$8,800
Insurance	\$3,400
Property Taxes	\$16,000
	\$28,200



Market Overview

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County Overview

Los Angeles County, the most populous county in the United States, is a sprawling region of nearly 10 million residents. Encompassing 88 cities, including the city of Los Angeles, this diverse and dynamic area serves as a global epicenter for business, culture, technology, and innovation. With its extensive infrastructure, vibrant economy, and unparalleled quality of life, Los Angeles County offers a wealth of opportunities for commercial real estate investors.

Los Angeles County's commercial real estate market is robust and diverse, offering opportunities across various property types, including office, industrial, retail, and multifamily sectors. The county's economic strength, coupled with its strategic location, drives strong demand for commercial properties. Emerging submarkets, such as Downtown Los Angeles and Silicon Beach, are experiencing significant growth and development. Investors can find a mix of historic buildings, modern office spaces, industrial parks, and prime retail locations, catering to diverse business needs.



City Overview

Sylmar is one of the northernmost communities in the San Fernando Valley, known for its mountain views, larger lot sizes, and more suburban feel compared to many other parts of Los Angeles. Nestled against the foothills of the San Gabriel Mountains, the area offers a quieter, less congested atmosphere while still providing convenient access to major employment centers throughout the Valley and greater Los Angeles.

For investors, Sylmar continues to attract attention due to its relative affordability compared to neighboring communities such as Burbank, Glendale, and parts of central Los Angeles, while still benefiting from strong rental demand and continued population growth throughout the San Fernando Valley. Larger parcels and flexible zoning in certain areas also create opportunities for ADU development and long-term value appreciation.

Residents enjoy convenient access to the 5, 210, 118, and 405 freeways, making commuting throughout Los Angeles more manageable. Outdoor recreation is another major draw, with hiking trails, equestrian paths, and expansive parks nearby, including El Cariso Community Regional Park and Angeles National Forest.

Shopping and everyday conveniences are centered along Foothill Boulevard and San Fernando Road, with destinations such as Sylmar Square, Vons, and Vallarta Supermarkets serving the community. Larger retail and dining destinations, including Northridge Fashion Center, are also within a short drive.

The area also benefits from proximity to CSUN, Los Angeles Mission College, the Nethercutt Museum, and numerous recreational amenities that continue to make Sylmar appealing for both owner-users and long-term real estate investors.

Transportation: Strategic Connectivity & Regional Accessibility

The investment opportunity at 12652 Bradley Avenue is defined by its exceptional logistical positioning within the North San Fernando Valley. Situated at the crossroads of the region's most vital transit arteries, this four-unit asset offers residents an unparalleled "transit-oriented" lifestyle that bridges the gap between suburban tranquility and metropolitan access.

Regional Connectivity & Highway Infrastructure

The property is strategically located less than one mile from the I-5 (Golden State Freeway), the primary north-south corridor of California. This immediate proximity provides a seamless commute to major employment centers:

- **Burbank / Glendale:** A ± 15 -minute drive to the "Media Capital of the World," home to Disney, Warner Bros., and the Hollywood Burbank Airport.
- **Santa Clarita Valley:** Rapid northbound access to the burgeoning tech and industrial hubs of Valencia.
- **Downtown Los Angeles:** An efficient ± 25 -mile commute to the regional core.

Furthermore, the property benefits from the "Sylmar Split," the critical convergence of the I-210 (Foothill Fwy), CA-14 (Antelope Valley Fwy), and I-405 (San Diego Fwy). This intersection grants residents 360-degree mobility across the San Fernando, Santa Clarita, and San Gabriel Valleys.

Transit-Oriented Value Driver: Metrolink Integration

A cornerstone of this location's long-term value is its proximity to the Sylmar/San Fernando Metrolink Station (± 1.5 miles). As part of the Antelope Valley Line, this station serves as a vital link for the modern professional, offering:

- **Reliable Commuting:** A stress-free rail connection directly into LA Union Station, bypassing the region's infamous peak-hour traffic.
- **Future Growth:** Proximity to major rail infrastructure historically correlates with higher tenant retention and consistent rent premiums as Los Angeles continues its shift toward high-density, transit-centric living.

Local Mobility & Last-Mile Access

Beyond regional travel, 12652 Bradley Ave is well-served by local infrastructure designed for convenience:

- **LADOT DASH & Metro Bus Lines:** Comprehensive local coverage via the DASH Sylmar route and high-frequency Metro lines along San Fernando Road.
- **Proximity to Services:** The property is minutes away from the Olive View-UCLA Medical Center—a major regional employer—and essential retail hubs, ensuring that the "last mile" of the resident experience is as efficient as the commute itself.

Neighborhood Highlights & Areas of Interest

12652 Bradley Avenue is situated in a high-demand pocket of Sylmar, offering a blend of institutional employment hubs, renowned cultural landmarks, and expansive recreational amenities. This diverse ecosystem ensures a stable tenant base ranging from medical professionals to outdoor enthusiasts.

Major Employment & Education Hubs

- **Olive View-UCLA Medical Center:** Located just minutes away, this major teaching hospital and regional healthcare hub provides a consistent draw for healthcare professionals and medical staff, serving as a primary neighborhood economic anchor.
- **Los Angeles Mission College:** A cornerstone of the community, this nearby educational institution (±11,000 students) drives significant demand for student and faculty housing in the immediate vicinity.
- **Sylmar Logistics & Distribution Center:** The Bradley Ave corridor is a key "last-mile" hub for global tenants. Nearby major employers include Amazon (DAX5 Distribution Center), FedEx, and UPS, providing a high concentration of stable industrial and logistics jobs.

Premier Recreation & Lifestyle

- **Veterans Memorial Community Regional Park:** A sprawling 97-acre park featuring rolling hills, a large pavilion, and camping areas—perfect for residents seeking an active outdoor lifestyle.

- **El Cariso Community Regional Park & Golf Course:** Offers an 80-acre footprint with a gymnasium, swimming pool, tennis courts, and a public golf course, serving as a primary social hub for the neighborhood.
- **Wildlife Learning Center:** A popular local zoological park dedicated to rescued animals, adding a unique cultural layer to the immediate vicinity.

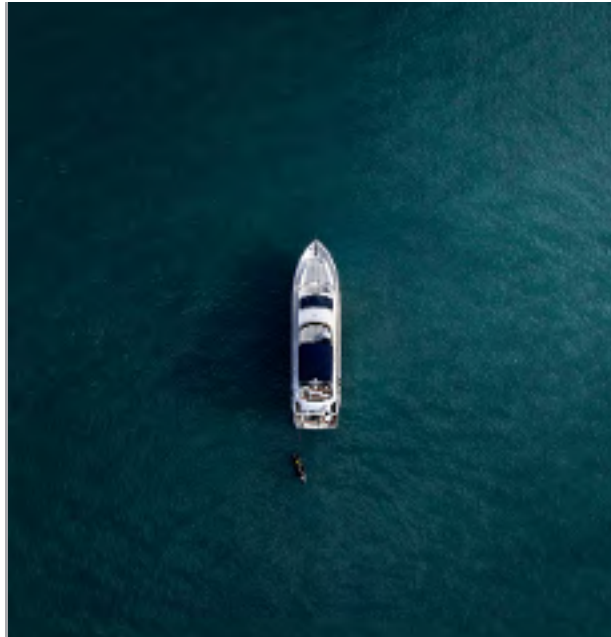
Local Dining & Daily Conveniences

The property is surrounded by a rich variety of "mom-and-pop" eateries and national retailers, primarily clustered along Foothill Blvd and Glenoaks Blvd:

- **Culinary Favorites:** Local staples include the Nethercutt Museum (a world-class automotive collection), Sylmar's Fix, and the historic Kwik Market & Deli on Roxford Street.
- **Retail Anchors:** Proximity to Vons, Vallarta Supermarkets, and The Habit Burger Grill ensures that all daily essentials are within a 5-minute drive.
- **Regional Attractions:** Within a 20-minute radius, residents have access to Six Flags Magic Mountain to the north and Universal Studios Hollywood to the south.



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PRESENTED BY DAN SANCHEZ

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