

FOR SALE

Van Nuys Industrial Multi-Tenant

7800 Gloria Avenue, Van Nuys, CA 91406



Trinity Partners, Inc.
27959 Smyth Drive
Valencia | CA | 91355
818.788.3800 www.trinitipartners.com

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Triniti Partners has been retained as the exclusive agent to market for sale 7800 Gloria Avenue, Van Nuys, CA 91406 ("Building"). This industrial multi-tenant is approximately 6,800 square feet divided into 4 individual separately metered units ranging from 1,000 square feet to 2,350 square feet. The Building is situated on 8,712 square feet of LA City M2 zoned land. This is a rare opportunity to acquire a multi-tenant property in the San Fernando Valley, with current market vacancy less than 1%. All tenants are currently on a month to month and significantly below market rents today.

Investment Highlights

Asking Price:	\$2,250,000.00
Property:	7800 Gloria Avenue Van Nuys, CA 91406
Building Size:	± 6888 Sq. Ft.
Lot Size:	±8,717 Sq. Ft.
Year Built:	1973
Zone:	M2
Parcel:	2206 002 004
Number of Units:	4
Clear Height:	12' - 14'
Power:	4 separate meters (200 A, 3 P, 4W)
Loading Doors:	4 (3 @ 12X10, 1 @ 12 X 11)

**7800 Gloria Avenue
Van Nuys, CA 91406**

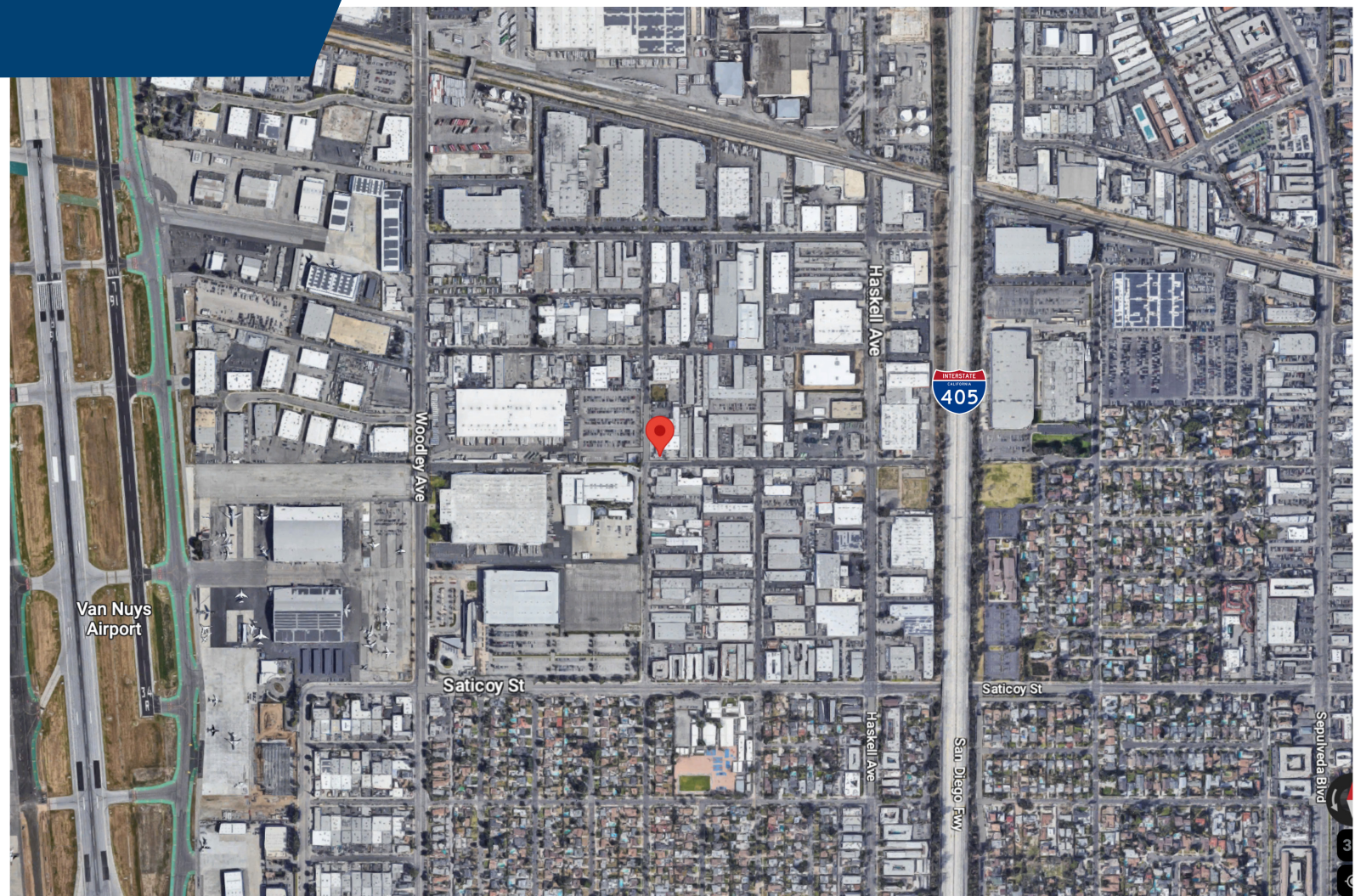


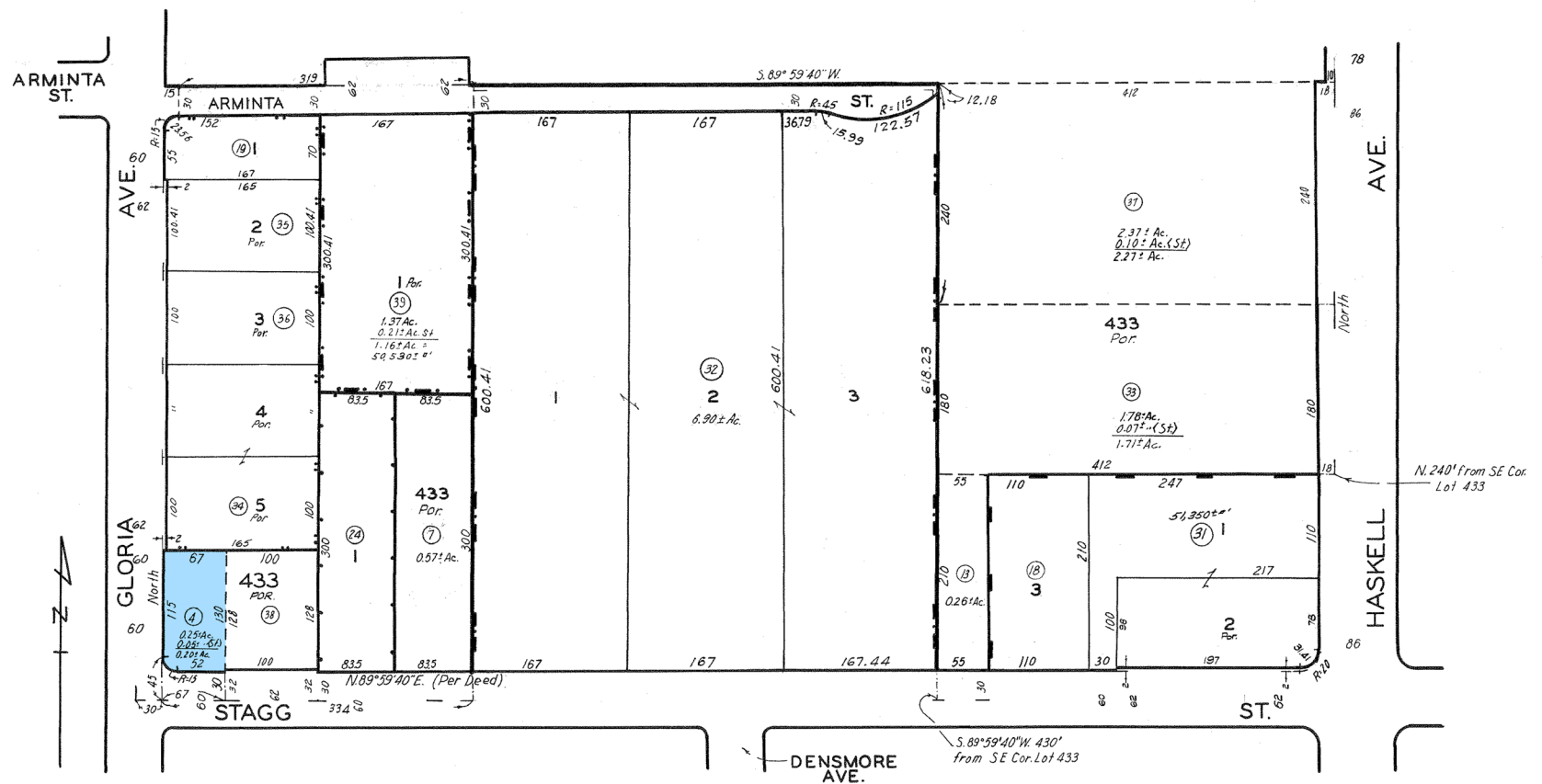
7800 Gloria Avenue Van Nuys, CA 91406 Rent Roll

Unit	Tenant	Use	SQFT	PSF	Monthly rent	Lease Expiration
7800	Installer's Depot	Wholesale electrician parts	2,232	\$1.00	\$2,225.00	Month to Month
7804	Tenant B	Photo studio	1,216	\$1.52	\$1,850.00	Month to Month
7808	ICS Construction	Electrician	1,216	\$1.19	\$1,450.00	Month to Month
7812	Tenanat A	Automotive Window Tinting	2,224	\$1.39	\$3,100.00	Month to Month
TOTALS			6,888		\$8,625.00	



Aerial Map North View





CODE
16

TRACT NO. 1000
M.B. 19-1-34

TRACT NO. 24882
M. B. 782-70-71

FOR PREV. ASSMT. SEE: 283-317

TRACT NO. 24325
M.B. 637 - 81

TRACT NO. 26943
M.B. 703 - 19

TRACT NO. 26370
M.B. 667-69

TRACT NO. 22142
M.B. 744-92-93

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

For additional information regarding this Offering, please contact Colette L. Ramirez by telephone at (818) 788-3800, ext.102 or email at Colette.Ramirez@trinitipartners.com.

The information contained herein is strictly confidential and provided by Trinito Partners as the exclusive Agent to qualified potential Buyers for the express purpose of providing a general overview of the acquisition opportunity.

By accepting this package, you are agreeing to keep the information contained herein confidential. You are also agreeing not to use this package for any other purpose other than to evaluate the possible acquisition of this offering.

It is understood by the parties that, in order to access additional information for this property, a separate Non-Disclosure and Confidentiality Agreement will be available for execution. Neither the Seller nor the Agent nor any of their respected officers, agents or principals has made nor will make any representations or warranties (express or implied) as to the accuracy or completeness of this Marketing Package or its contents. Analysis and verification of the information contained in the marketing package is solely the responsibility of the prospective Buyer. The Seller and Agent expressly reserve the right, at their sole discretion, to reject any or all expression of interest or offers to purchase the Property, as well as the right to terminate any discussions with any entity at any time with or without notice.

The Seller shall have no legal commitment or obligation to any entity that reviews the Marketing Package or makes an offer to acquire the Property unless and until such offer(s) are accepted in writing by Seller in its sole discretion.



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