

# OFFERING MEMORANDUM

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\$14,500,000

10232-10234 GLENOAKS BLVD,  
PACOIMA, CA 91331

**WAREHOUSE | PACOIMA | TENANT OCCUPIED**

PRESENTED BY

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**ROGER PERRY**

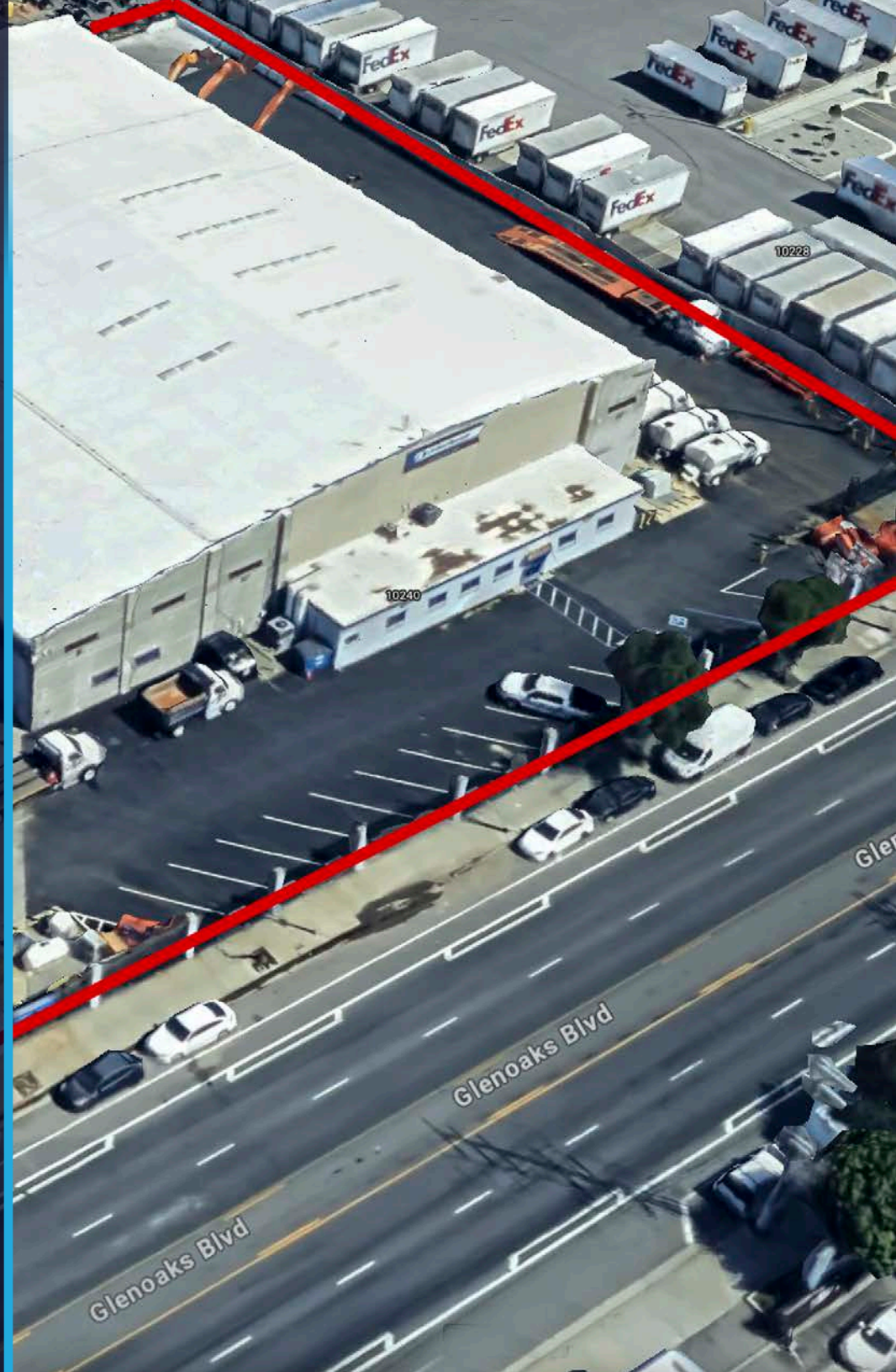
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DRE# 01882885

 ROGER PERRY GROUP



# MARKETING DESCRIPTION



The subject property located at 10232 Glenoaks Boulevard, in the City of Pacoima, is legally described by the assessor's parcel number: 2528-007-019. According to the Los Angeles County, Office of the Assessor, the subject site is an approximately 2.538 acres lot. There are five (5) associated addresses with this parcel: 10232, 10234, 10238, 10240, and 10248 Glenoaks Boulevard. The subject property is currently occupied by "United Rentals". The subject property consists of one (1) single-story industrial building. Onsite operations consists of equipment rental and motor repair. In addition to the current structure, the subject property is also improved with an asphalt paved parking and vehicle storage lot. A vehicle washing area was observed on the northwest side of the subject building. According to available historical sources, prior to 1954, the subject property was occupied by residential buildings. From 1967 to 2018, the subject property has been occupied by an industrial building. The immediately surrounding properties consist of industrial development ("FedEx Freight" / 11911 Branford Street) to the north; commercial and industrial developments (Commercial and Industrial / 10235-10267 Glenoaks Boulevard) to the south across Glenoaks Boulevard; commercial / industrial development (10202-10228 Glenoaks Boulevard) to the east; and industrial development ("CA Signs" / 10280 Glenoaks Boulevard) to the west. The adjoining property to the North is listed in the HMIRS, PCS, RCRA-G, HWIS, and UST regulatory database. Based upon information provided by the LACDPW Hydrologic Records Section, the nearest municipal production well is located half a mile to the southwest of the site and is owned by the LADWP (LACDPW #4905K). The well is active, and had a reported depth to groundwater of 251 feet bgs (LACDPW, 2007). Existing Tenant paying \$473,550 yearly + ABSOLUTE NNN w/2.5% increases every year. Lease Ends Jan 31, 2029.

# PROPERTY DETAILS & HIGHLIGHTS

## DETAILS

<b>Asking Price</b>	\$14,500,000
<b>Subtype</b>	Warehouse
<b>Lease Type</b>	Absolute NNN
<b>Square Footage</b>	33,458
<b>Cap Rate</b>	3.27%
<b>Stories</b>	1
<b>APN</b>	2528-007-019
<b>Property Type</b>	Industrial
<b>Class</b>	C
<b>Tenancy</b>	Single
<b>Price/Sq. Ft</b>	\$278.82
<b>Year Built</b>	1964
<b>Permitted Zoning</b>	LAM2
<b>Ceiling Height</b>	28 ft

## HIGHLIGHTS

- 2 Ingress/Egress gates
- 3 Bay Doors
- Above ground fueling station
- Washing station

Zone: LAM2

Opportunity Zone

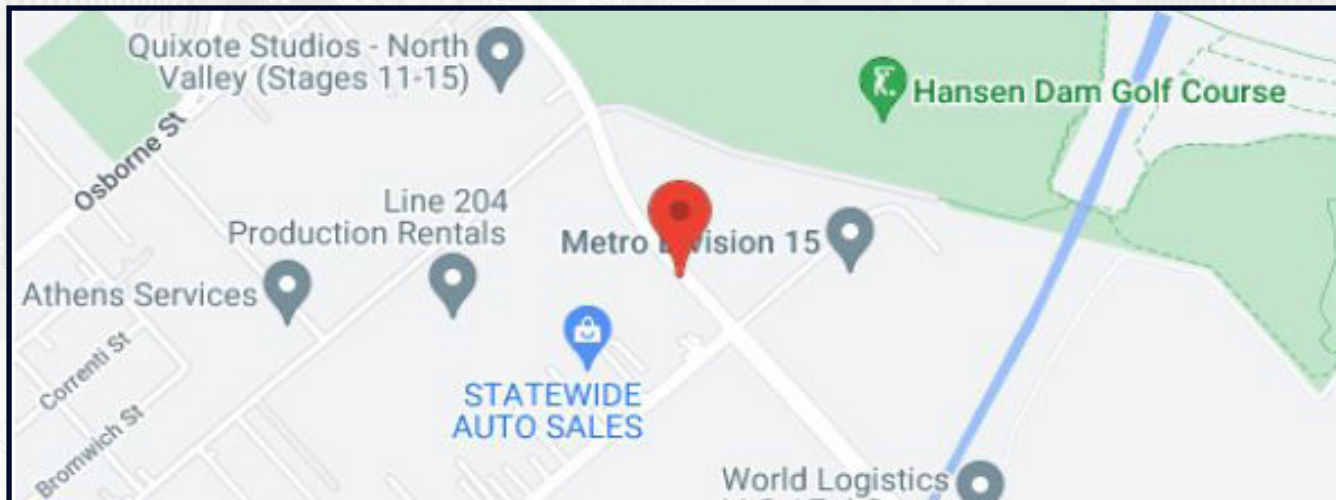
Lot Size: 110,555.28 SqFt (2.538 Acres)

Building SqFt: 33,458 – 28ft ceiling heights

Existing Tenant paying \$39,463/mo (\$473,550 yearly) + ABSOLUTE NNN w/2.5% increases every year.

Current lease ends January 2029. No renewals.  
No property tax protection for the tenant.

CAP RATE 3.27%



# RENT ROLL

Rent for 2026-27 \$40,450/mo (\$485,400 for the year)

Rent for 2027-28 \$41,461/mo (\$497,532 for the year)

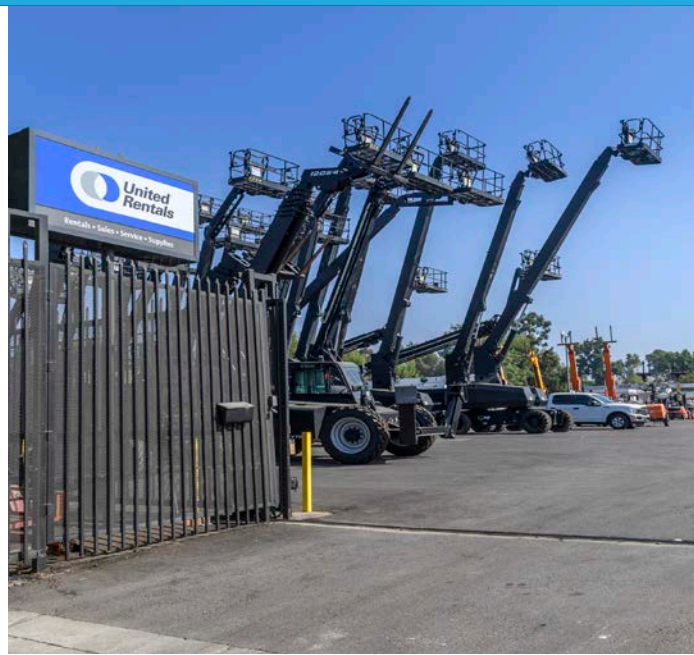
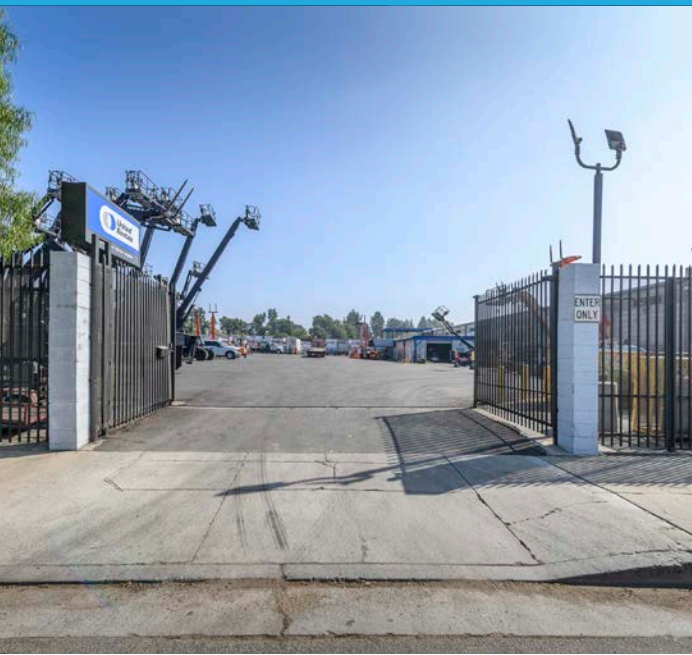
Rent for 2028-29 \$42,498/mo (\$509,976 for the year)

Rent for 2029-30 \$43,560/mo (\$522,720 for the year)

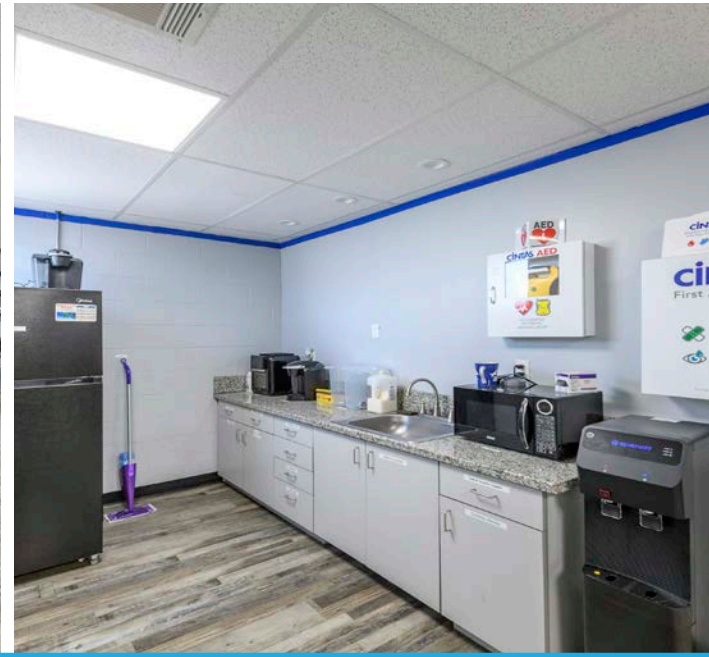
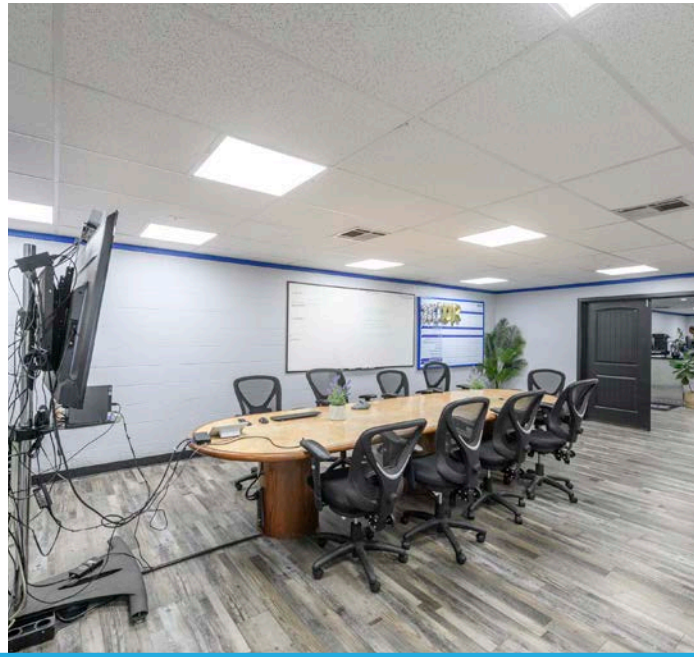
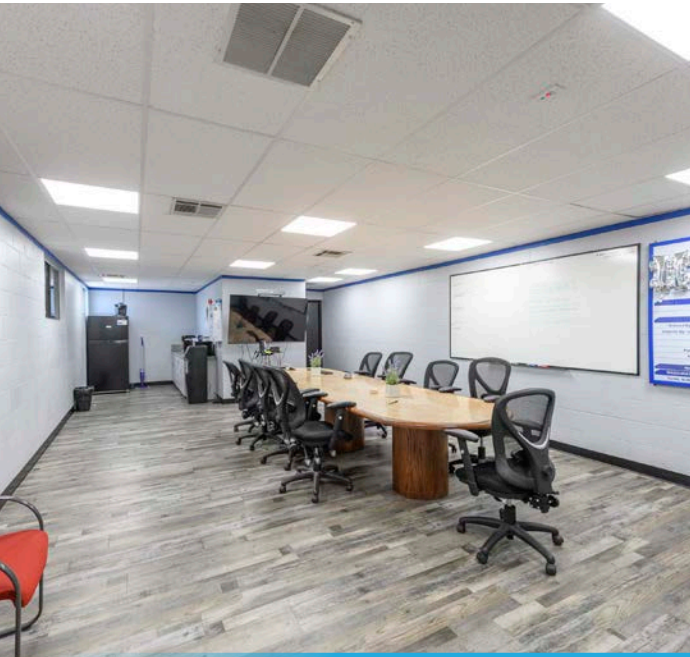
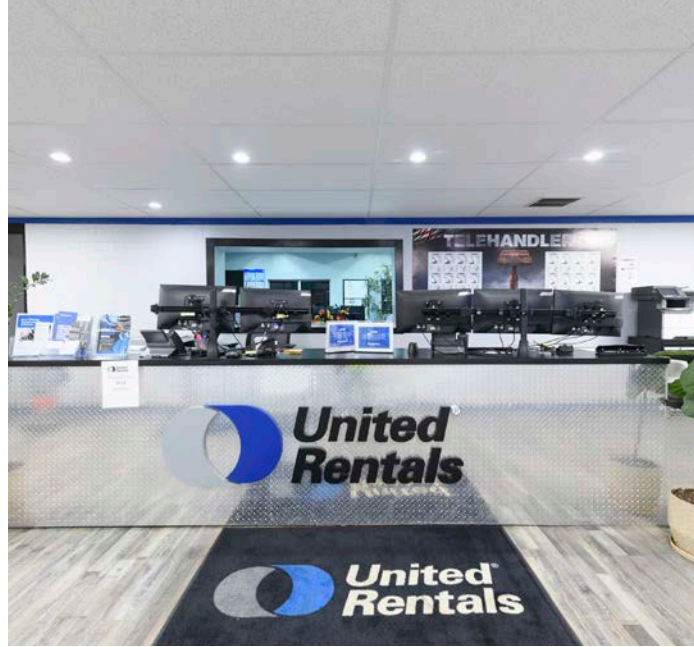
- Absolute NNN - No property tax protection -  
New renewals at this time



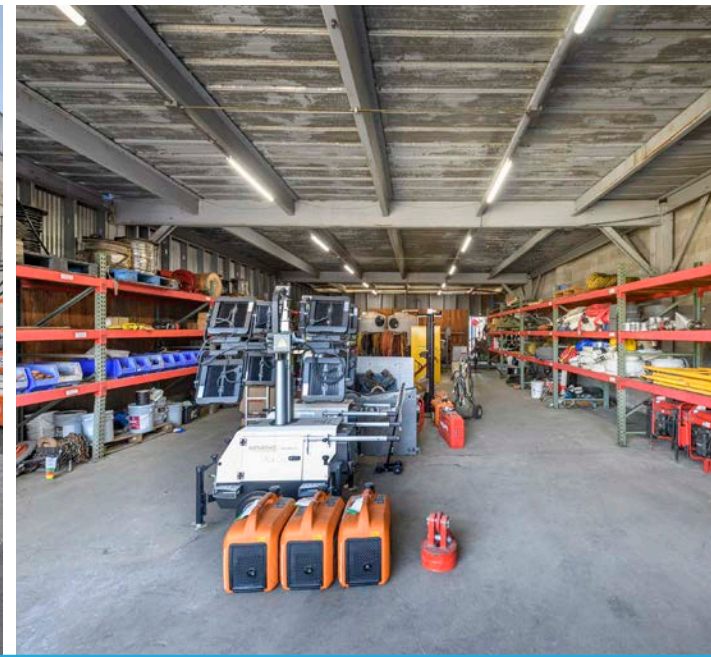
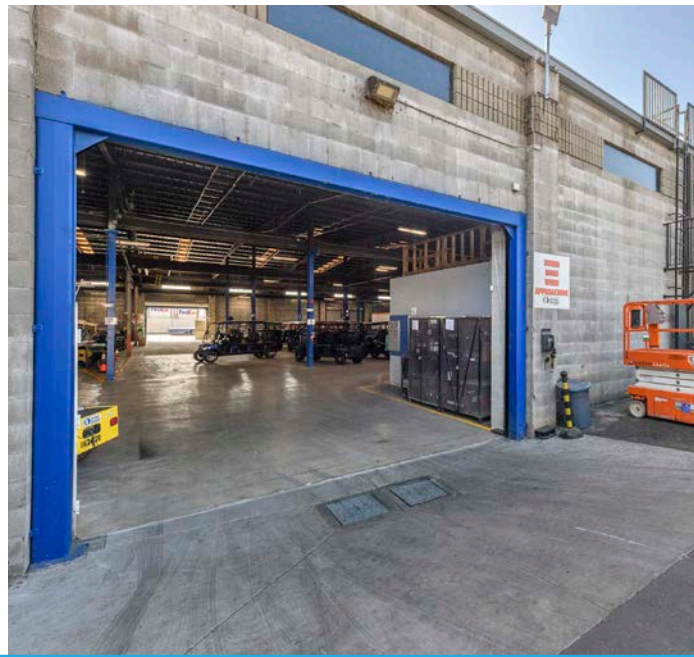
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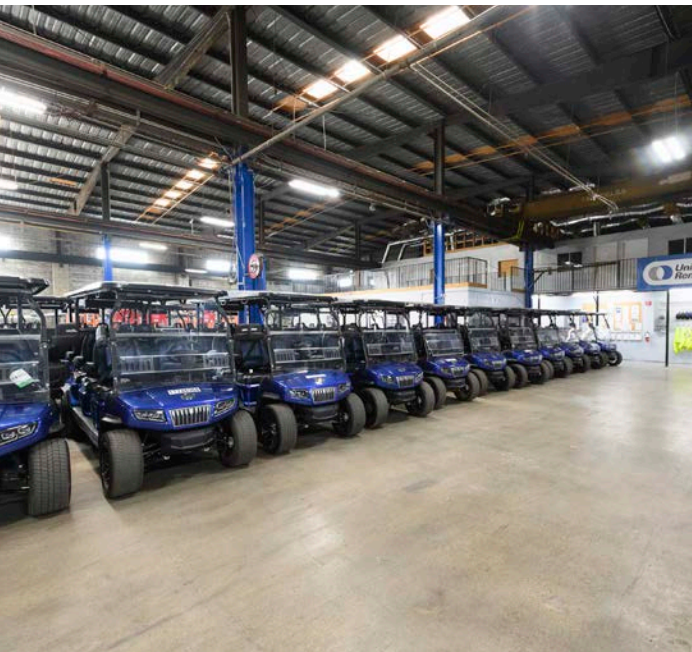
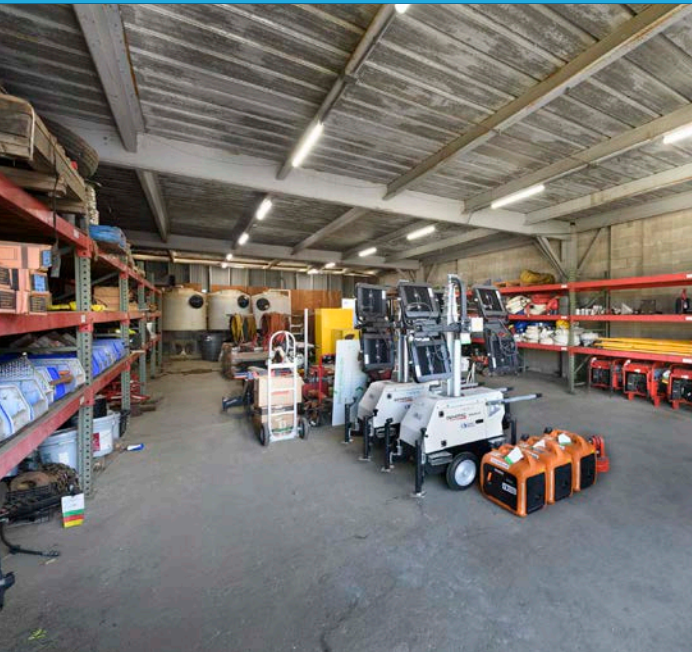
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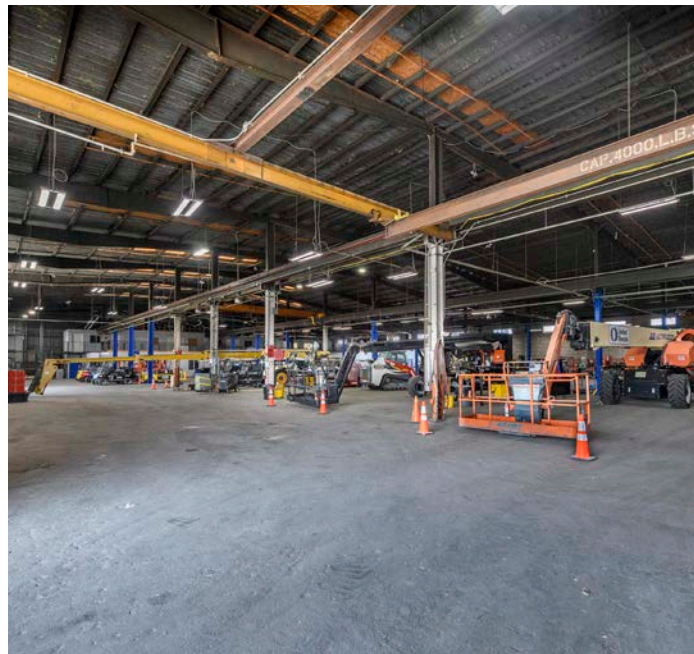
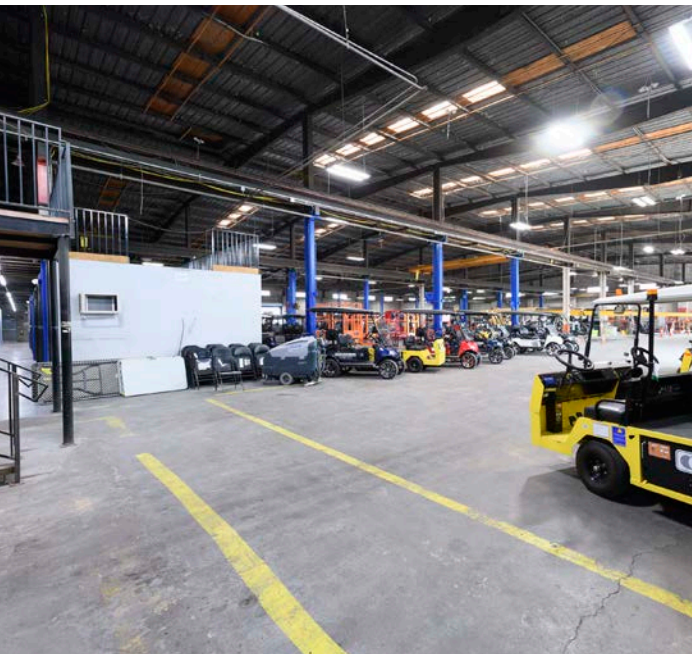
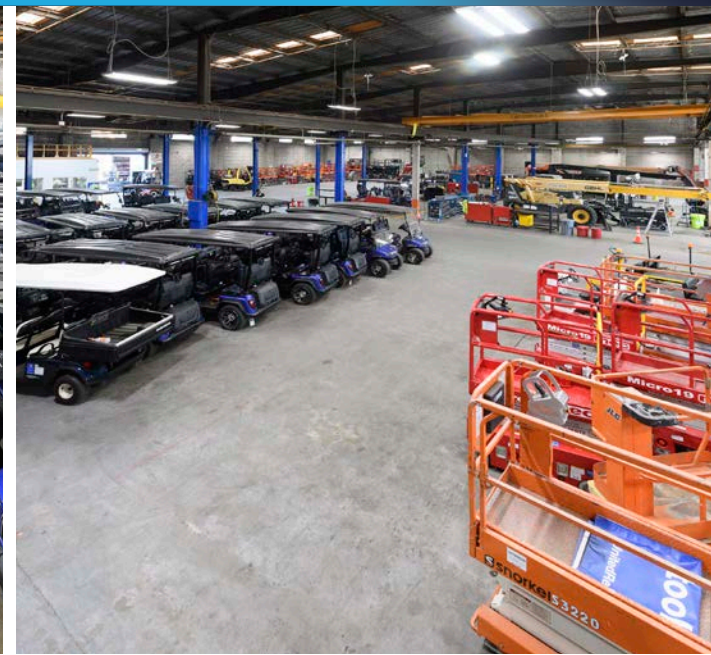
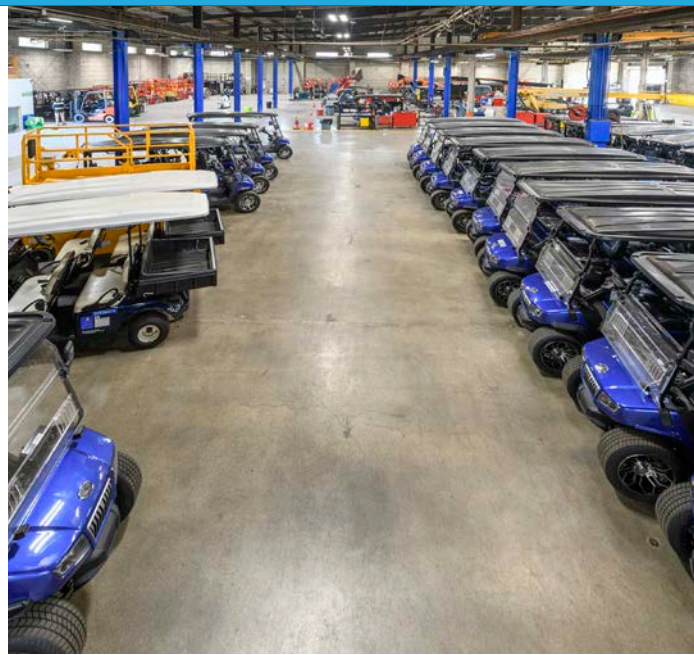
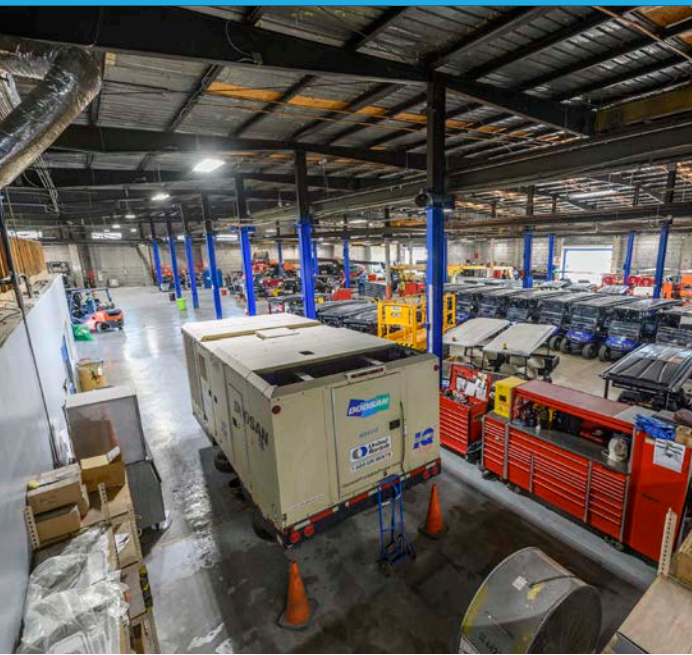
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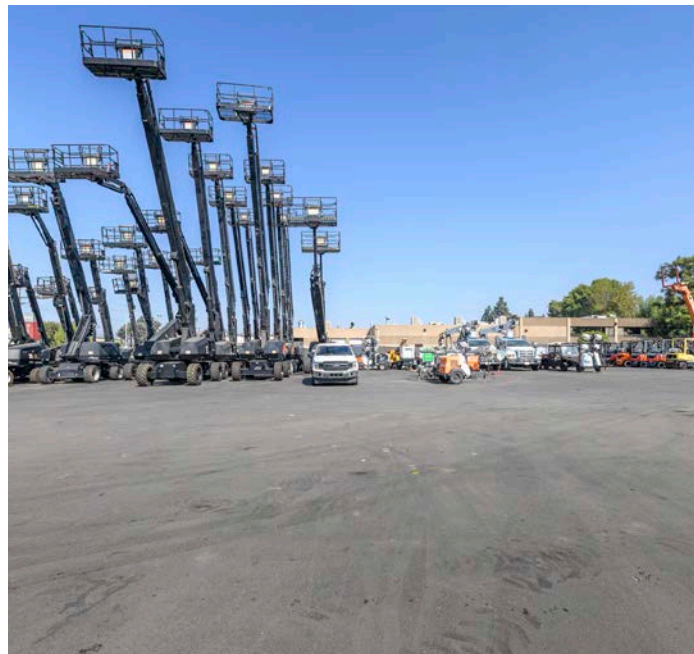
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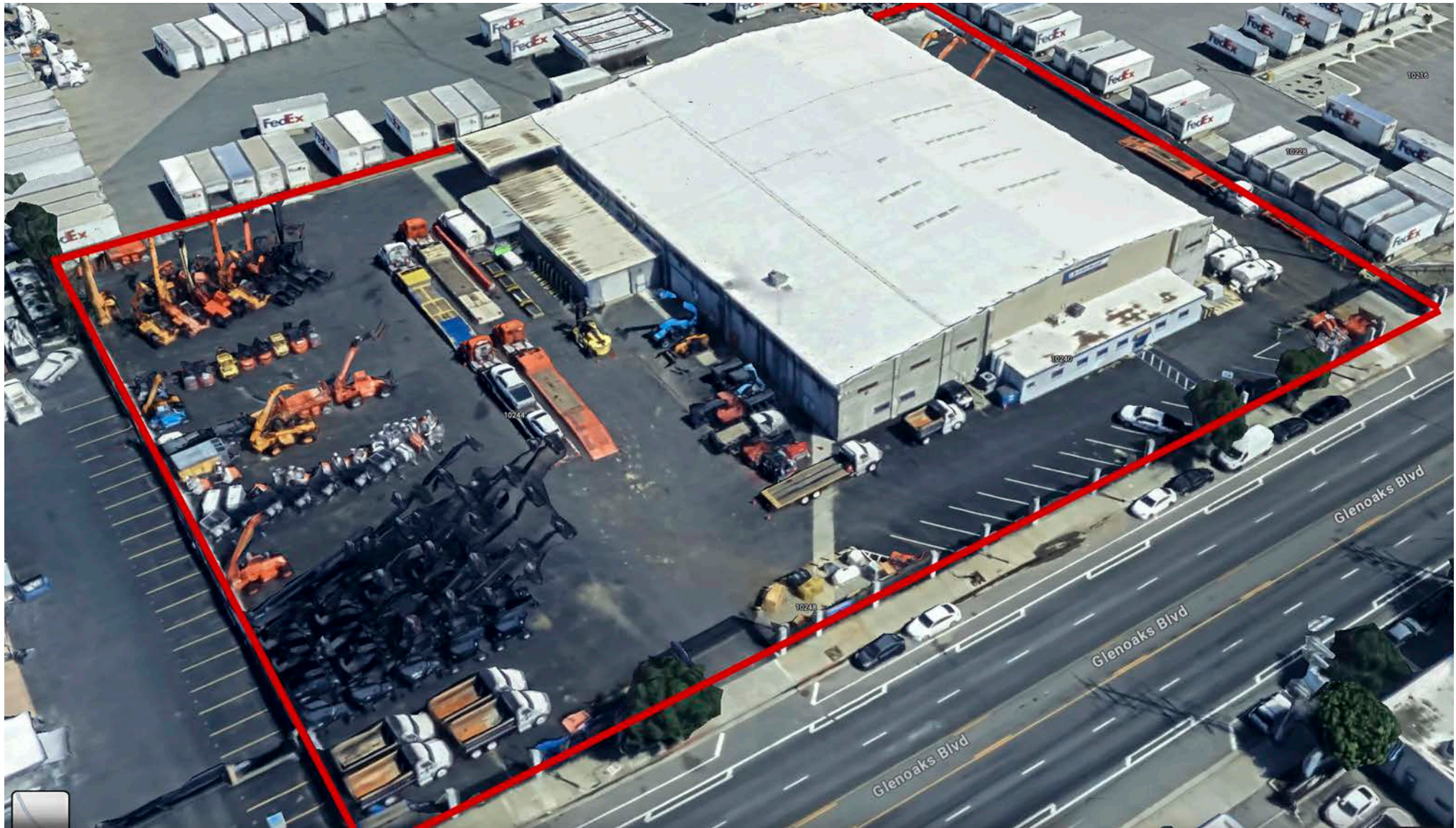
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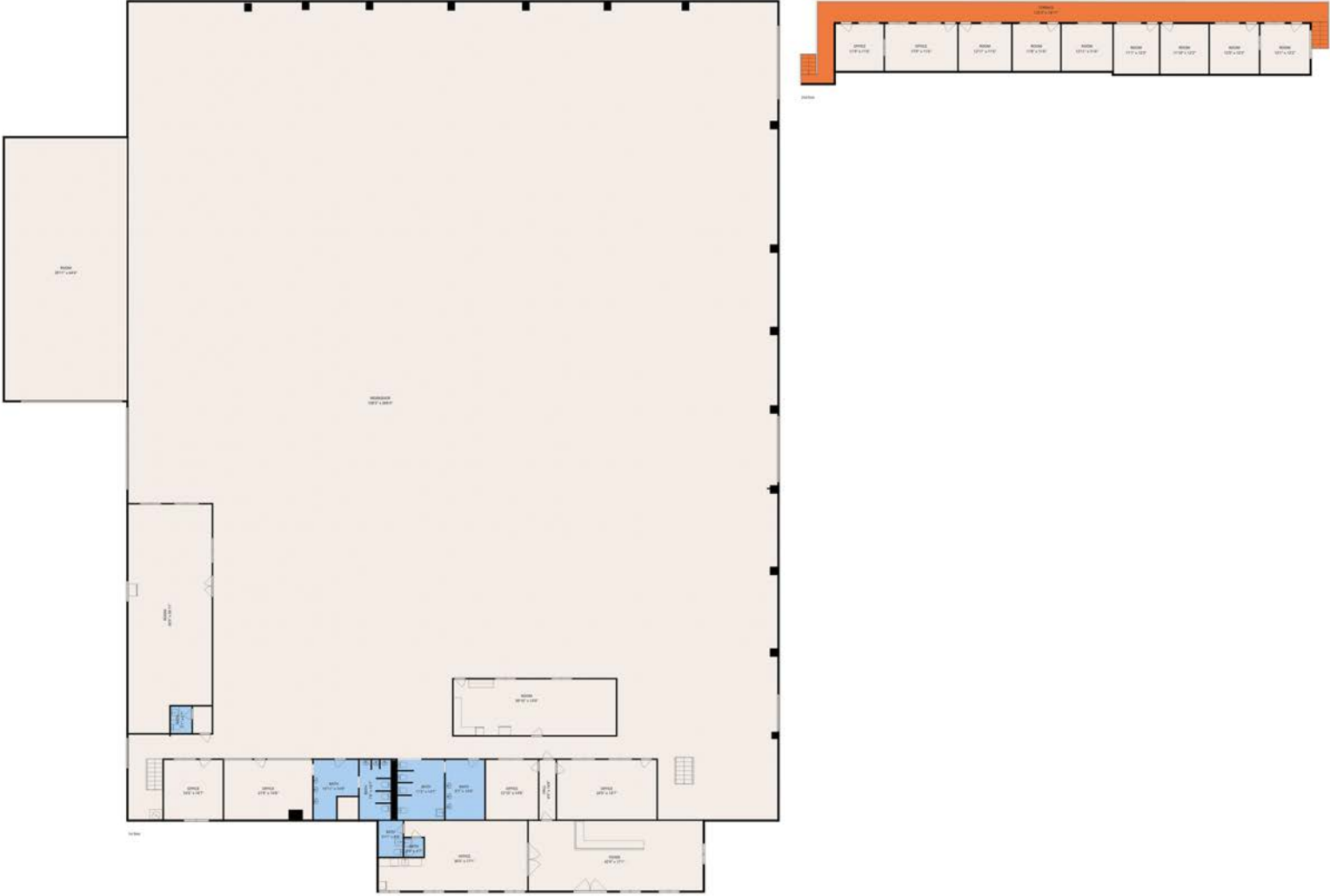
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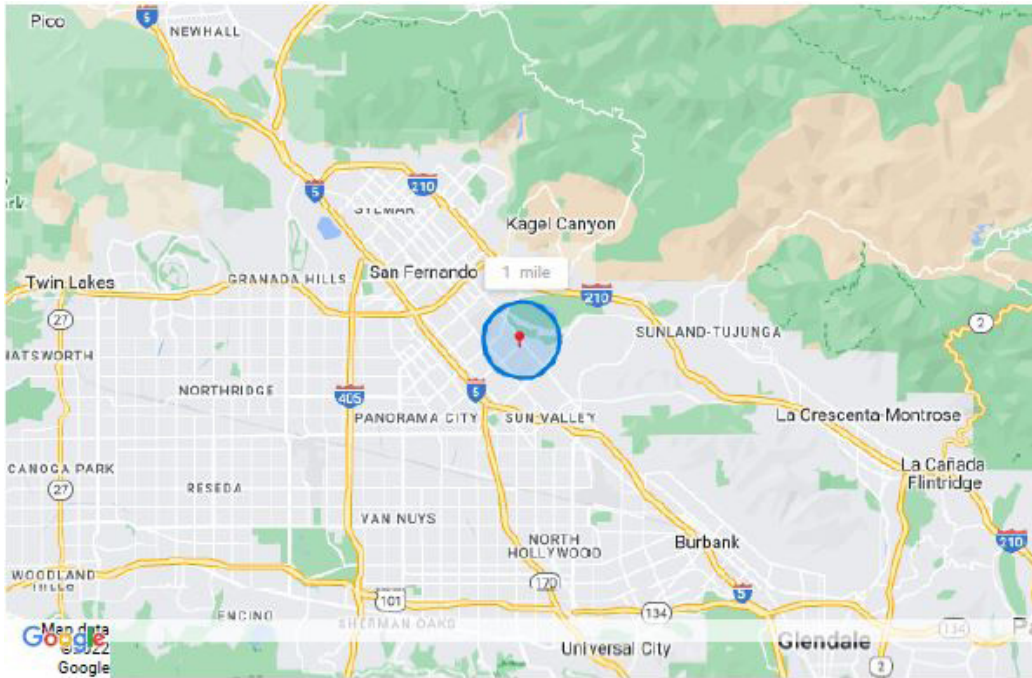


# FLOOR PLAN



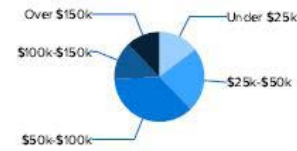
Floor plan, measurements and dimensions are approx and for illustrative purposes only

# DEMOGRAPHIC INSIGHTS



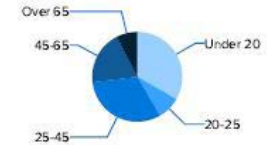
## Household Income

**\$61.6k** Median Income  
**\$68.4k** 2026 Estimate  
**↑ 2%** Growth Rate



## Age Demographics

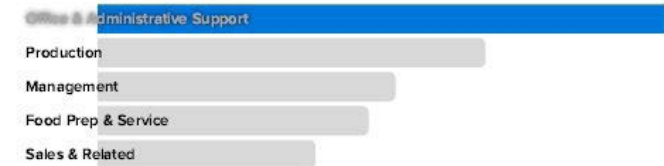
**29** Median Age  
**31** 2026 Estimate  
**↑ 6%** Growth Rate



## Number of Employees

**5,880**

### Top 5 Employment Categories



## Housing Occupancy Ratio

**20:1**  
 14:1 predicted by 2026

Occupied

## Renter to Homeowner Ratio

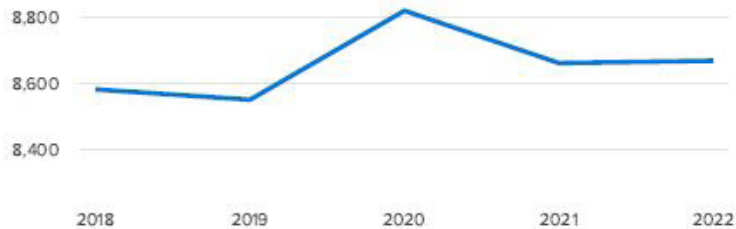
**1:1**  
 1:1 predicted by 2026

Renters

## Population

**8,668**

**0%** Compared to 8,661 in 2021  
**↑ 1%** Compared to 8,582 in 2018



## CONTACT INFO



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