



OFFERING MEMORANDUM

For Sale Commercial Kitchen

14071 Polk St, Sylmar, CA 91342

built 1954 • renovated 2026 • City & County Permits

RE/MAX

PRESENTED BY



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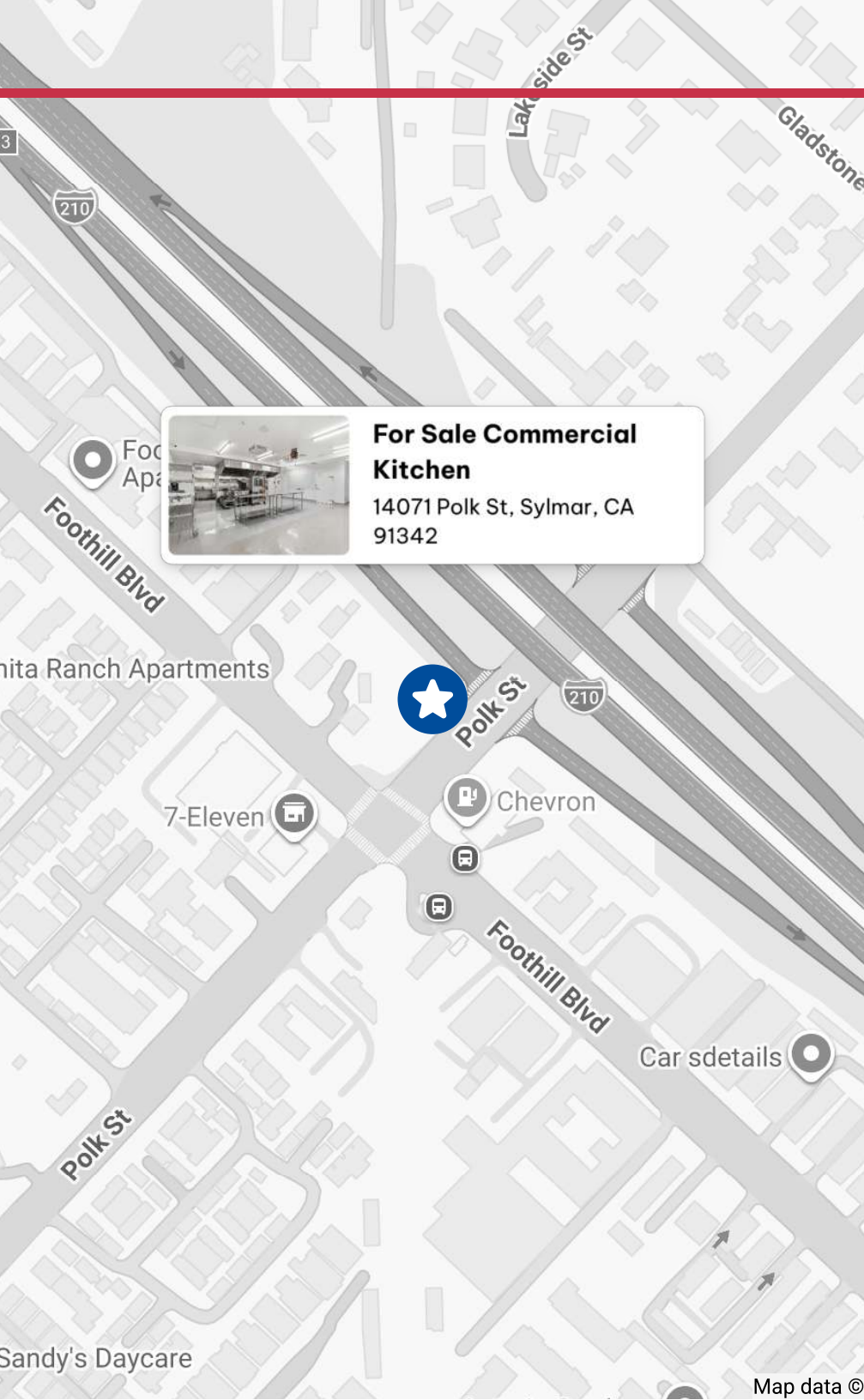
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24273 Main St, Santa Clarita, CA, 91321
<https://www.14071polk.com/>



The Asset **01**

Market Overview **02**

Outro **03**



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The Asset

Executive Summary for Sale

Property Overview

Photos

Area

Points of Interest

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EXECUTIVE SUMMARY FOR SALE

Price

\$2,000,000

Price/SF

\$876.42

Units

1

Built/Renovated

1954/2026

Property Info	
Property type	Industrial
Building size	2,282 SF
Lot size	7,275 SF
Zoning code	C2
APN	2504-010-139
Stories	1
Number of buildings	1
Property class	A
Parking	10





— PROPERTY OVERVIEW

Description

RE/MAX Gateway Commercial – The Alonso Real Estate Group, is proud to present 14071 Polk St, Sylmar, CA, 91342. Don't miss out on this rare opportunity to own a Commercial Kitchen fully permitted by the City and County of Los Angeles. This is a freestanding C2 zoning commercial building in the heart of Sylmar, conveniently located near the 210 Freeway and Foothill Blvd, with great potential to be a food processing facility or a catering business. The property is vacant and turn-key. Includes a Cell Phone Tower Antenna Lease Agreement paying the property owner rental income. Completely remodeled and improved in 2025/2026 with over \$500,000 of improvements such as (but not limited to); newer security fence and parking lot ADA compliant, newer plumbing and drainage, 220V electrical system, a newer roof with newer air ducts and piping, 2 tank-less water heaters, commercial fire hood suppression, a 12-foot grease interceptor with a 600 gallon grease trap, flooring improvements brought to building code, ADA compliant upgrades throughout, a 15x12 walk-in refrigerator, a security gate with motorized access, a high-end kitchen equipment including cooking stations and commercial appliances. The food packaging area is air conditioned, and the kitchen area is air conditioned by a swamp cooler. Also includes a high-end security system that covers the interior and exterior, monitored remotely or inside the office room. Built with new bones and substantial infrastructure improvements already in place, this property is ready for new business owners to expand or launch operations without any delays or building expenses!

Property highlights

- City and county compliant –ideal for food processing, catering, or packaging operations.
- Free-standing C2 zoned building in the heart of Sylmar, strategically located near the 210 Freeway and Foothill Blvd for convenient customer and supplier access.
- Turn-key, fully remodeled in 2025/2026 with over \$500,000 in improvements including a newer roof, updated air ducts/piping, and a strengthened, modernized infrastructure foundation.
- Built for commercial performance and compliance: 220V electrical system, newer plumbing and drainage, commercial fire hood suppression, and ADA compliant upgrades throughout.
- Chef-ready amenities and security: air-conditioned food packaging area, air-conditioned kitchen via swamp cooler, 15' x 12' walk-in refrigerator, 12-foot grease interceptor with 600-gallon grease trap, and a high-end remotely monitored interior/exterior security system.
- Includes a Cell Phone Tower Antenna Lease Agreement

— PROPERTY PHOTO



— PROPERTY PHOTO



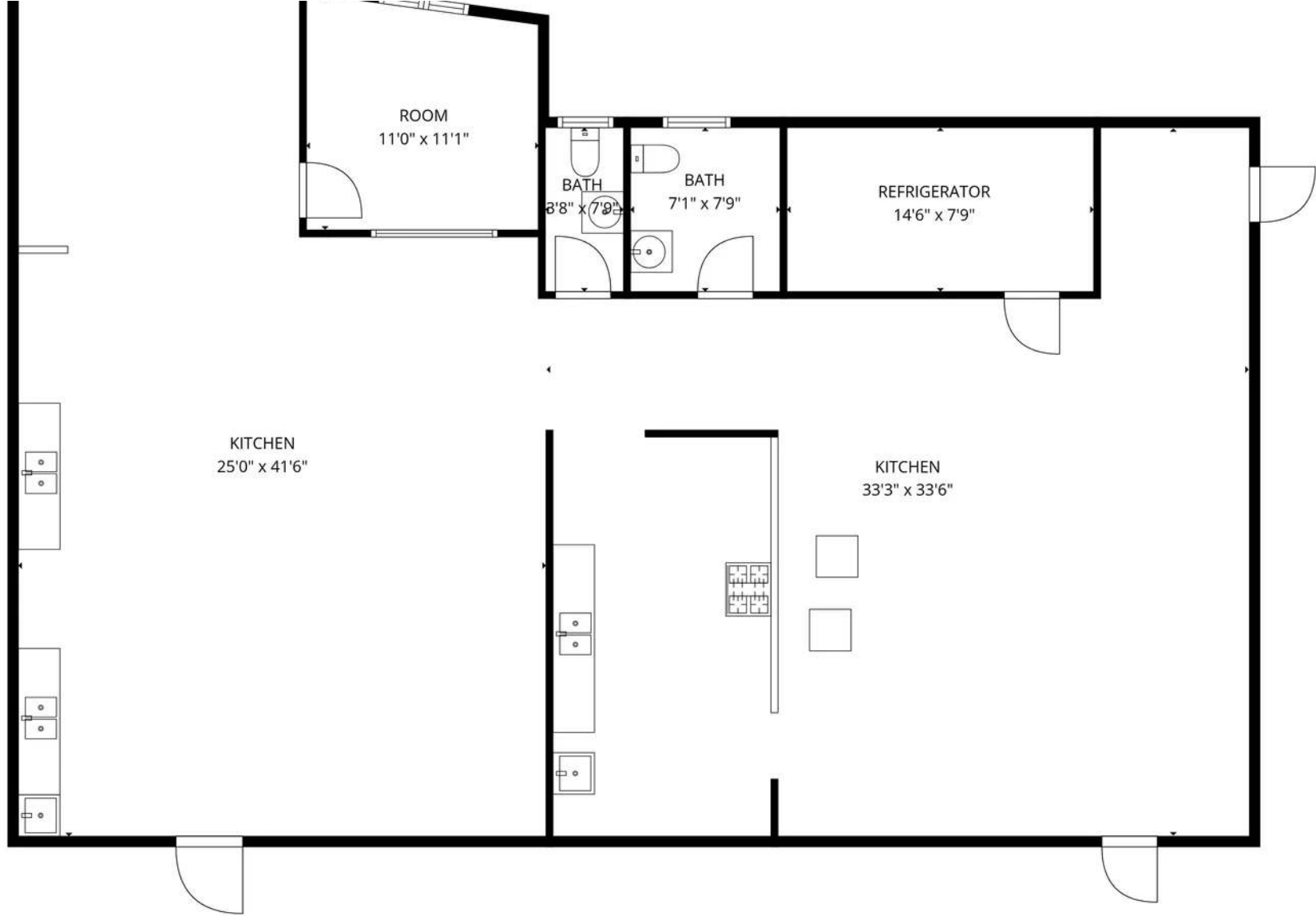
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— PROPERTY PHOTO



— PROPERTY PHOTO



TOTAL: 2120 sq. ft
1st floor: 2120 sq. ft

— AREA

Area Description

Situated in the established Sylmar community, the area around 14071 Polk St offers a comfortable suburban feel with a mix of single-family homes, neighborhood streets, and convenient access to everyday essentials. Residents enjoy nearby shopping and services along major corridors such as Foothill Blvd, with a variety of retail, grocery, and dining options ranging from casual eateries to family-friendly restaurants. Outdoor recreation is close at hand, including local parks, open space, and scenic foothill settings that support an active, year-round lifestyle. Families benefit from access to quality public and charter schools serving the Sylmar area, while commuting is straightforward thanks to quick connections to major freeways including the I-210 and SR-14, plus local transit routes. With its proximity to the northern San Fernando Valley and easy reach of hiking and regional attractions toward the Angeles National Forest foothills, the location combines practicality with lifestyle appeal—an attractive mix for today’s homebuyers and investors seeking strong day-to-day convenience.

Area Highlights

- Located in the Sylmar community, this area offers a welcoming, family-oriented neighborhood character with nearby foothill scenery and everyday residential convenience.
- Easy access to shopping along the Foothill Boulevard and San Fernando Road corridors, with local markets, pharmacies, and essential retail close by.
- A strong neighborhood dining scene nearby, featuring a variety of casual restaurants and eateries that reflect Sylmar’s diverse community.
- Recreation and schools are both within reach, with community parks and open spaces plus access to Sylmar-area elementary, middle, and Sylmar High School.
- Convenient transportation access via nearby major freeways (including I-210 and CA-14) supports straightforward commuting, while outdoor lifestyle options and trail access in the surrounding hills provide weekend appeal.



Walk score
Somewhat Walkable

63



Bike score
Somewhat Bikeable

49



Transit score
Some Transit

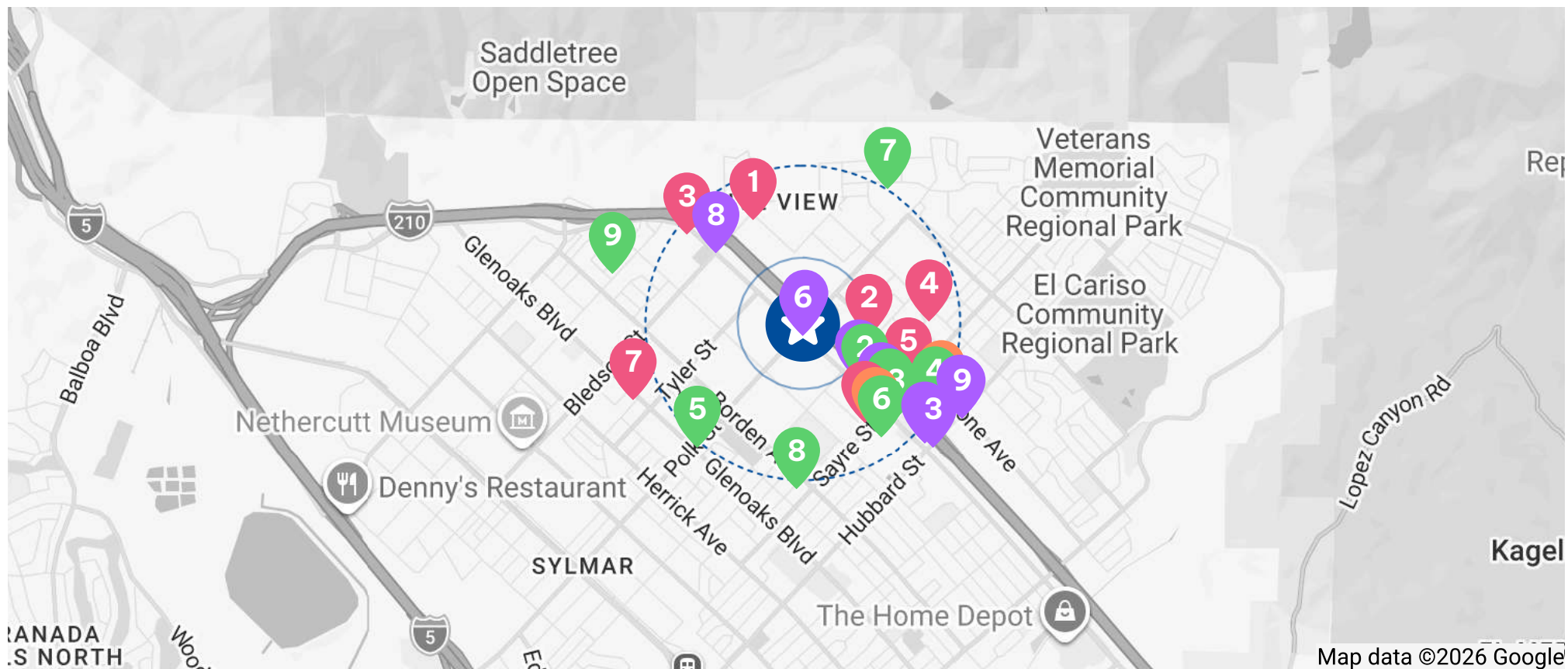
45

6 nearby routes: 6 bus, 0 rail, 0 other

Walk Score®

POINTS OF INTEREST

— 5min walk --- 10min walk



ROAD & FUEL

- 1 ARCO
- 2 Chevron
- 3 Mobil
- 4 Chevron Sylmar
- 5 Foothill / Sayre
- 6 Foothill / Polk
- 7 Texas Extra Mile Gas
- 8 Foothill Blvd & Bledsoe St ...
- 9 Eva Extra Mile

SUPPLY CHAIN

- 1 Performance Cargo Expre...
- 2 jc gonzalez trucking
- 3 Movers Sylmar
- 4 Bee Trucking Inc
- 5 Carrillo Javier
- 6 Rancho dominguez
- 7 Ken Weiland Trucking

CONTRACTOR & INDUSTRIAL SERVICES

- 1 Harbor Freight
- 2 Cooper's Hardware inc
- 3 YG Bicycles
- 4 El Poblado Home Furnitur...
- 5 Cool Prints | Premium Prin...
- 6 Restaurant Hub
- 7 Eclipse Adjustable Sunsha...
- 8 Gorditas

9 Inky Nature

SHOPPING CENTERS

- 1 Sylmar Plaza
- 2 Sylmar Square



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Market Overview

City Overview

Demographics

Employers

Employment

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Area Description

Los Angeles, California, is a vibrant metropolis situated in Southern California along the Pacific coast. Known for its diverse population, entertainment industry, and stunning landscapes, it offers a unique blend of cultures. As the most populous city in California and the second largest in the U.S., LA is famous for Hollywood, beautiful beaches, and an innovative culinary scene, making it a sought-after destination for millions of visitors each year.

Recreational Delights

Los Angeles boasts a wide array of recreational opportunities, ensuring outdoor enthusiasts can always find something to enjoy. The city's charming beaches, including Santa Monica and Venice Beach, offer the perfect backdrop for sunbathing, surfing, and beach volleyball. Griffith Park, one of the largest urban parks in North America, features hiking trails, picnic spots, and iconic attractions like the Griffith Observatory. For a taste of nature close to city life, the Angeles National Forest provides trails and scenic vistas just a short drive away. Outdoor activities are plentiful, including mountain biking in the San Gabriel Mountains and kayaking in the LA Harbor. Additionally, the city's abundant parks, like Echo Park and Pershing Square, are perfect for a leisurely stroll or community events.

Culinary Scene

Los Angeles is a culinary powerhouse, known for its rich tapestry of global cuisines influenced by its diverse population. Mexican food, particularly tacos and burritos, reigns supreme, with taco trucks sprinkled throughout the city. The culinary landscape includes vibrant neighborhoods like Koreatown, where diners can enjoy authentic Korean BBQ, and Little Tokyo, home to exquisite sushi and ramen shops. Other notable food districts include the artsy Melrose Avenue and the historic Olvera Street, each serving up flavors from around the world. In the era of plant-based eating, LA has emerged as a leader in vegan and vegetarian dining, boasting an impressive number of restaurants dedicated to meat-free options. The Michelin Guide recognizes several establishments, including high-end eateries and food trucks, underlining the city's innovative and diverse culinary scene.



DEMOGRAPHICS

within 3 mile radius

119,098

Total population

7%

5 year population growth
projection

31,213

Total households

\$31,338

Per capita income

2022 Population by age

5%

0-4 Years

17%

5-19 Years

7%

20-24 Years

33%

25-44 Years

24%

45-64 Years

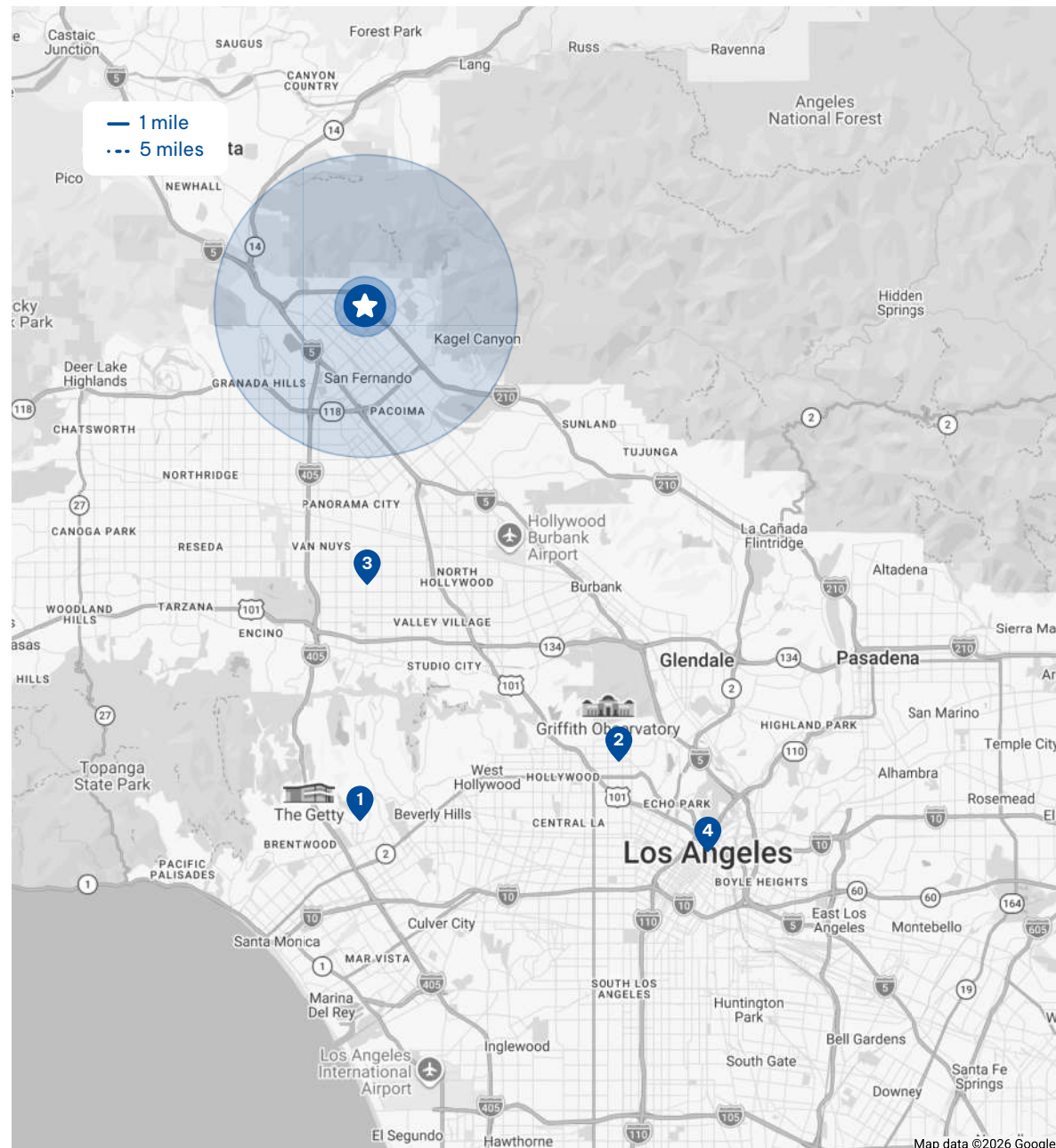
14%

65+ Years

	1 Mile	3 Miles	5 Miles
Total population	29,630	119,098	261,822
5 year projected total population	32,124	127,219	280,508
Total households	7,995	31,213	71,221
Current Median Household Income	\$98,883	\$100,804	\$96,310
5 year projected median household income	\$143,869	\$146,559	\$124,152
Current Per Capita Income	\$30,732	\$31,338	\$32,880
5 year projected per capita income	\$43,137	\$42,827	\$42,856
Median home value	\$609,703	\$643,338	\$667,729

EMPLOYERS

- 1 University of California, Los Angeles
- 2 Kaiser Permanente Los Angeles Medical Center
- 3 Los Angeles Unified School District
- 4 Los Angeles



Health Care and Social Assistance	12.96%
Retail Trade	10.44%
Professional, Scientific, and Technical Services	10.38%
Accommodation and Food Services	8.75%
Educational Services	8.4%
Manufacturing	7.61%
Construction	6.92%
Information	6.77%
Administrative and Support and Waste Management Services	5.6%
Transportation and Warehousing	5.17%
Arts, Entertainment, and Recreation	4.38%
Finance and Insurance	3.76%
Public Administration	2.73%
Wholesale Trade	2.69%
Real Estate and Rental and Leasing	2.54%
Other	0.89%

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