



Each office independently owned and operated

**FOR SALE**

INDUSTRIAL PROPERTY

**RE/MAX ONE**

6355 Topanga Canyon Blvd | Suite 100

Woodland Hills, CA 91367

REMAXONECRE.COM

# AVENUE I HEAVY INDUSTRIAL . RETAIL

307 W AVENUE I, LANCASTER, CA 93534-1605, CA, CA 93534-1605



PRESENTED BY:

**ROY BELSON**

S.V.P. RE/MAX ONE COMMERCIAL

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CalDRE #01345852

## DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from RE/MAX One and it should not be made available to any other person or entity without the written consent of RE/MAX One.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to RE/MAX One.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

RE/MAX One has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, RE/MAX One has not verified, and will not verify, any of the information contained herein, nor has RE/MAX One conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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## PROPERTY INFORMATION

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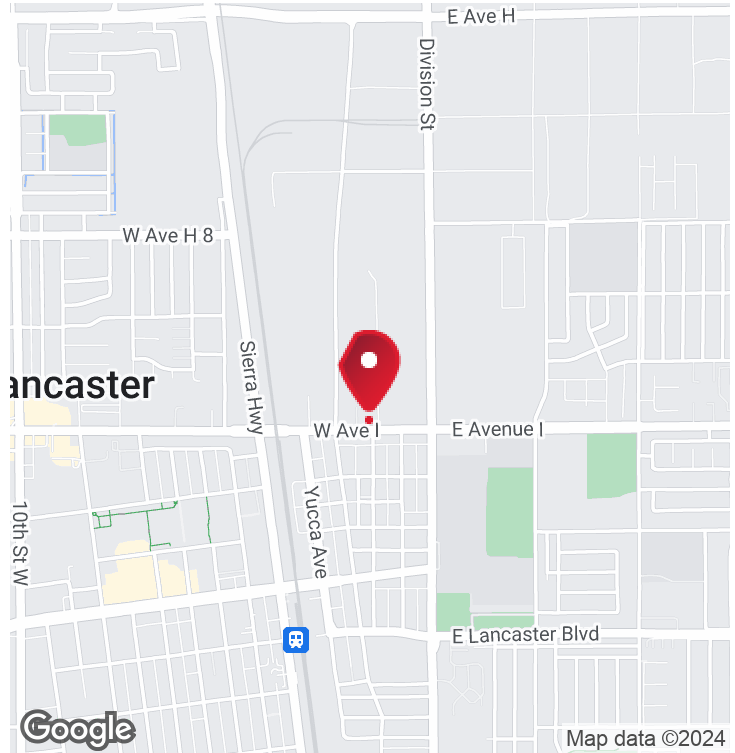
EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

|                |             |
|----------------|-------------|
| Sale Price:    | \$1,500,000 |
| Building Size: | 3,552 SF    |
| Available SF:  |             |
| Lot Size:      | 1.1 Acres   |
| Price / SF:    | \$422.30    |
| Cap Rate:      | 6.72%       |
| NOI:           | \$100,800   |
| Year Built:    | 1953        |
| Zoning:        | LRHI        |

## PROPERTY OVERVIEW

Rare opportunity to own multiple large buildings on this 1.1-acre lot. Significant traffic as main three buildings off the street. the front two show on tax records only. This main street location has been home to historically automotive-related businesses. Presently automotive on the main parcel with automotive transmission parts on the second section with a separate entry. The back area is a tire resale area with a private entry area. There are double security gates on the main street, The property has great signage. Avenue I is home to many established businesses. The location has had a very successful business in the past. Make this your new location and collect rent from the other two Blocked walls fenced businesses presently El Cavos Tires and Auto Parts. Both have their own private.

entries. Front buildings both have storefronts with office and attached warehouse areas, Bathrooms, and great retail frontage with signage. The present zoning gives the owner a great opportunity to build a large warehouse or distribution center in the back area where tire and auto parts are located and keep retail operations, Two digitally controlled double gates, in a great area with a large upside with improvements, In addition, there is a large area easement for parking that allows for additional parking. the cement block walls run alongside the property for all the privacy and security, This is an outstanding purchase and has an approximately \$ 800,000 loan that the owner stated is assumable. Contact Roy Belson #01345852 at 818.620.2020 or Thelma Ghzanian # 01468971

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# // PROPERTY DESCRIPTION



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## LOCATION DESCRIPTION

Located on Lancaster's busy avenue at the heart of automotive and Industrial businesses.

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# COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- 1. Great traffic located on high traffic avenue I
- 2. Large secured location with three buildings office and warehouse 3552 permitted and additional building metal warehouse.
- 3. Two large automatic wrought Iron gates at the front entry lot
- 4. Completely enclosed three separate businesses with block walls and gated entry
- 5. Front I street buildings retail and office with attached warehouse each with there own entry gate. extra warehouse in the rear and parking.
- 6. Property has zoning for a large industrial, manufacturing, and distribution building with all utilities on site.
- 7. Lot has a large easement next to the property that has been used for additional parking presently.

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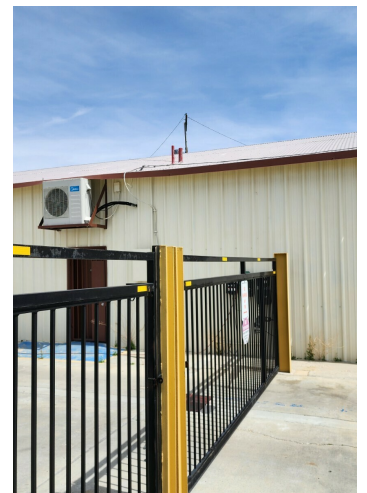
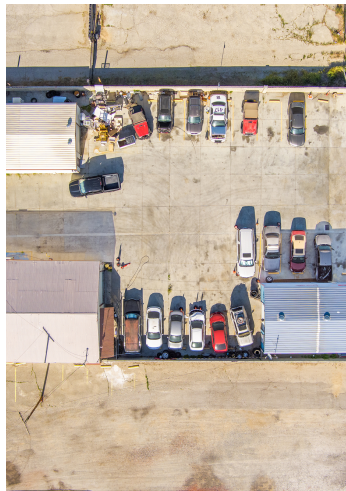
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# ADDITIONAL PHOTOS



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## LOCATION INFORMATION

### IN THIS SECTION

REGIONAL MAP

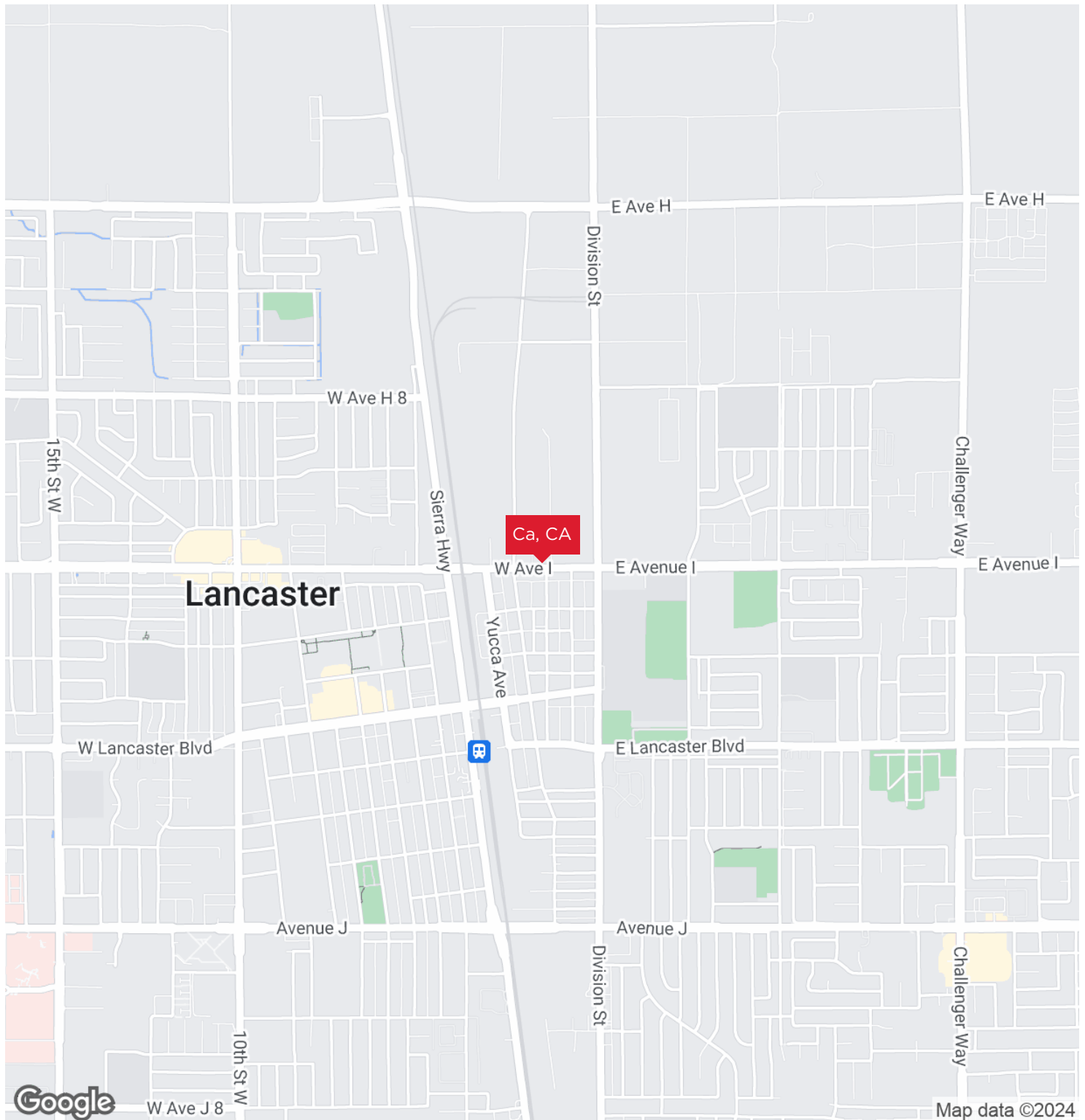
LOCATION MAP

AERIAL MAP

SITE PLANS



# REGIONAL MAP



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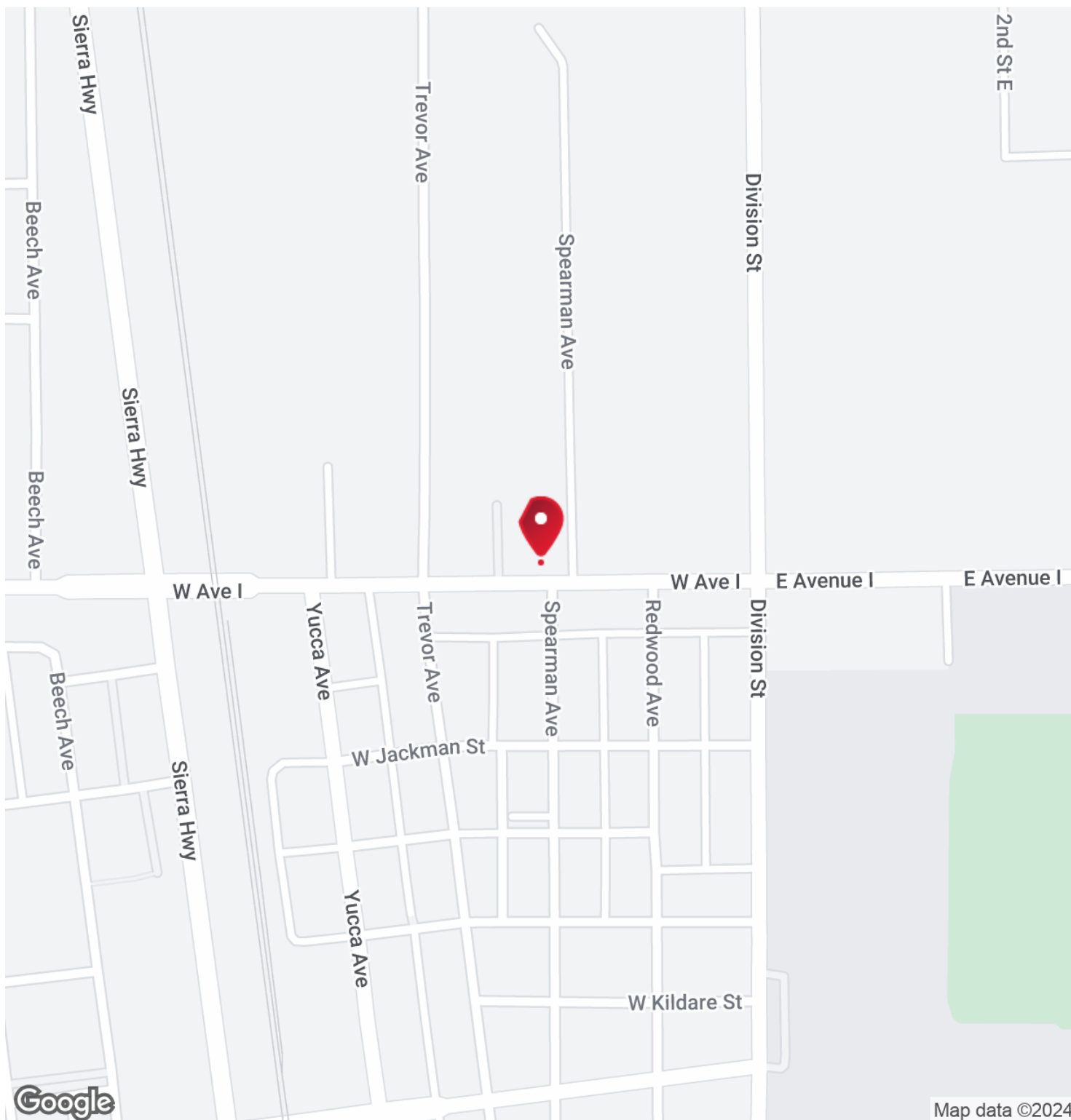
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# LOCATION MAP



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# AERIAL MAP



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# /SITE PLANS



It turns out, you don't have any Site Plans Published!

(be sure to add site plans in the [Media Tab](#) or  
"Publish on Website and Docs" in the [Plans Tab](#))

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## FINANCIAL ANALYSIS

### IN THIS SECTION

FINANCIAL SUMMARY

INCOME & EXPENSES



# // FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

|              |             |
|--------------|-------------|
| Price        | \$1,500,000 |
| Price per SF | \$422       |
| CAP Rate     | 6.72%       |

## OPERATING DATA

|                      |           |
|----------------------|-----------|
| Net Operating Income | \$100,800 |
|----------------------|-----------|

## FINANCING DATA

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# //INCOME & EXPENSES

## INCOME SUMMARY

|              |     |
|--------------|-----|
| GROSS INCOME | \$0 |
|--------------|-----|

## EXPENSES SUMMARY

|                    |     |
|--------------------|-----|
| OPERATING EXPENSES | \$0 |
|--------------------|-----|

|                      |           |
|----------------------|-----------|
| NET OPERATING INCOME | \$100,800 |
|----------------------|-----------|

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## SALE COMPARABLES

### IN THIS SECTION

SALE COMPS

SAMPLE - PROPERTY WEBSITE

SALE COMPS MAP & SUMMARY



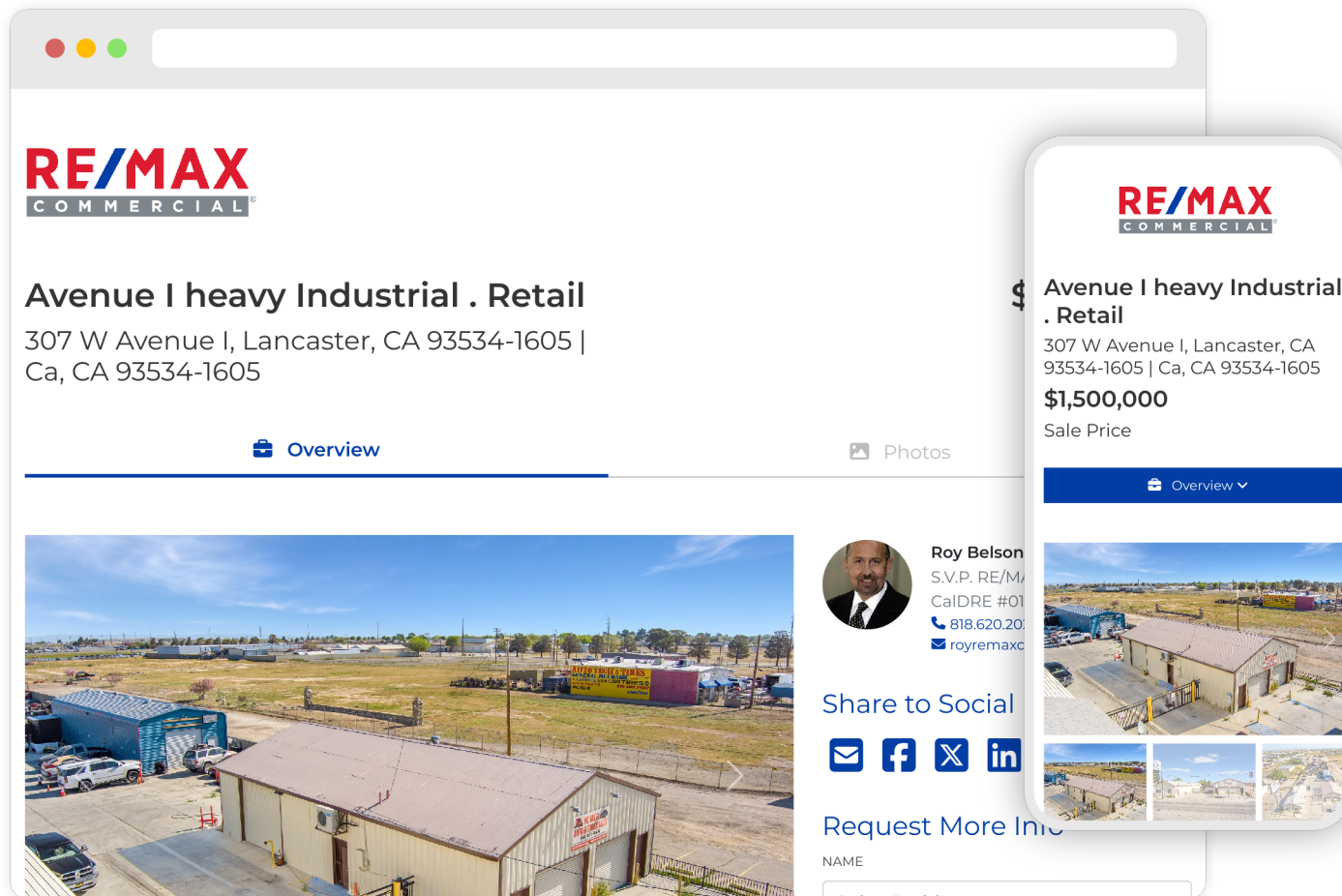
# SALE COMPS



It turns out, you don't have any Comps Selected!

(click " **Edit Lease Comps**" in the Page Edit Bar)

# //SAMPLE - PROPERTY WEBSITE



## PROPERTY WEBSITE

We create an individual webpage for each institutional listing accessible from RE/MAX One. The website includes extensive property information including the offering summary, a high-resolution photo gallery, property attributes, interactive maps, area information, demographic information, a digital offering memorandum and brochure, and a downloadable confidentiality agreement.

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# SALE COMPS MAP & SUMMARY



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# LEASE COMPARABLES

## IN THIS SECTION

LEASE COMPS

LEASE COMPS MAP & SUMMARY

# //LEASE COMPS



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# //LEASE COMPS MAP & SUMMARY



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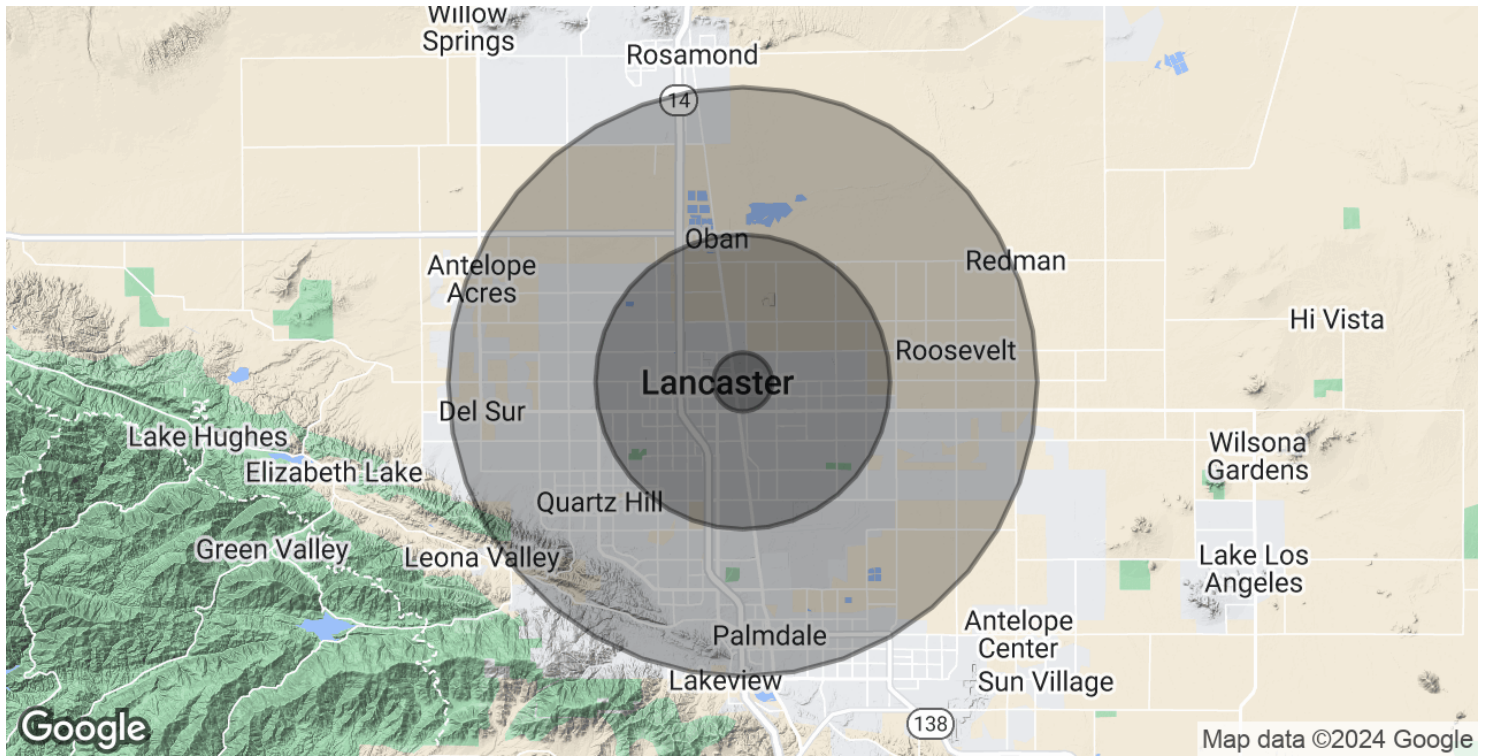
## DEMOGRAPHICS

### IN THIS SECTION

DEMOGRAPHICS MAP & REPORT



# DEMOGRAPHICS MAP & REPORT



## POPULATION

|                      | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 13,745 | 137,619 | 269,314  |
| Average Age          | 32.3   | 33.2    | 34.4     |
| Average Age (Male)   | 29.1   | 31.3    | 32.7     |
| Average Age (Female) | 34.4   | 34.9    | 34.8     |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 5,108     | 47,104    | 88,592    |
| # of Persons per HH | 2.7       | 2.9       | 3.0       |
| Average HH Income   | \$40,029  | \$63,239  | \$71,922  |
| Average House Value | \$177,620 | \$230,868 | \$267,795 |

\* Demographic data derived from 2020 ACS - US Census

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## ADVISOR BIOS

### IN THIS SECTION

ADVISOR BIO 1

# //ADVISOR BIO 1

**ROY BELSON****S.V.P. RE/MAX ONE COMMERCIAL**

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Direct: **818.620.2020**

CalDRE #01345852

**PROFESSIONAL BACKGROUND**

Roy Belson RE/MAX ONE Commercial

S.V.P.- Director of Sales and Leasing

2016- present

Senior Vice President Sales and Operations

Commercial Career adviser

Working with Commercial Clients in Multiple Products types, representing national end users, Developers, environmental due diligence, and Investment Groups.

Offering full service in Construction management and development, Due Diligence with Partners on the team Please refer to two sites Remaxonecre.com

Westrigeraeltypartners.com

Sales and Leasing Specialist, 1031 exchange

Roy Belson -S.V.P. Director of Sales and Leasing for RE/MAX ONE Commercial -Gold Nation Commercial Services. The largest RE/MAX operator with locations in six states as well as the full breadth of RE/MAX National offices and International offices of RE/MAX worldwide. Member of Westridge realty partners investment group.

He is also the Team Leader of The Belson Group. Real Estate Investment Properties. The Belson Group consists of commercial Sales and Leasing broker/ agent team. A Project manager, Energy, and due diligence team headed up by Roy Belson, who has a construction and development background. The Belson Group specializes in Repositioned properties both Commercial and residential Investment Properties. Roy and his team are also very successful with land acquisitions and familiar with land usage and the entitlement process. The Belson Group are veterans in the world of construction and taking ordinary properties, and through our energy-intelligent wellness, enhancements add real tangible value to your property. They provide architectural planning, a superior marketing system, and due diligence team which applies construction and environmental due diligence to all investment properties; selling and providing the highest returns in a market with limited inventory. The Belson Group is a diversified service team at RE/MAX ONE. Roys's client action program guarantees buyers working with the group access to unlisted properties, as well as an investment program for investors, call Roy for details. Anyone thinking of selling their property contact us regarding our comprehensive sales program.

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