

2021 1ST STREET, SAN FERNANDO, CA

FOR SALE | 19,105 SF
SOUTHLAND MARKET | SFV

SOUTHLANDCRE
GO BEYOND



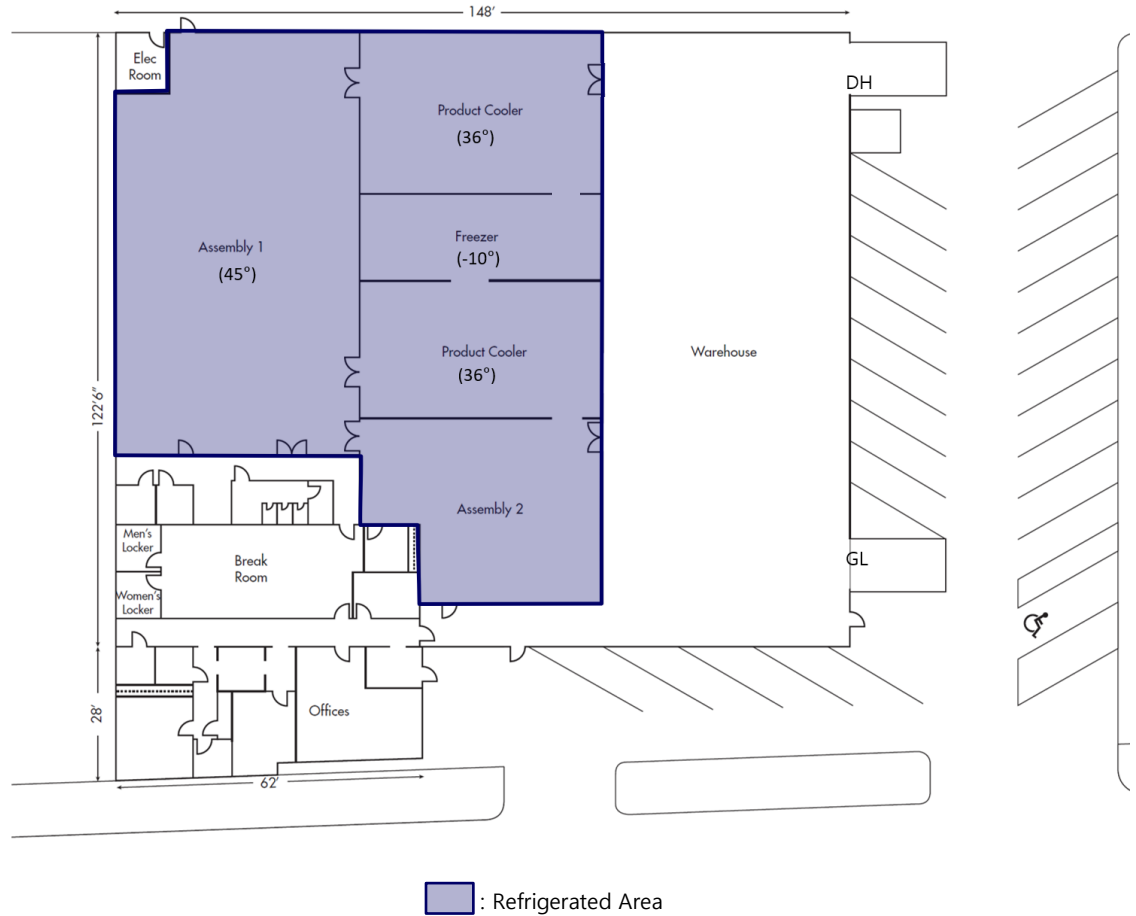
Exclusive
Listing Agent:

Mark Repstad | Principal
mark@southlandcre.com
T: 213.338.8000

100% LEASED FOOD FACILITY

PROPERTY DETAILS

Address:	2021 1 st Street San Fernando, CA 91340
Year Built:	1958, Remodeled in 2004
Building Size:	19,105 SF
Lot Size:	29,559 SF (0.68 Acres)
Refrigerated Area:	8,100 SF / 42.4%
Office Size:	1,634 SF / 8.3%
Power:	800 Amps
Min Clear Height:	11' 6"
Loading:	1 DH and 1 GL
Parking:	24 Spaces
Fenced Yard:	Yes
Roof:	New as of June, 2021
Lease Exp:	4-30-26
*In Place Rent / MO:	\$1.39 NNN PSF
In Place NOI/YR:	\$318,276 NNN
Annual Increases:	3%



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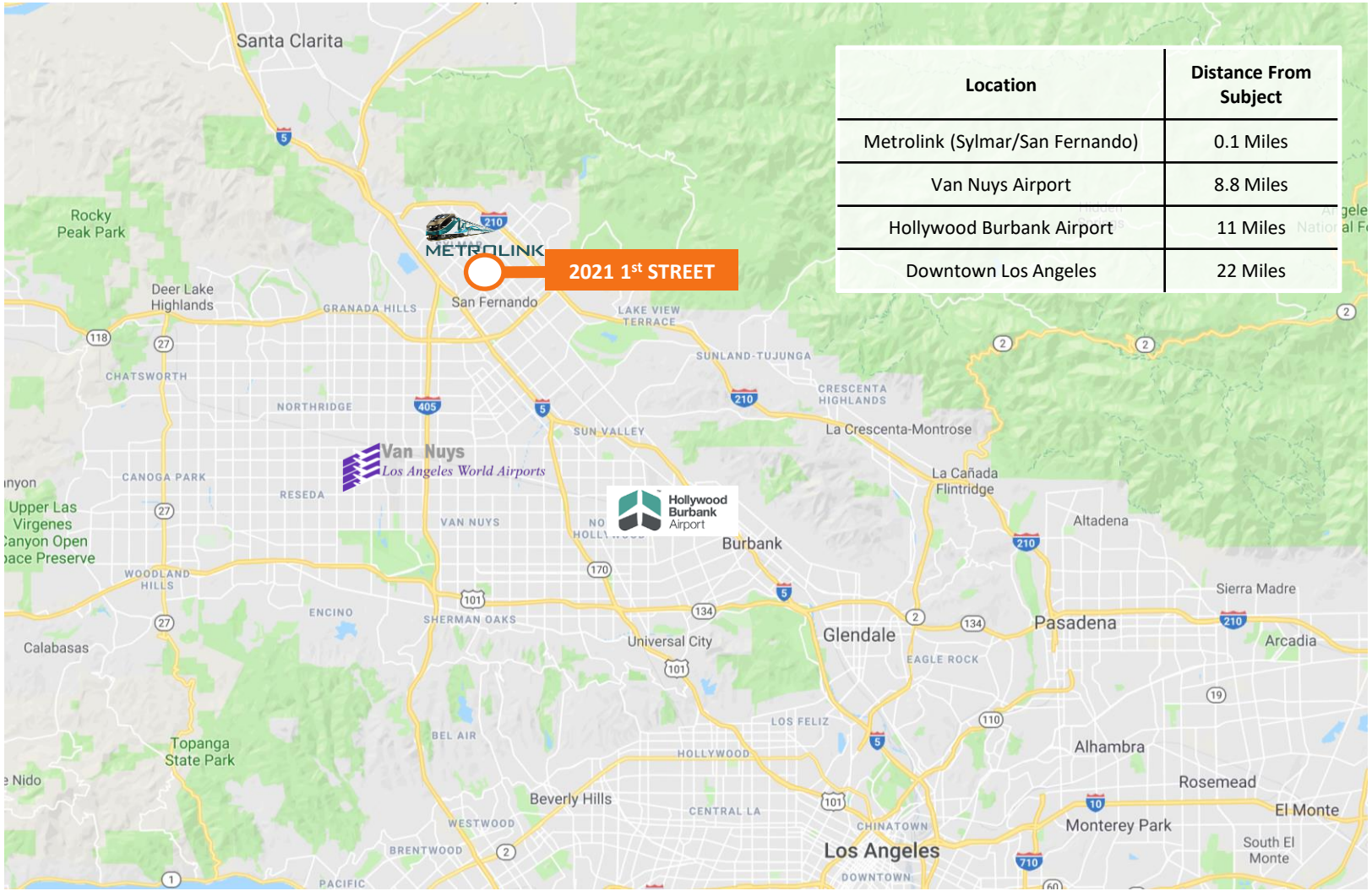


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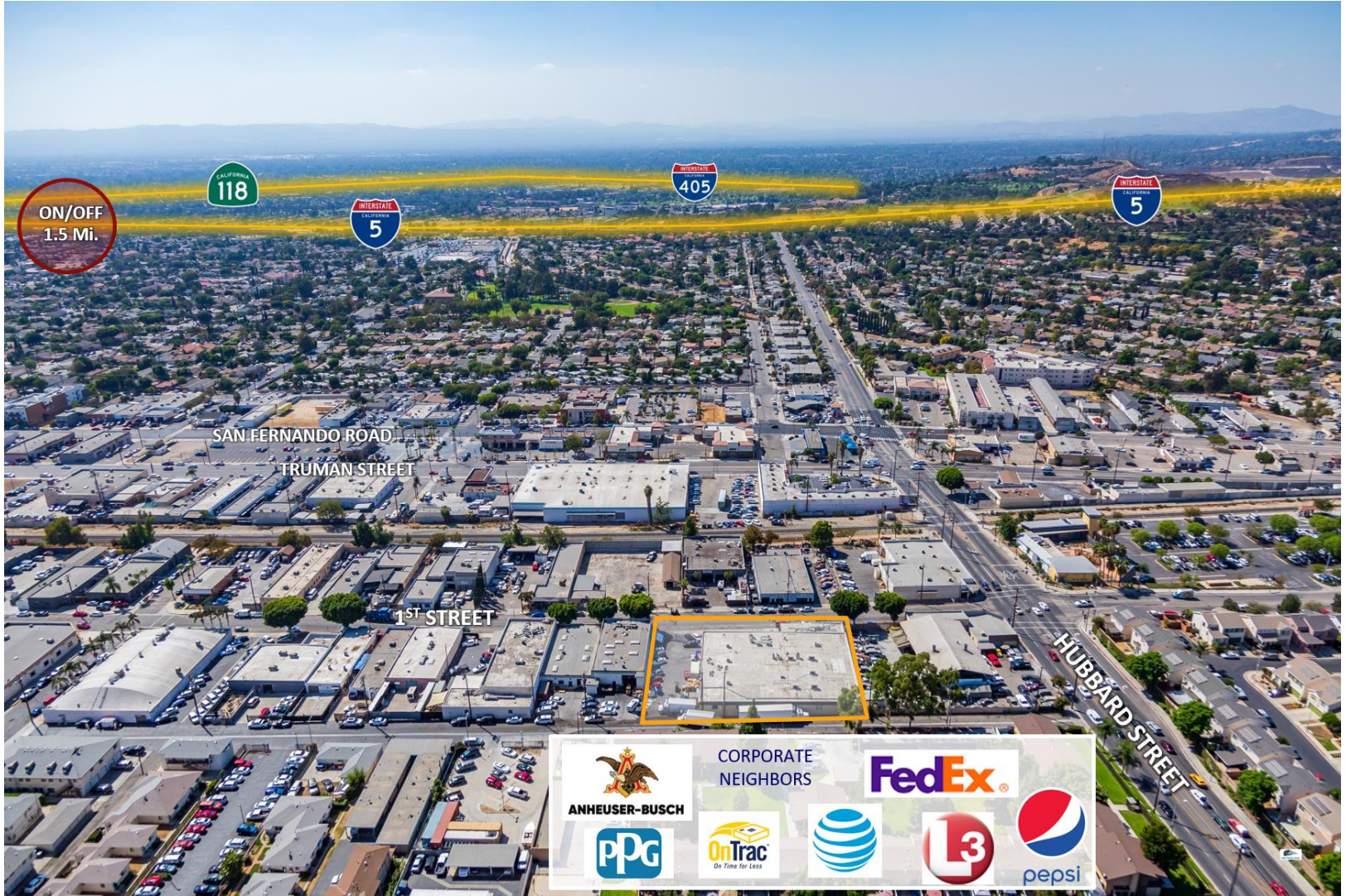
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Corporate License ID: 02154676

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