

Marcus & Millichap
TAG INDUSTRIAL GROUP

LONDELIUS STREET SINGLE-TENANT
19340 LONDELIUS STREET

NORTHRIDGE, CA 91324

LONDELIUS STREET SINGLE-TENANT

19340 LONDELIUS STREET,
NORTHRIDGE, CA 91324

PRESENTED BY

ARI GREENE

Director Investments
Office & Industrial Division
Encino Office
Office (818) 212-2733
Ari.Green@MarcusMillichap.com
License: CA 02156269

ADAM ABUSHAGUR

Senior Managing Director Investments
Office & Industrial Division
Dallas Office
Office (972) 755-5223
Adam.Abushagur@MarcusMillichap.com
License: TX 661916

BROKER OF RECORD

Tony Solomon

California Broker of Record
23975 Park Sorrento, Suite 400
Calabasas, CA 91302
Office (310) 909-5450
Tony.Solomon@MarcusMillichap.com
License: 01238010

DEBT CONTACT

Sharone Sabar

Executive Managing Director, Capital Markets
16830 Ventura Boulevard, Suite 100
Encino, CA 91436
(818) 212-2714
Sharone.Sabar@marcusmillichap.com

Marcus & Millichap
TAG INDUSTRIAL GROUP

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified 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. Marcus & Millichap 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 or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the 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 Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap 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. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services of California, Inc.

© 2026 Marcus & Millichap. All rights reserved.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. Activity ID: ZAH0120317

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap
TAG INDUSTRIAL GROUP

OFFICES THROUGHOUT THE U.S. AND CANADA
www.marcusmillichap.com



AZAR MAN



TABLE OF CONTENTS

01

INVESTMENT OVERVIEW

SECTION 1

Offering Summary • Property Details

Offering Highlights • Floor Plan

Regional Map • Aerial Map

Property Photos • Acquisition Financing

02

MARKET OVERVIEW

SECTION 2

Market Analysis

SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- Vacant Single-Tenant 9,296-Square-Foot Industrial Property Situated on 0.34 Acres
- Featuring Masonry Construction with 14' Clear Height, One Rear Grade-Level Door, and 3-Phase Power
 - Fully Renovated Turnkey Asset Available for Owner Use or Lease-Up Investment Opportunity
 - New Roof, HVAC, Office Buildout and Interior Finishes
 - Secured Site with Rear Gated Parking and New Slurry-Coated Asphalt
 - Prime Northridge Location, Proximity to I-405, U.S. 101, and SR 118

The property is a vacant single-tenant industrial building that offers a total of 9,296 square feet of space situated on 0.34 acres of land. This industrial property features masonry construction with a clear height of 14 feet, providing ample space for various industrial uses. The building is equipped with one rear grade-level door, allowing for easy access and maneuverability. Additionally, the property has 3-phase power, which is ideal for businesses that require heavy machinery or equipment. The site is secured with rear gated parking, providing a safe and private area for employees and visitors. The property's new slurry-coated asphalt adds to its overall appeal and functionality. The building's design and features make it an attractive option for businesses looking for a functional and secure industrial space.

The property has undergone a full renovation, transforming it into a turnkey asset that is ready for immediate use or a lease-up investment opportunity. The renovation includes a new roof, which provides a waterproof and durable covering for the building. The installation of a new HVAC system ensures a comfortable working environment, while the office buildout provides a functional and efficient workspace. The interior finishes have also been updated, creating a modern and welcoming atmosphere. The renovation has enhanced the property's overall value and appeal, making it an attractive option for businesses and investors. The property's turnkey status eliminates the need for additional renovations or upgrades, allowing businesses to focus on their operations. The renovation has also increased the property's potential for generating revenue through lease or resale.

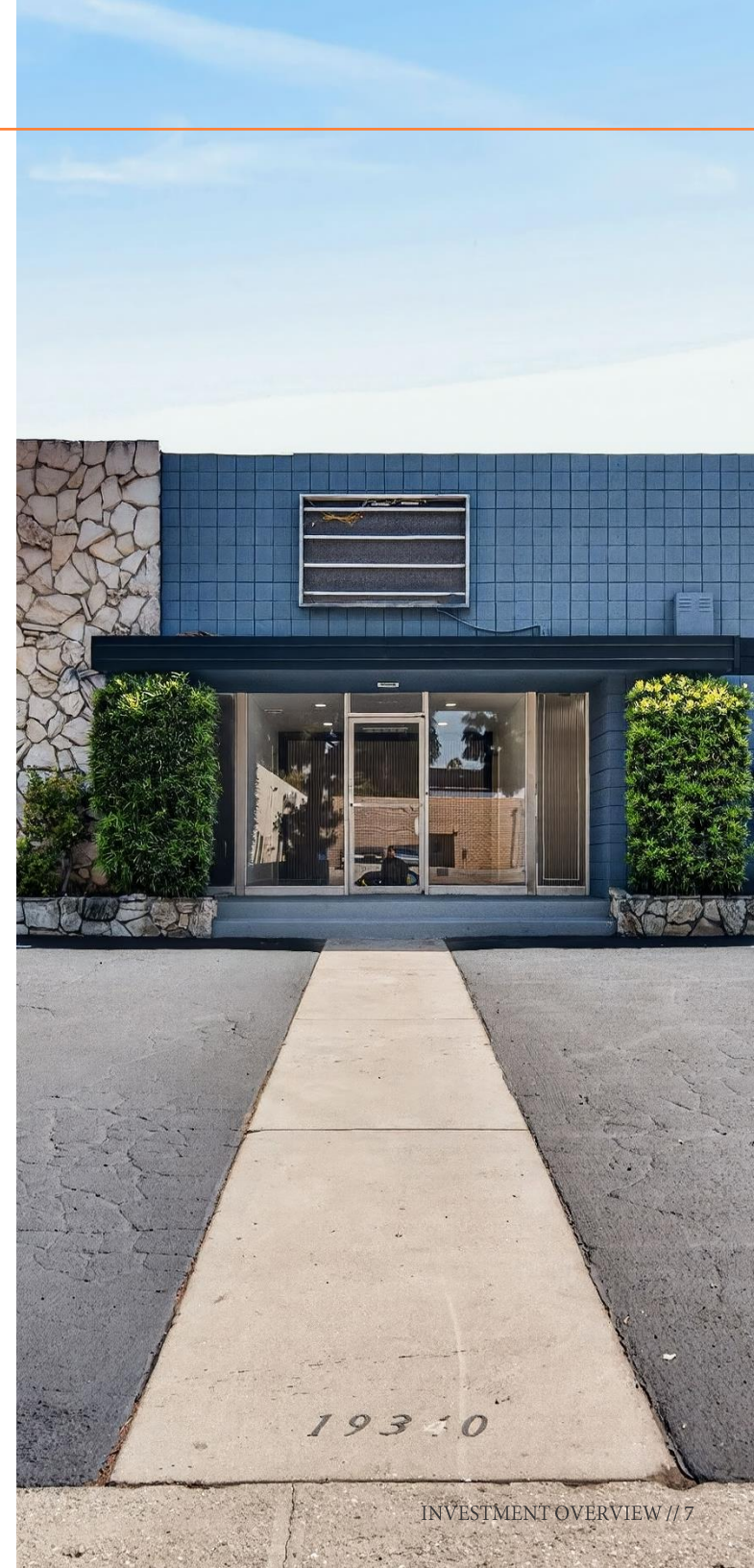
The property's prime location in Northridge provides easy access to major transportation routes, including Interstate 405, U.S. Route 101, and State Route 118. This strategic location allows businesses to efficiently transport goods and services, reducing logistics costs and increasing productivity. The proximity to these major highways also provides employees with convenient commuting options, reducing travel time and increasing job satisfaction.

The Northridge location is also known for its business-friendly environment, with a strong economy and a high demand for industrial space. The property's location and features make it an ideal option for businesses looking to establish or expand their operations in the area. The property's accessibility and functionality make it a valuable asset for any business or investor. The location is also close to various amenities, making it a desirable location for businesses and employees alike.

PROPERTY DETAILS

19340 LONDELIUS STREET, NORTHRIDGE, CA 91324

Number of Suites	1
Number of Buildings	1
Total Square Feet	9,296 SF
Warehouse Square Feet	6,996 SF
Office Square Feet	2,300 SF
Office Ratio	24.74%
Bathrooms	4
Year Built	1968
Year Renovation	2026
Lot Size	0.34 acres
Type of Ownership	Fee Simple
Clear Height	14'
Parking Spaces	17
Parking Surface	Asphalt
Building Class	C
Tenancy	Single-Tenant
Grade Level Doors	1
Construction	Masonry
Power	3 Phase - 200a/240v - *Buyer to Verify
Type of Lighting	LED
Zoning	MR2
Roof Type	APP Modified Bitumen (Torch-Down), CertainTeed GTA CoolStar, Title 24 Compliant
Age/Condition of Roofs	New (Installed April 2026), 12-Year Manufacturer Warranty
HVAC Units	1.0
Age/Condition of HVAC	New (Installed 2026) 3.5 Ton
Market	CA-Los Angeles
Submarket	West San Fernando Valley
Market Vacancy	6.40%



19340 LONDELIUS STREET

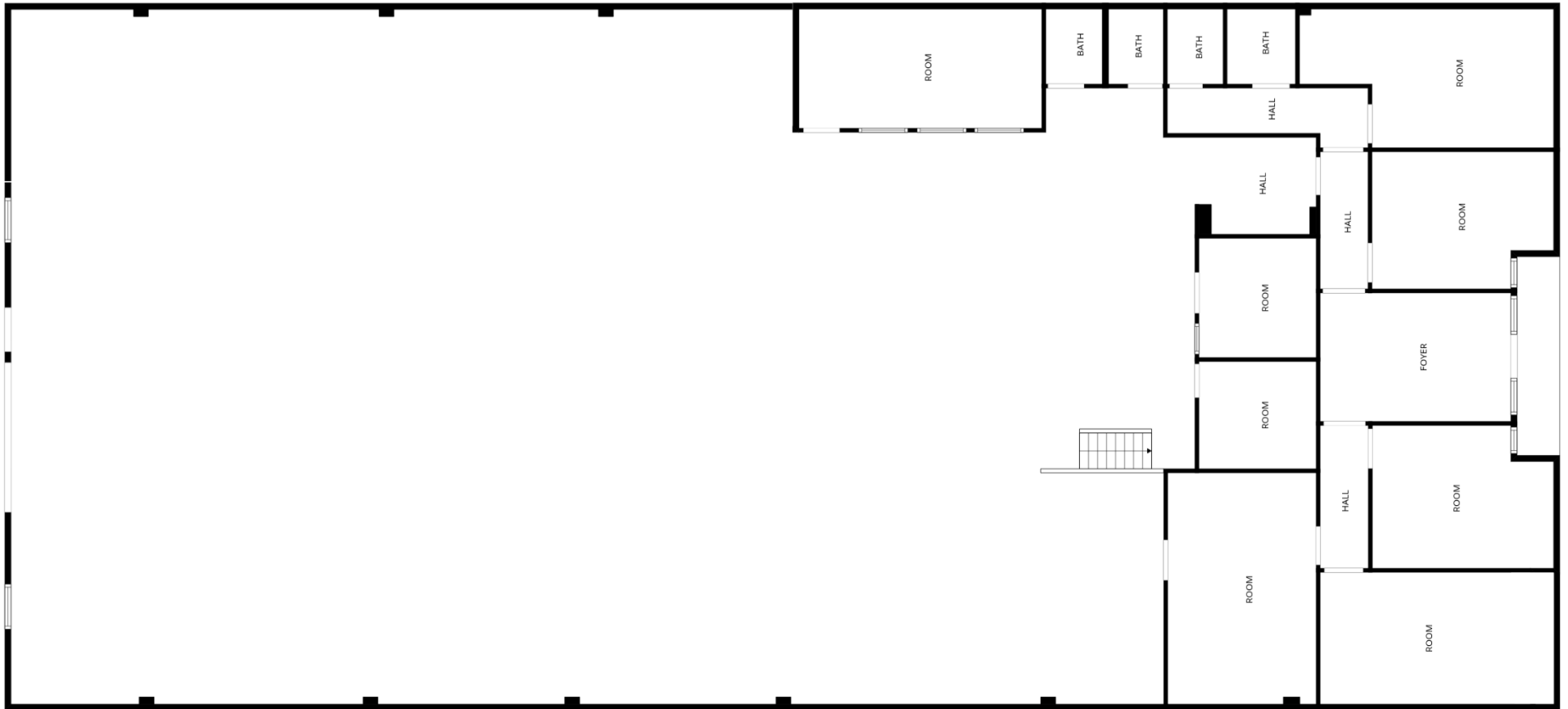
OFFERING PRICE
\$3,580,000

Offering Price	\$3,580,000
Price/SF	\$385.11
Total Square Feet	9,296
Rental Rate	Available for Lease at \$2.00/SF NNN
Lease Term	Vacant
Tenancy	Single-Tenant
Occupancy	0.00%

**Special environmental conditions apply, please contact broker for more information.*

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services of California, Inc. © 2026 Marcus & Millichap. All rights reserved. (Activity ID: ZAH0120317)

FLOOR PLAN



Hayastan MMA Academy - Northridge

Business Ctr Dr

El Torito

Five Guys

In-N-Out Burger

Raising Cane's Chicken Fingers

19340 LONDELIUS STREET

Shirley Ave

Houses of Light

Londelius St

Savers

Parthenia Street Senior Housing

Alder Apartments

McDonald's

Parthenia St

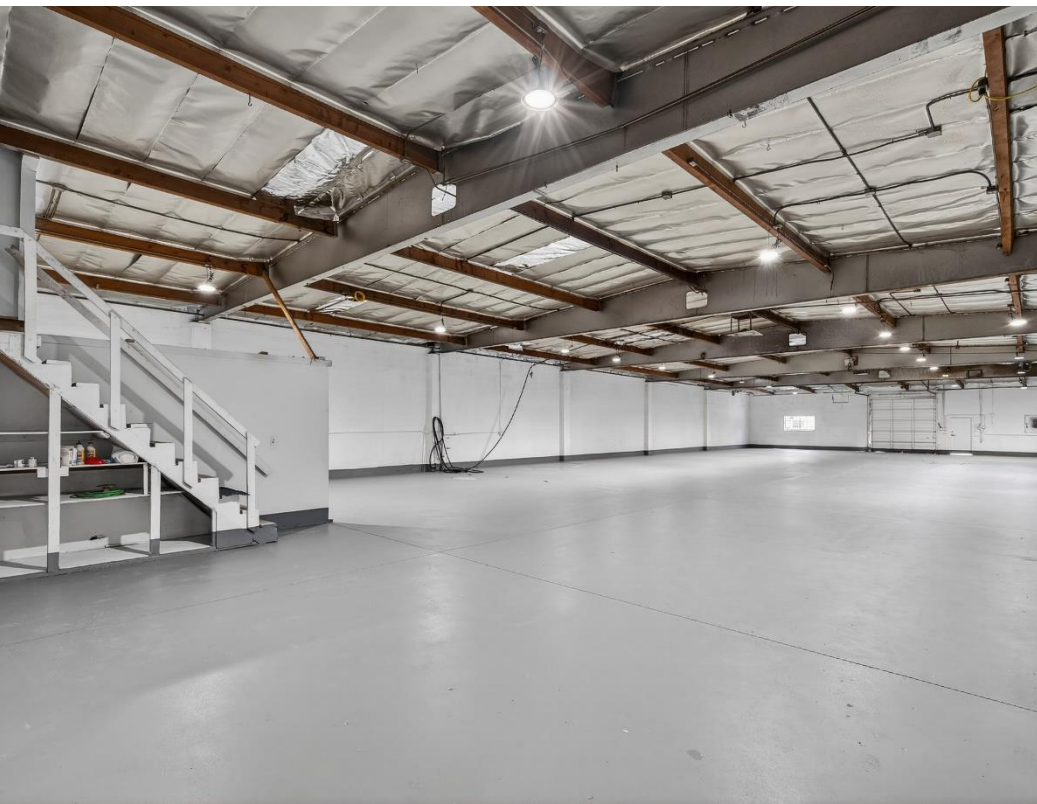
Parthenia St

19340
LONDELIUS
STREET









CAPABILITIES

MMCC — our fully integrated, dedicated financing arm — is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources, providing the most competitive rates and terms.

We leverage our prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



Closed 1,659 Debt and equity financings in 2025



National platform operating within the firm's brokerage offices



\$11.9 billion total national volume in 2025



Access to more capital sources than any other firm in the industry

WHY MMCC?

Optimum financing solutions to enhanced value

Enhanced control through MMCC's ability to qualify investor finance contingencies.

Enhanced control through quickly identifying potential debt/equity sources, processing, and closing buyer's finance alternatives.

Enhanced control through MMCC's ability to monitor investor/du diligence and underwriting to ensure timely, predictable closings.

SECTION 2

MARKET OVERVIEW

Marcus & Millichap

LOS ANGELES CALIFORNIA

The Los Angeles-Long Beach metro is located entirely within Los Angeles County, covering 4,751 square miles. The county encompasses 88 incorporated cities and numerous unincorporated areas. It is bordered on the east by San Bernardino County, on the north by Kern and Ventura counties, on the west by the Pacific Ocean, and on the south by Orange County. The area is home to nearly 10 million residents and is the largest metropolitan area in the country. A desirable climate, proximity to the ocean and recreational opportunities lure companies and residents to the metro. The city of Los Angeles accounts for about 3.8 million people, and the Los Angeles coastline stretches along 81 miles of world-famous beaches. The Santa Monica and San Gabriel mountains are located in the county, with the highest point at Mount San Antonio reaching more than 10,000 feet.



ECONOMIC
CENTER



PROMINENT
PORT ACTIVITY



WORLD
PROMINENCE

METROPLEX GROWTH

TRANSPORTATION

The region has well-established and interconnected transportation systems by road, rail and sea, allowing access to most of the world's markets. Various interstate routes make the area accessible nationwide, a list that includes interstates 5, 10, 15, 110, 210, 215, 405 and 710. Amtrak and Metrolink provide passenger rail service. Freight rail lines servicing the county include Union Pacific and BNSF. The expanding light rail network provides increased access to in-town travel. LAX is one of the busiest airports in the nation. Other commercial airports serving the county include Long Beach, Burbank and Palmdale. Alameda Corridor, a 20-mile railroad express line, facilitates port activity, as it connects the two local ports to the transcontinental rail network east of downtown.



QUALITY OF LIFE

Los Angeles County enjoys pleasant weather with sunshine throughout the year. Bounded by mountains and the Pacific Ocean, the temperature rarely rises above 85 degrees or falls below 40 degrees, and rainfall is moderate most years. During winter and early spring, it's possible to swim in the ocean and ski on the mountains during the same day. There are almost 60 institutes of higher learning in the county, including one campus for the University of California and six California State University campuses. Private institutions such as Caltech, the Claremont Colleges, Occidental College and the University of Southern California, along with a number of community colleges, are also included in this count. A number of professional and college sports teams are located in the area. Cultural venues include Walt Disney Concert Hall, Dorothy Chandler Pavilion, the Hollywood Bowl, Warner Bros. Studios, the Huntington Library, the Museum of Art and the Natural History Museum of Los Angeles County.



METROPLEX GROWTH

DEMOGRAPHICS

A population approaching 10 million people makes Los Angeles County the most populous metropolitan area in the United States. About 90,000 new residents are expected through 2029 — a dynamic that will positively impact the local economy and commercial real estate sector. A median home price that is more than twice that of the U.S. average translates to a homeownership rate of 46 percent, which is well below the national level. Approximately 35 percent of residents ages 25 and older have attained at least a bachelor's degree. Close to 13 percent also hold a graduate or professional degree.



POPULATION
9.8M
2025-2029* Growth
0.9%



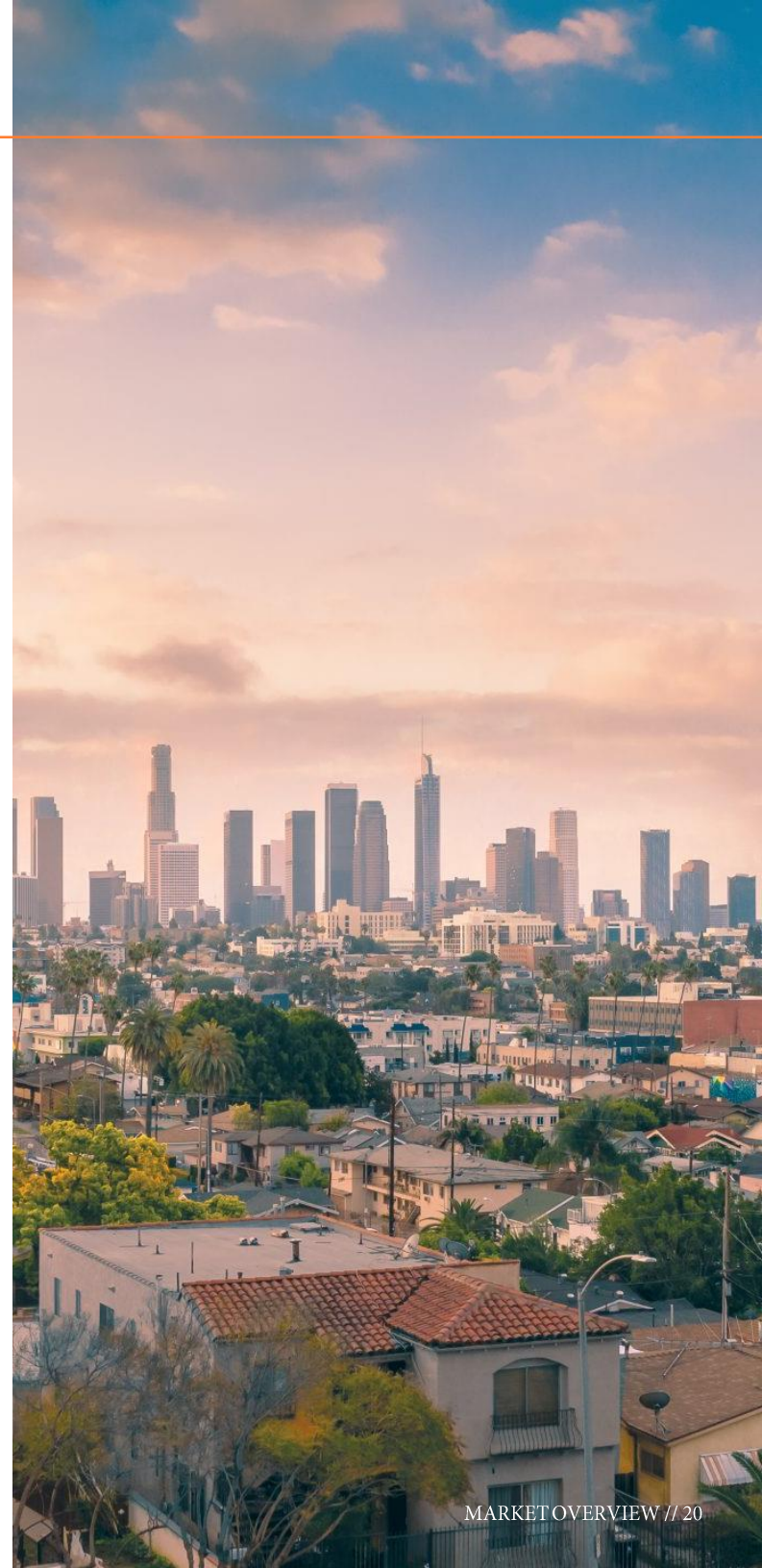
HOUSEHOLDS
3.5M
2025-2029* Growth
1.4%



MEDIAN AGE
38
U.S. Median
39



MEDIAN HOUSEHOLD INCOME
\$91,000
U.S. Median
\$76,000



LONDELIUS STREET SINGLE-TENANT

19340 LONDELIUS STREET,
NORTHRIDGE, CA 91324

PRESENTED BY

ARI GREENE

Director Investments
Office & Industrial Division
Encino Office
Office (818) 212-2733
Ari.Greene@MarcusMillichap.com
License: CA 02156269

ADAM ABUSHAGUR

Senior Managing Director Investments
Office & Industrial Division
Dallas Office
Office (972) 755-5223
Adam.Abushagur@MarcusMillichap.com
License: TX 661916

BROKER OF RECORD

Tony Solomon

California Broker of Record
23975 Park Sorrento, Suite 400
Calabasas, CA 91302
Office (310) 909-5450
Tony.Solomon@MarcusMillichap.com
License: 01238010

DEBT CONTACT

Sharone Sabar

Executive Managing Director, Capital Markets
16830 Ventura Boulevard, Suite 100
Encino, CA 91436
(818) 212-2714
Sharone.Sabar@marcusmillichap.com

Marcus & Millichap
TAG INDUSTRIAL GROUP