



FOR SALE **18307**
NAPA ST, NORTHRIDGE CA 91325

18307 Napa St. qualifies for cannabis Cultivation, Type 1 Manufacturing, Distribution, Testing, Dispensary and al Micro-businesses. This is an ideal opportunity for an owner user or investor because this property has separate addresses allowing for flexible licensing possibilities. 18307 Napa St. consists of a 8,477 SF structure on a 11,868 SF lot. This property has ample parking, a roll-up door and allows for easy ingress-egress of the building. This deal gives you the chance to apply for licensing or lease the space out to multiple operators. 18812 Parthenia St has a ceiling height of 15' and a total of 400 Amps at 240V 3 phase power which is more than enough power to facilitate the needs of a cannabis business. This is a rare cannabis property and would allow for the application of a retail microbusiness which adds to the exclusivity of this real estate.

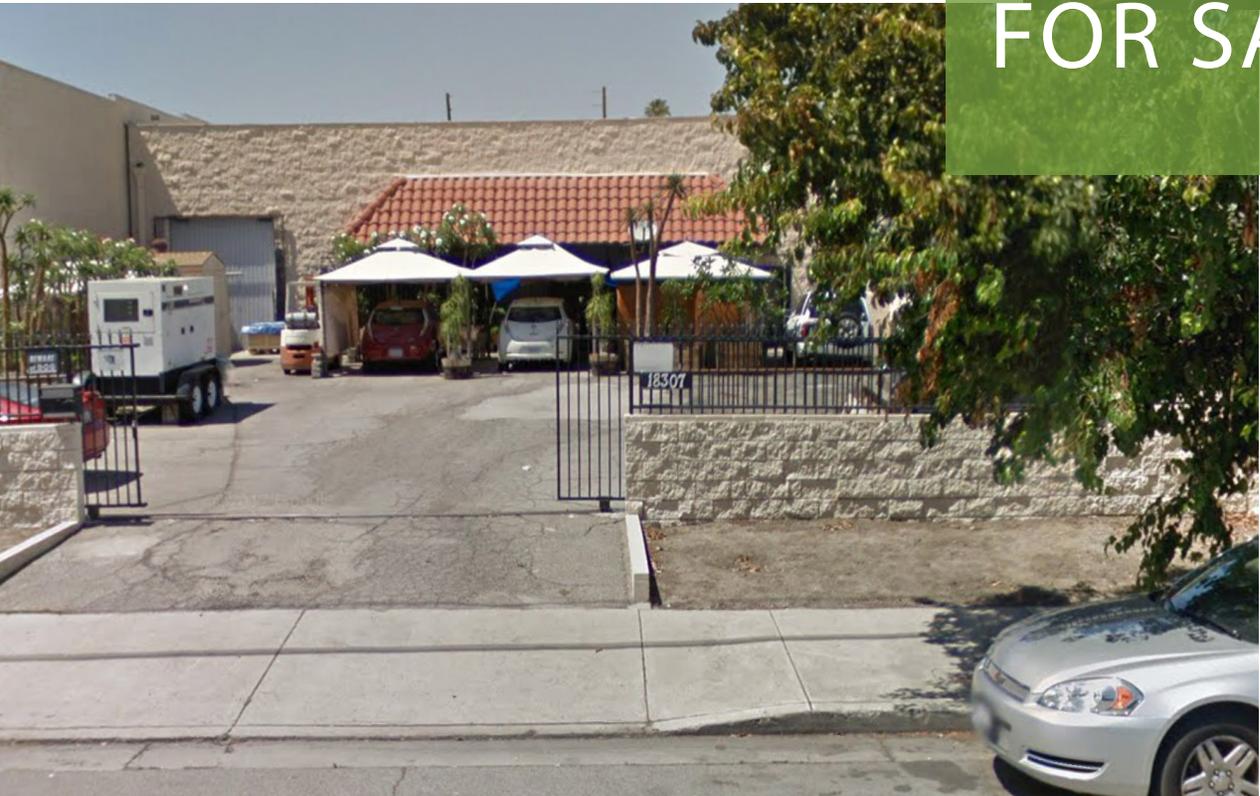


Sale Price \$2,250,000
Pro Forma Cap Rate 11.52%
Building Size 8,477 SF
Price/SF \$265.00
Lot Size 11,866 SF
Lot PSF \$189.59
Grade Level Doors 1
Year Built 1981
Ceiling Height 18'
AC 5 Air Conditioning Units
Zoning CM-1-R2P, L.A.



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NAI Capital
COMMERCIAL REAL ESTATE SERVICES WORLDWIDE



NAPA STREET

site

AERIALMAP
Google Earth

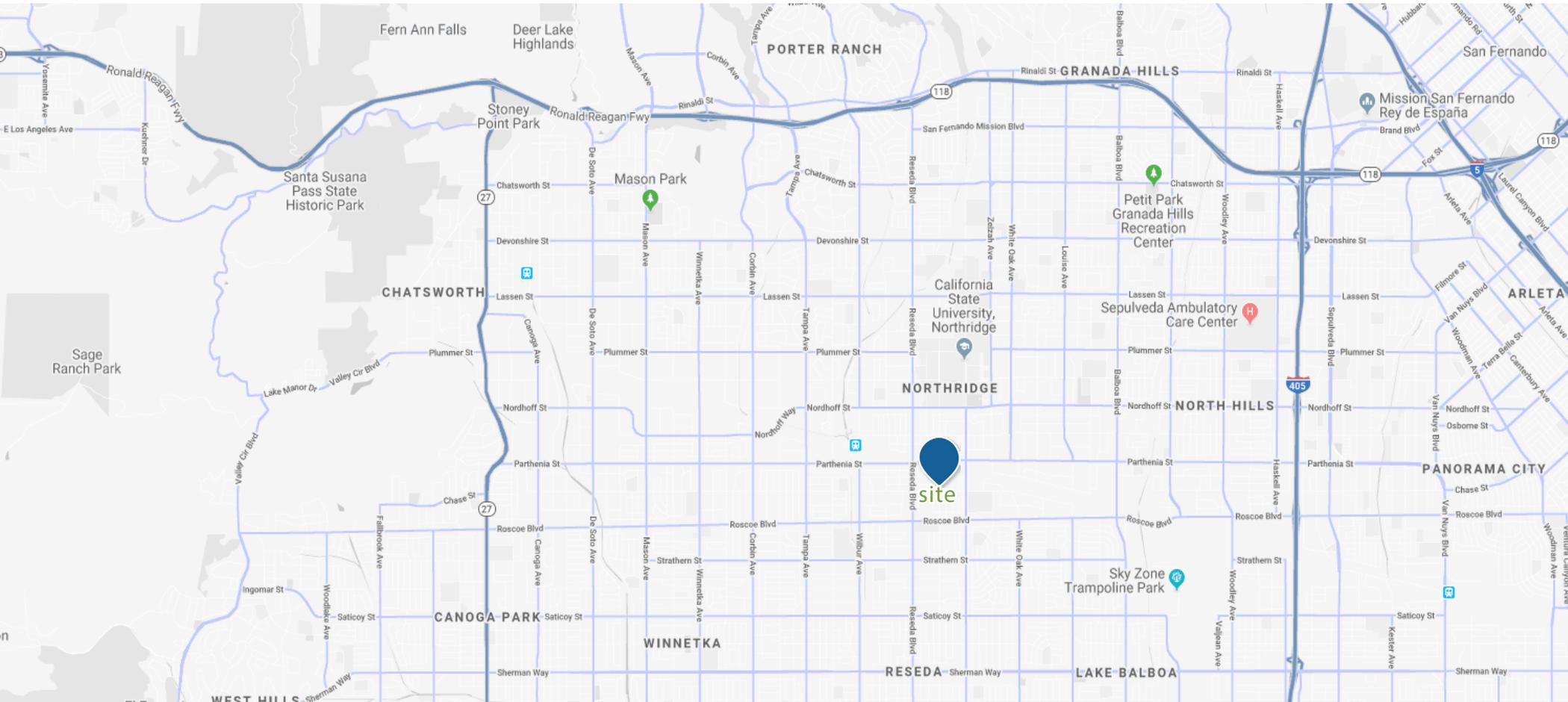
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MAP & DESCRIPTION



DESCRIPTION

Northridge is a neighborhood of Los Angeles, California in the San Fernando Valley. It is the home of California State University, Northridge, as well as eleven public and eight private schools. Northridge has a population of 103,000 and a median income of \$71,000. This cannabis zoned property is in a designated section in the industrial area on the West side of town. This property has access to the 405 and 101 freeways and is located in the heart of the industrial area of Northridge just of Parthenia St a main thoroughfare in town. The properties are located within walking distance to multiple retail shops and restaurants and just over 1 mile from Cal State Northridge. This is a rare and valuable opportunity to own a legal microbusiness, delivery, cultivation, manufacturing, distribution and testing facility!