

SB 9 Development Site | Fully Vacant | Pacoima  
Build a Duplex & 2 Detached ADUs

10550  
HADDON AVE

Marcus & Millichap



**EXCLUSIVELY LISTED BY:**

**Matt Ziegler**

Senior Managing Director  
Marcus & Millichap

818-212-2738

Matt.Ziegler@marcusmillichap.com

License CA: 01280909

**Filip Niculete**

Senior Managing Director

LAAA Team of Marcus & Millichap

818-212-2748

Filip.Niculete@marcusmillichap.com

License CA: 01905352

**Glen Scher**

Senior Vice President Investments

LAAA Team of Marcus & Millichap

818-212-2808

Glen.Scher@marcusmillichap.com

License CA: 01962976

**Marcus & Millichap**

LAAA TEAM

**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, Inc. © 2022 Marcus & Millichap. All rights reserved.

THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS OF VALUE AND SHOULD NOT BE CONSIDERED AN APPRAISAL. 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, Inc. © 2022 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.

**SPECIAL COVID-19 NOTICE**

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

Any rent or income information in this proposal, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

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

# TABLE OF CONTENTS

10550 Haddon Ave, Pacoima, CA 91331

## CONTENTS

## SECTION

OFFERING SUMMARY

01

PRICING DETAILS

02

MARKET COMPARABLES

03

MARKET OVERVIEW

04

**Marcus & Millichap**



# 01 | OFFERING SUMMARY





# THE OFFERING

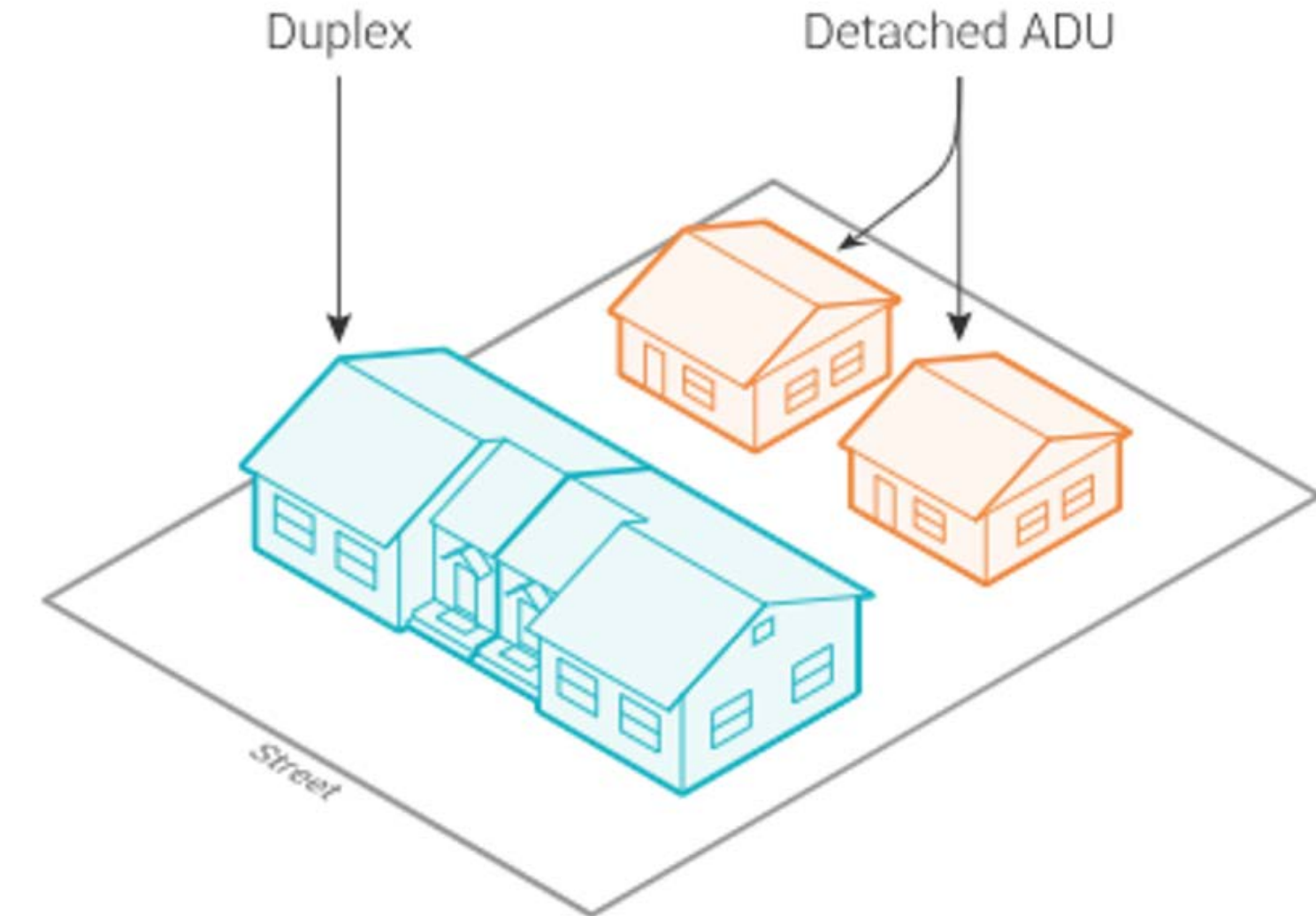
The LAAA Team along with Matt Ziegler of Marcus & Millichap are pleased to present 10550 Haddon Ave in Pacoima, CA. The offering is a vacant lot spanning 7,498 square feet (0.17 acres). The property presents an opportunity to construct a duplex along with two detached accessory dwelling units (ADUs), capitalizing on the increasing demand for housing in the area. Moreover, Senate Bill 9 (SB 9), also known as the Housing Opportunity and More Efficiency (HOME) Act, further enhances the investment appeal by streamlining the development process.

SB 9 facilitates two primary avenues for development: Two Unit Developments and Urban Lot Splits. It simplifies and expedites the permitting process for constructing two primary dwelling units on single-family zoned lots, as well as subdividing existing single-family zoned lots into two individual parcels without the need to meet the minimum lot size requirements typically imposed by the underlying zoning regulations. This legislation aligns with the ongoing efforts to address California's housing shortage by promoting infill development opportunities, making this property an attractive option for investors seeking to capitalize on the evolving real estate landscape.

Pacoima, situated in the San Fernando Valley region of Los Angeles, California, offers a dynamic blend of urban convenience and suburban charm. Boasting a rich cultural tapestry shaped by its diverse community, Pacoima is renowned for its vibrant neighborhoods and bustling commercial corridors. The area's proximity to major transportation routes, including Interstate 5 and Interstate 210, facilitates seamless connectivity to surrounding cities such as San Fernando, Sylmar, and Mission Hills. Each of these neighboring communities contributes its own unique character to the region, from the historical significance of San Fernando to the picturesque landscapes of Sylmar and the commercial vibrancy of Mission Hills. Together, these cities form a network of interconnected communities, providing residents and visitors alike with a myriad of amenities, recreational opportunities, and cultural experiences. Whether exploring Pacoima's local eateries and markets or venturing out to nearby attractions, the San Fernando Valley offers a dynamic living environment that celebrates diversity and fosters community spirit.

*NOTE: Buyer to rely on their own research to confirm development potential.*

### Sample Development Scenario

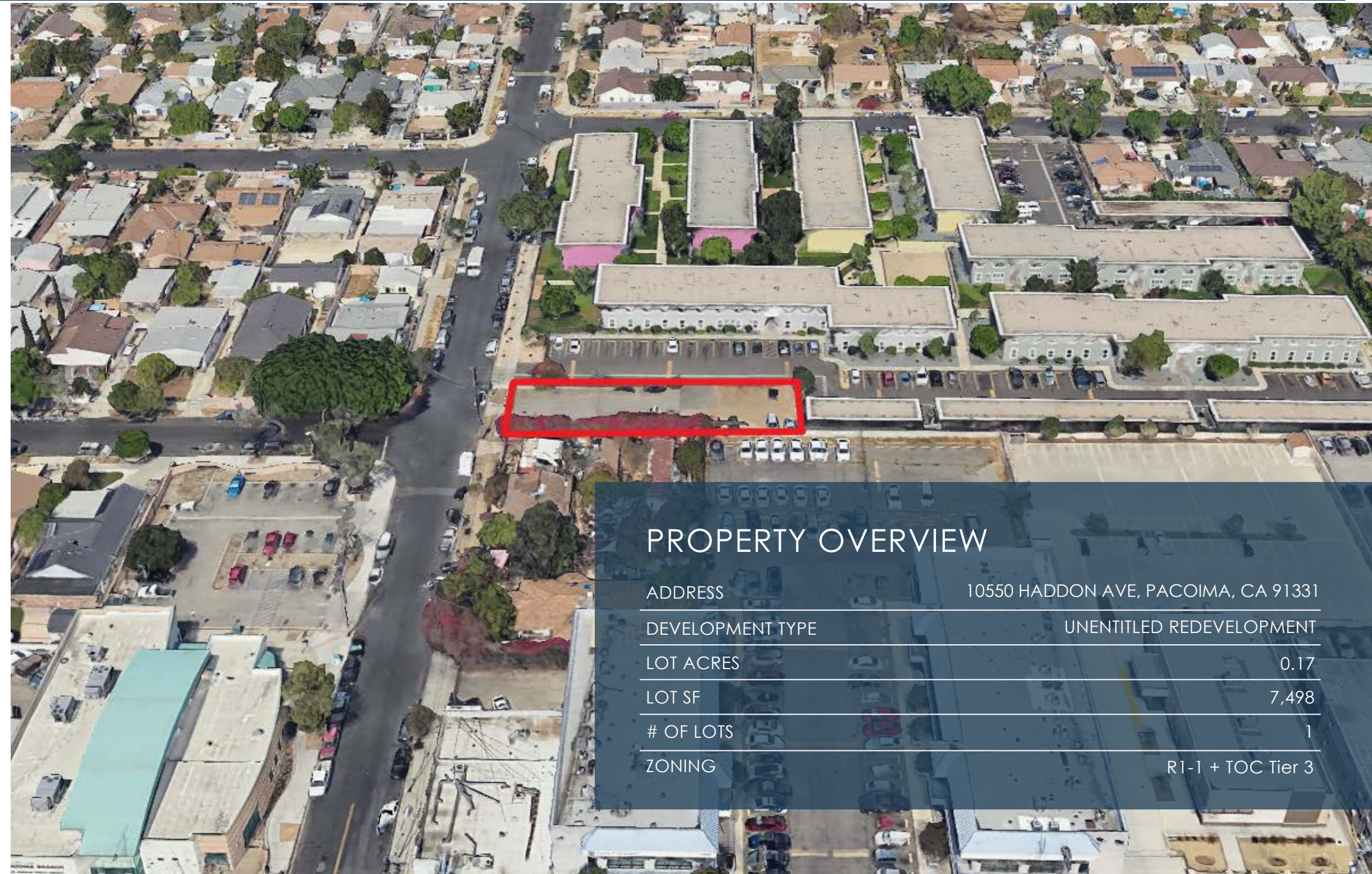


## Duplex + 2 detached ADUs



OFFERING HIGHLIGHTS

- ❖ SB 9 Development Site
- ❖ Build a Duplex & 2 Detached ADUs
- ❖ 7,498 SF Lot (0.17 Acres)
- ❖ Fully Vacant Property
- ❖ Zoned R1-1 TOC Tier 3
- ❖ Located in Opportunity Zone
- ❖ Very Walkable | 81 Walk Score



PROPERTY OVERVIEW

ADDRESS	10550 HADDON AVE, PACOIMA, CA 91331
DEVELOPMENT TYPE	UNENTITLED REDEVELOPMENT
LOT ACRES	0.17
LOT SF	7,498
# OF LOTS	1
ZONING	R1-1 + TOC Tier 3



# DEVELOPMENT SCENARIO

Zoning R1-1 + TOC Tier 3

Buildable Units 4 Units (Duplex + 2 Detached ADUs)

Lot Size 7,498 SF (0.17 Acres)

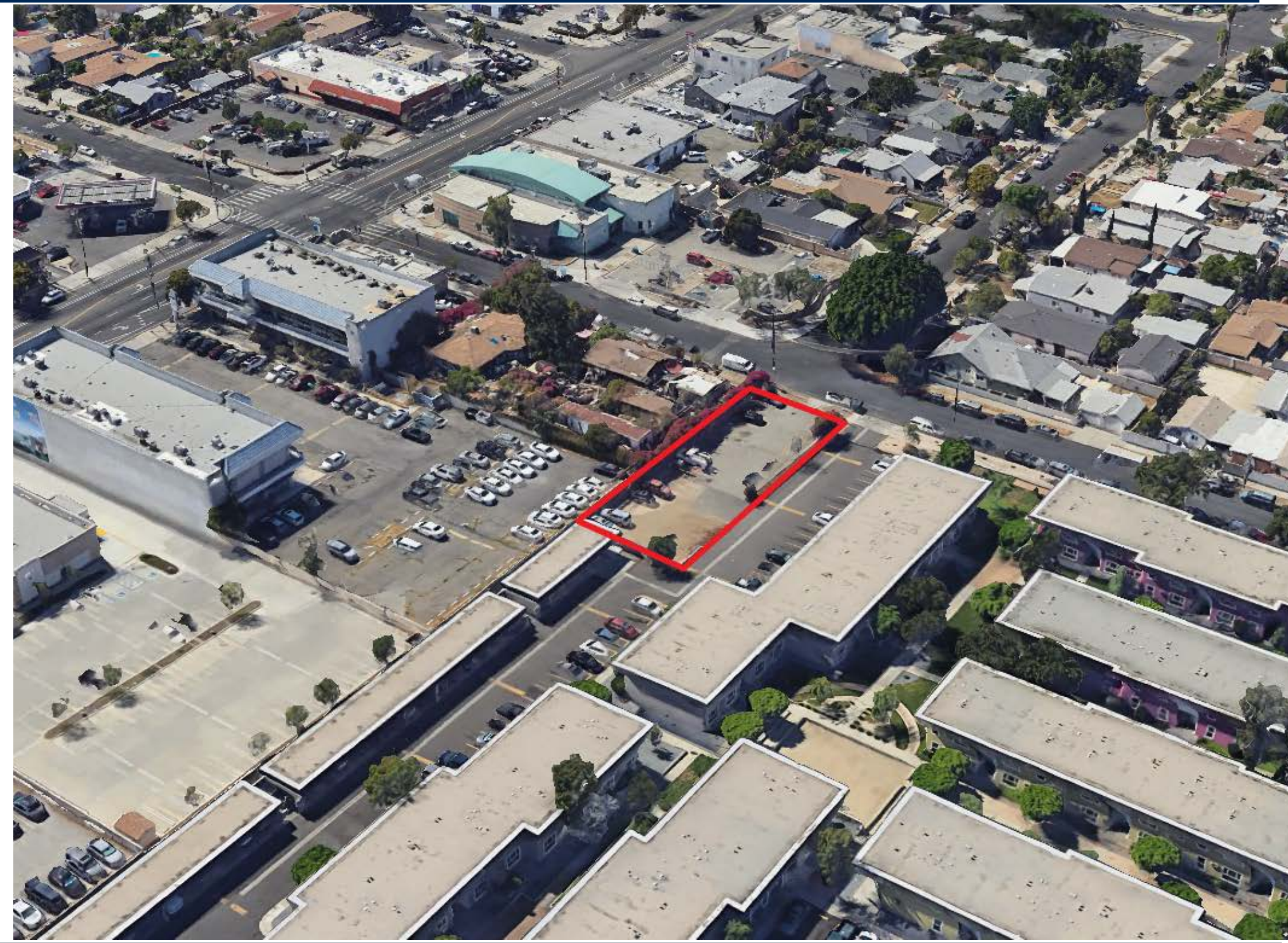
Max Buildable Area Envelope 5,250 SF

Minimum Setbacks  
 Front: 15 feet  
 Sides: 4 FT  
 Back: 4 FT  
 Between Duplex & ADUs: 6 FT

Calculations  
 60% of Gross SF for Duplex:  
 3,150 SF/2= 1,575 SF Each  
 2- 3 Bed/3 Bath  
  
 40% of Gross SF for ADUs:  
 2,100 SF/2= 1,050 SF Each  
 2- 2 Bed /2 Bath

Rent Roll	UNIT#	SF	UNIT MIX	RENT
	Duplex 1	1,575	3 Bed / 3 Bath	\$4,000
	Duplex 2	1,575	3 Bed / 3 Bath	\$4,000
	ADU 1	1,050	2 Bed / 2 Bath	\$3,000
	ADU2	1,050	2 Bed / 2 Bath	\$3,000

NOTE: Buyer to verify, this is an estimate. Or reach out to planning for clarification.





An aerial photograph of a city at dusk or dawn. The foreground is dominated by a dense line of palm trees, their silhouettes dark against the lighter sky. In the background, a city skyline is visible, with several tall buildings and a mix of residential and commercial structures. The sky is a mix of soft pinks, oranges, and blues, suggesting the time is either early morning or late evening. The overall tone is serene and urban.

# 02 | PRICING DETAILS



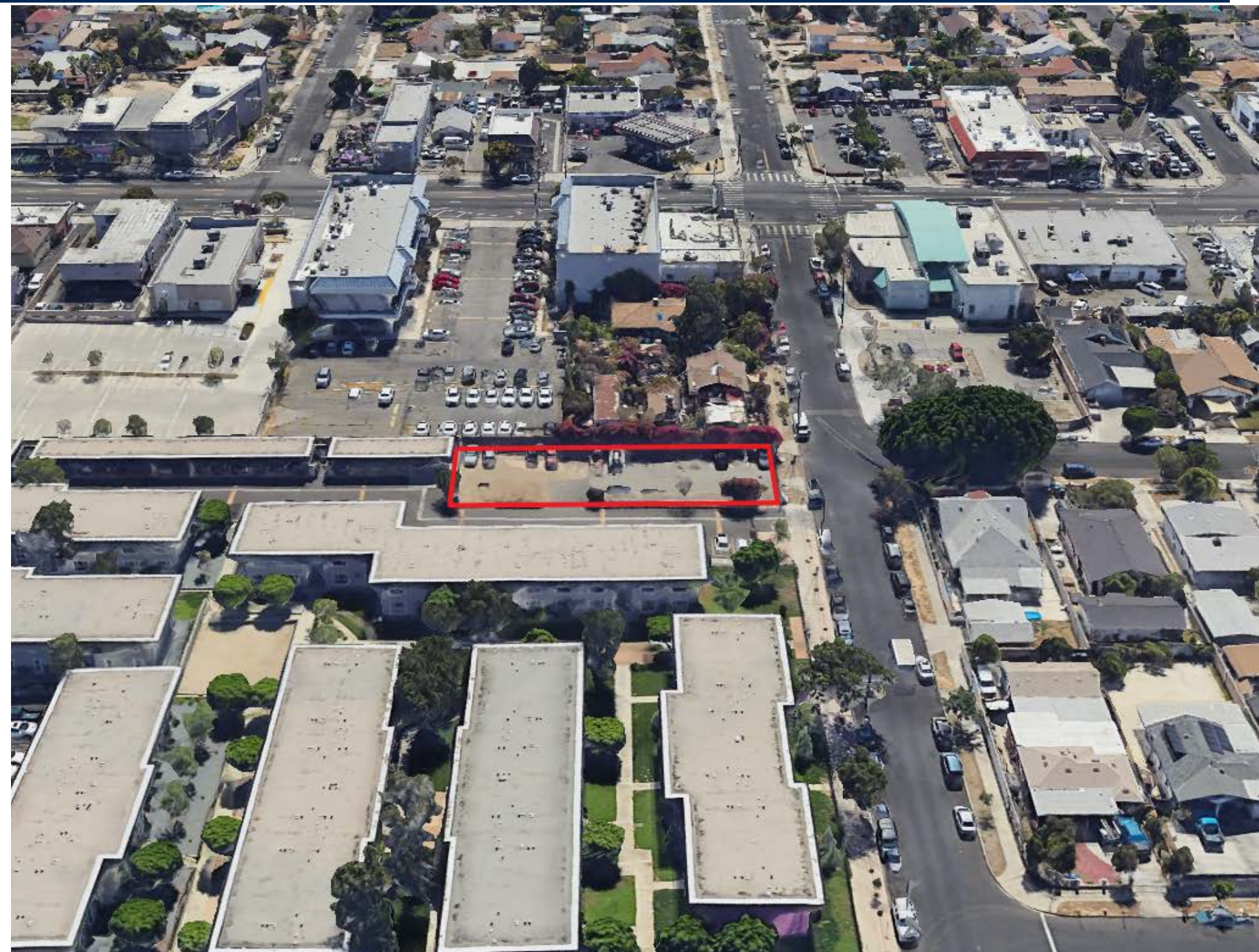


# PRICING ANALYSIS

## \$370,000

PRICE	\$370,000
BUILDABLE UNITS	4 (2 Units + 2 ADUs)
PRICE PER BUILDABLE UNIT	\$92,500
LOT SIZE	7,498 SF (0.17 Acres)
PRICE/LAND-SQFT	\$49.35

## PRICING DETAILS





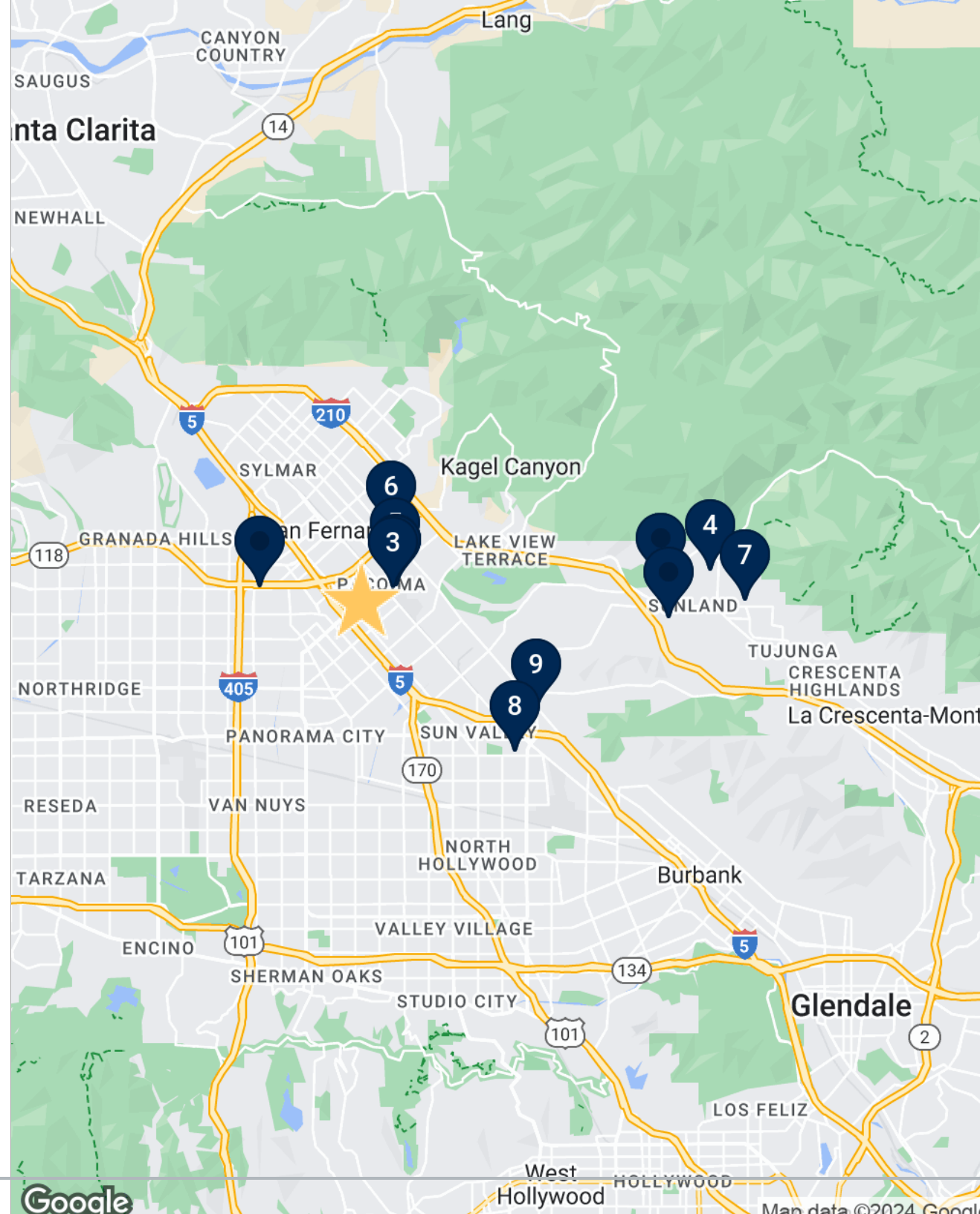
# 03 | MARKET COMPARABLES



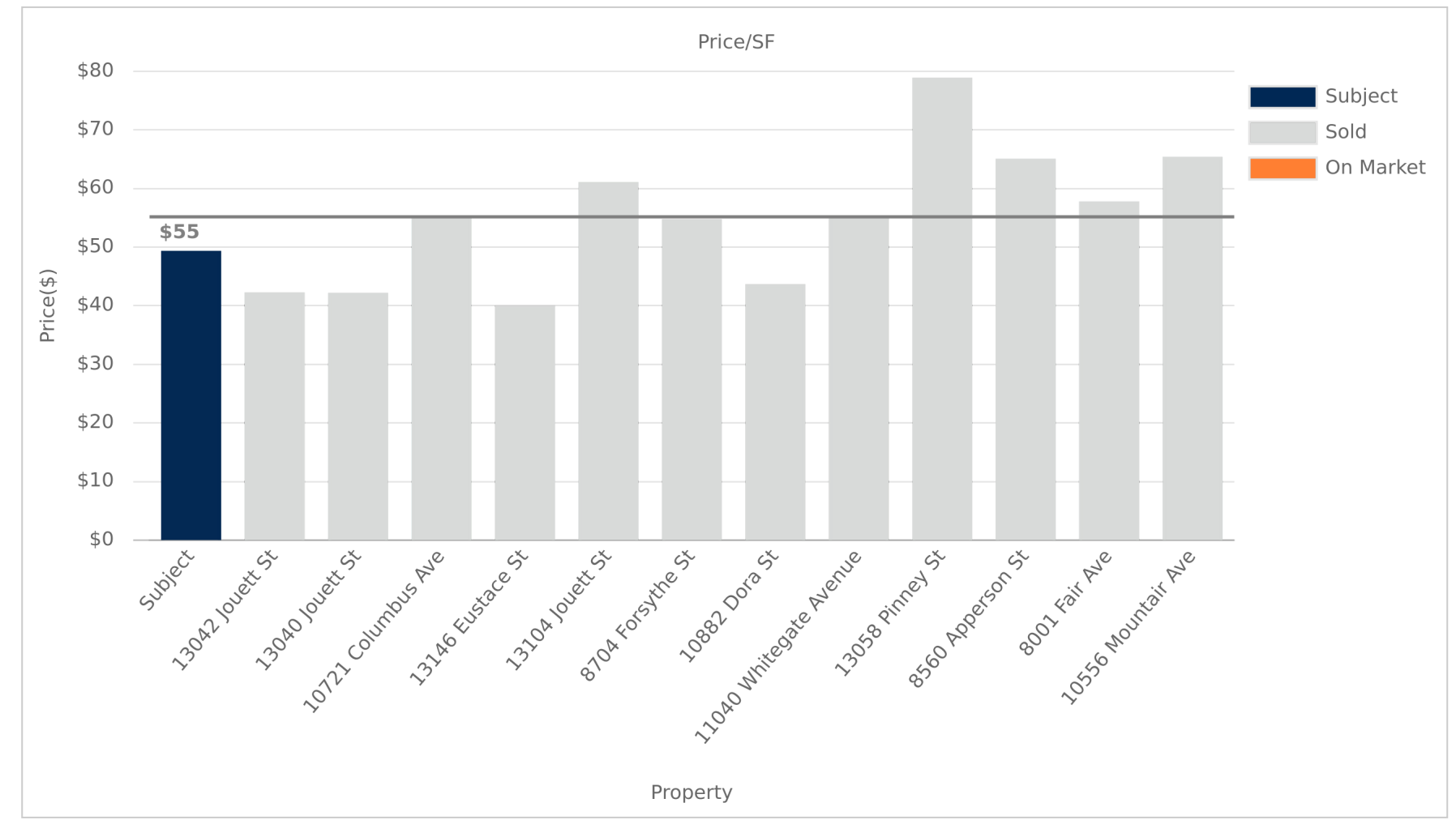


# LAND SALES

- ★ 10550 Haddon Ave
- 1 13042 Jouett St
- 2 13040 Jouett St
- 3 13104 Jouett St
- 4 11040 Whitegate Avenue
- 5 13058 Pinney St
- 6 13146 Eustace St
- 7 10556 Mountair Ave
- 8 8001 Fair Ave
- 9 10882 Dora St
- 10 8704 Forsythe St
- 11 8560 Apperson St
- 12 10721 Columbus Ave

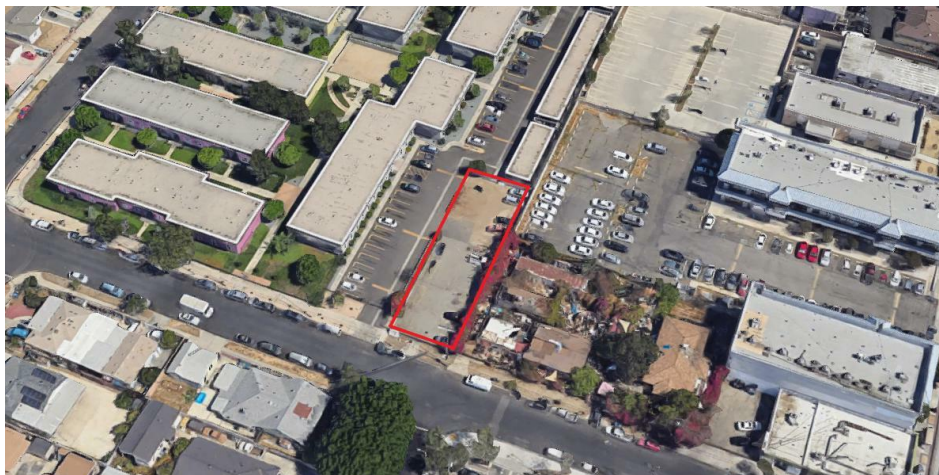


# LAND SALES





# LAND SALES



**★ 10550 Haddon Ave**  
10550 Haddon Ave, Pacoima, CA 91331

Listing Price:	\$370,000	Price/SF:	\$49.35
COE:	-	Lot Size:	0.17 Acres
Total SF:	7,498 SF		



**1 13042 Jouett St**  
13042 Jouett St Arleta, CA 91331

Sale Price:	\$140,500	Price/SF:	\$42.27
COE:	02/03/2020	Lot Size:	0.08 Acres
Total SF:	3,324 SF		

Zoned R1-1.



**2 13040 Jouett St**  
13040 Jouett St Arleta, CA 91331

Sale Price:	\$140,500	Price/SF:	\$42.20
COE:	02/03/2020	Lot Size:	0.08 Acres
Total SF:	3,329 SF		



**3 13104 Jouett St**  
13104 Jouett St Arleta, CA 91331

Sale Price:	\$203,000	Price/SF:	\$61.09
COE:	09/16/2021	Lot Size:	0.08 Acres
Total SF:	3,323 SF		

Zoned R1.





**4 11040 Whitegate Avenue**  
11040 Whitegate Ave Sunland, CA 91040

Sale Price:	\$300,000	Price/SF:	\$55.27
COE:	04/08/2022	Lot Size:	0.13 Acres
Total SF:	5,428 SF		

Zoned R1.



**5 13058 Pinney St**  
13058 Pinney St Pacoima, CA 91331

Sale Price:	\$280,000	Price/SF:	\$78.92
COE:	07/06/2022	Lot Size:	0.08 Acres
Total SF:	3,548 SF		

Zoned R1.



**6 13146 Eustace St**  
13146 Eustace St Pacoima, CA 91331

Sale Price:	\$300,000	Price/SF:	\$40.00
COE:	08/31/2021	Lot Size:	0.17 Acres
Total SF:	7,500 SF		

Zoned R1.



**7 10556 Mountair Ave**  
10556 Mountair Ave Tujunga, CA 91042

Sale Price:	\$340,000	Price/SF:	\$65.40
COE:	09/22/2023	Lot Size:	0.12 Acres
Total SF:	5,199 SF		

Zoned R1.



# LAND SALES



**8 8001 Fair Ave**  
8001 Fair Ave Sun Valley, CA 91352

Sale Price:	\$425,000	Price/SF:	\$57.80
COE:	05/10/2023	Lot Size:	0.17 Acres
Total SF:	7,353 SF		

Zoned R1.



**9 10882 Dora St**  
10882 Dora St Sun Valley, CA 91352

Sale Price:	\$528,000	Price/SF:	\$43.69
COE:	03/08/2022	Lot Size:	0.28 Acres
Total SF:	12,084 SF		

Zoned R1.



**10 8704 Forsythe St**  
8704 Forsythe St Sunland, CA 91040

Sale Price:	\$500,000	Price/SF:	\$54.74
COE:	12/21/2021	Lot Size:	0.21 Acres
Total SF:	9,134 SF		

Zoned R1.



**11 8560 Apperson St**  
8560 Apperson St Sunland, CA 91040

Sale Price:	\$700,000	Price/SF:	\$65.04
COE:	01/13/2023	Lot Size:	0.25 Acres
Total SF:	10,762 SF		

Zoned R1.

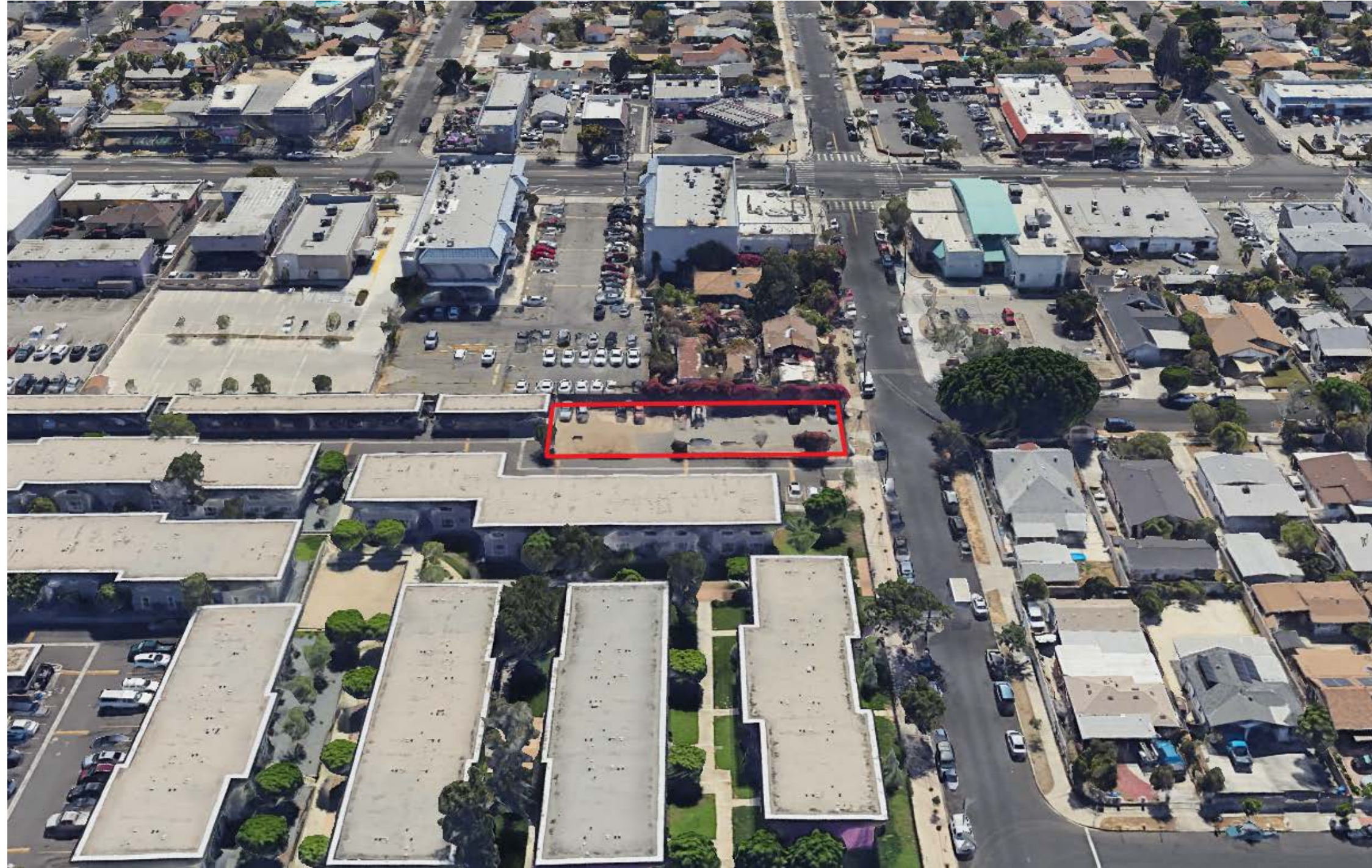




**12** **10721 Columbus Ave**  
10721 Columbus Ave Mission Hills, CA 91345

Sale Price:	\$898,300	Price/SF:	\$55.37
COE:	08/31/2020	Lot Size:	0.37 Acres
Total SF:	16,223 SF		

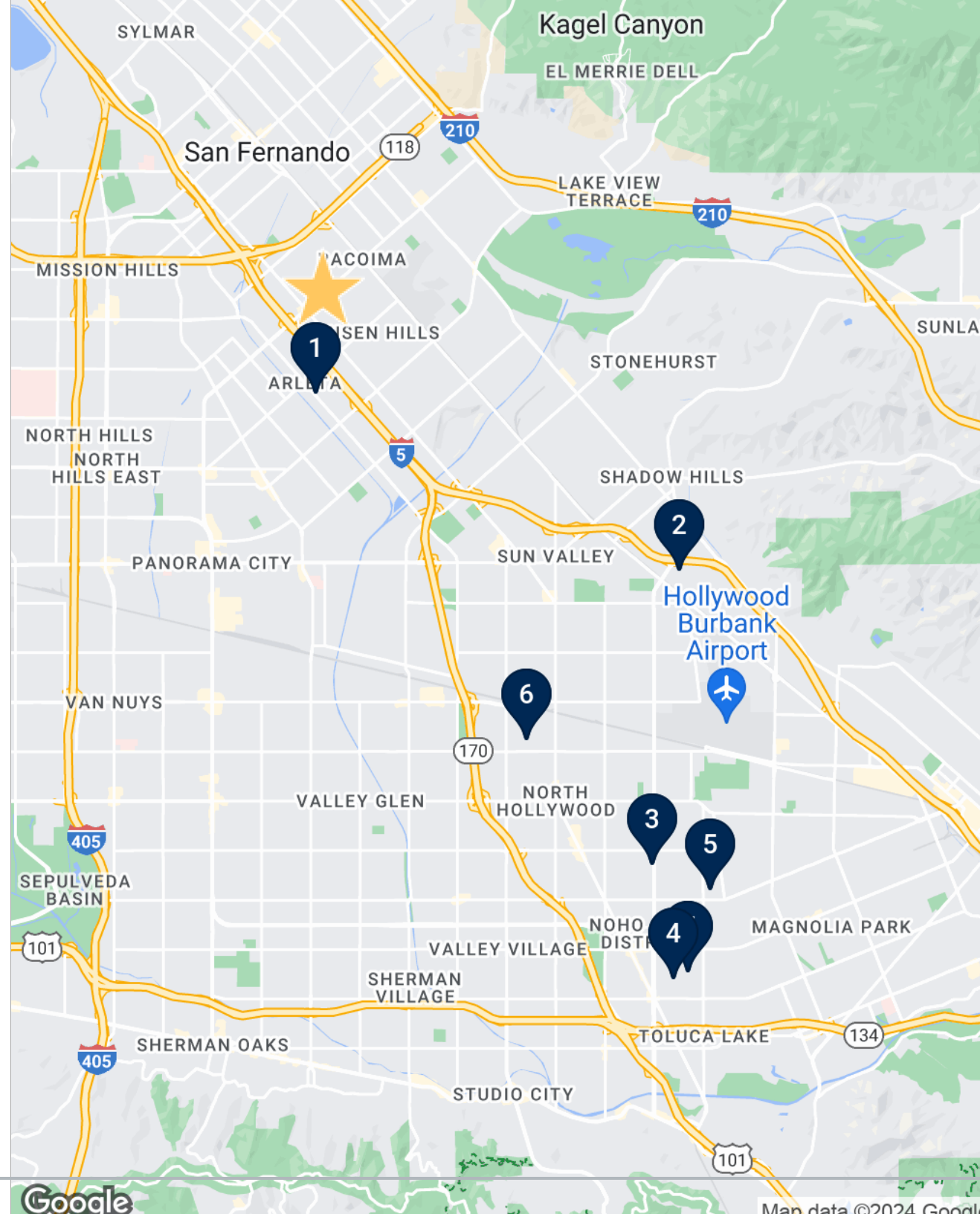
Zoned R1.



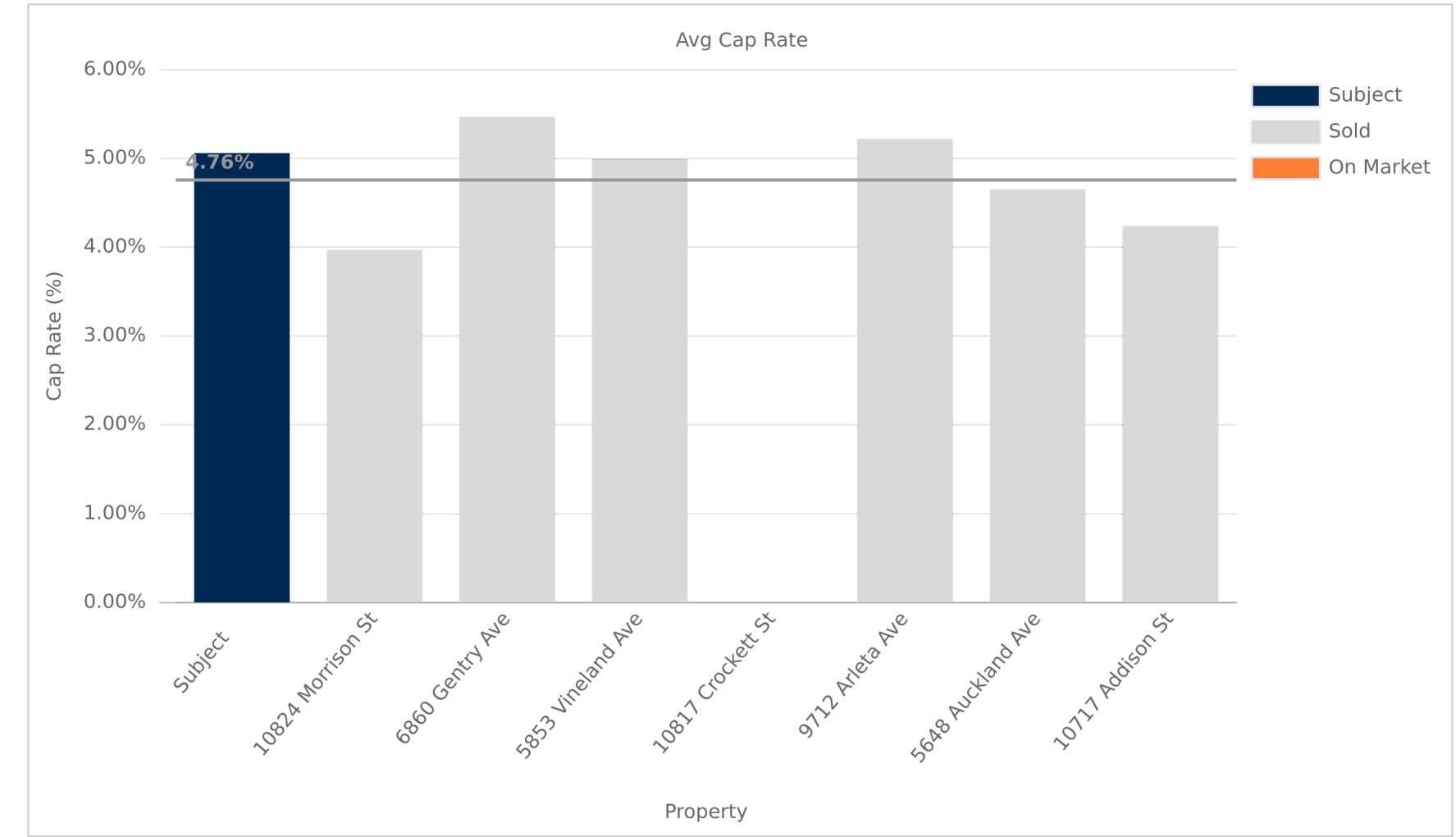


# NEW CONSTRUCTION SALES

- ★ 10550 Haddon Ave
- 1 9712 Arleta Ave
- 2 10817 Crockett St
- 3 5853 Vineland Ave
- 4 10824 Morrison St
- 5 5648 Auckland Ave
- 6 6860 Gentry Ave
- 7 10717 Addison St

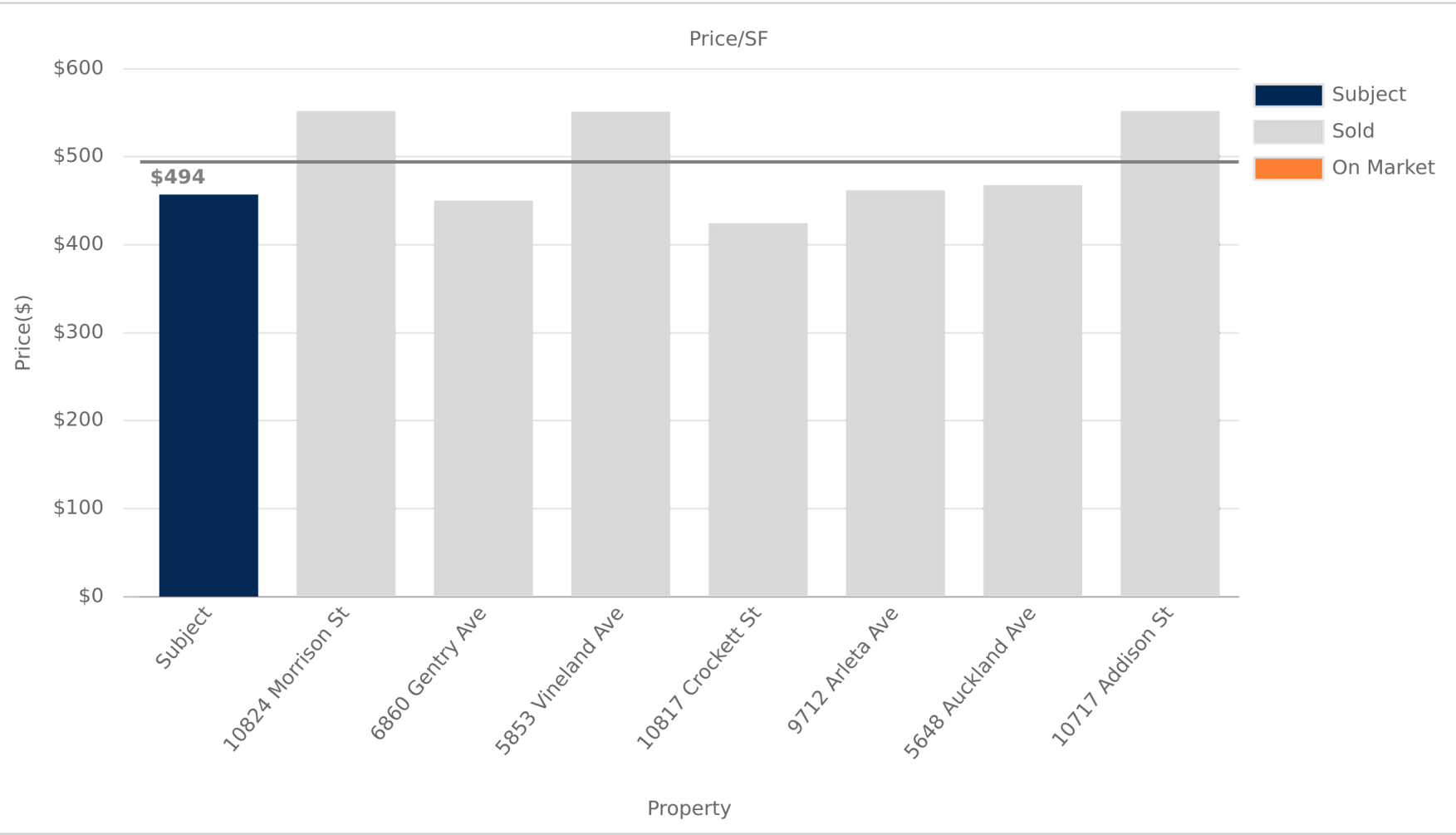
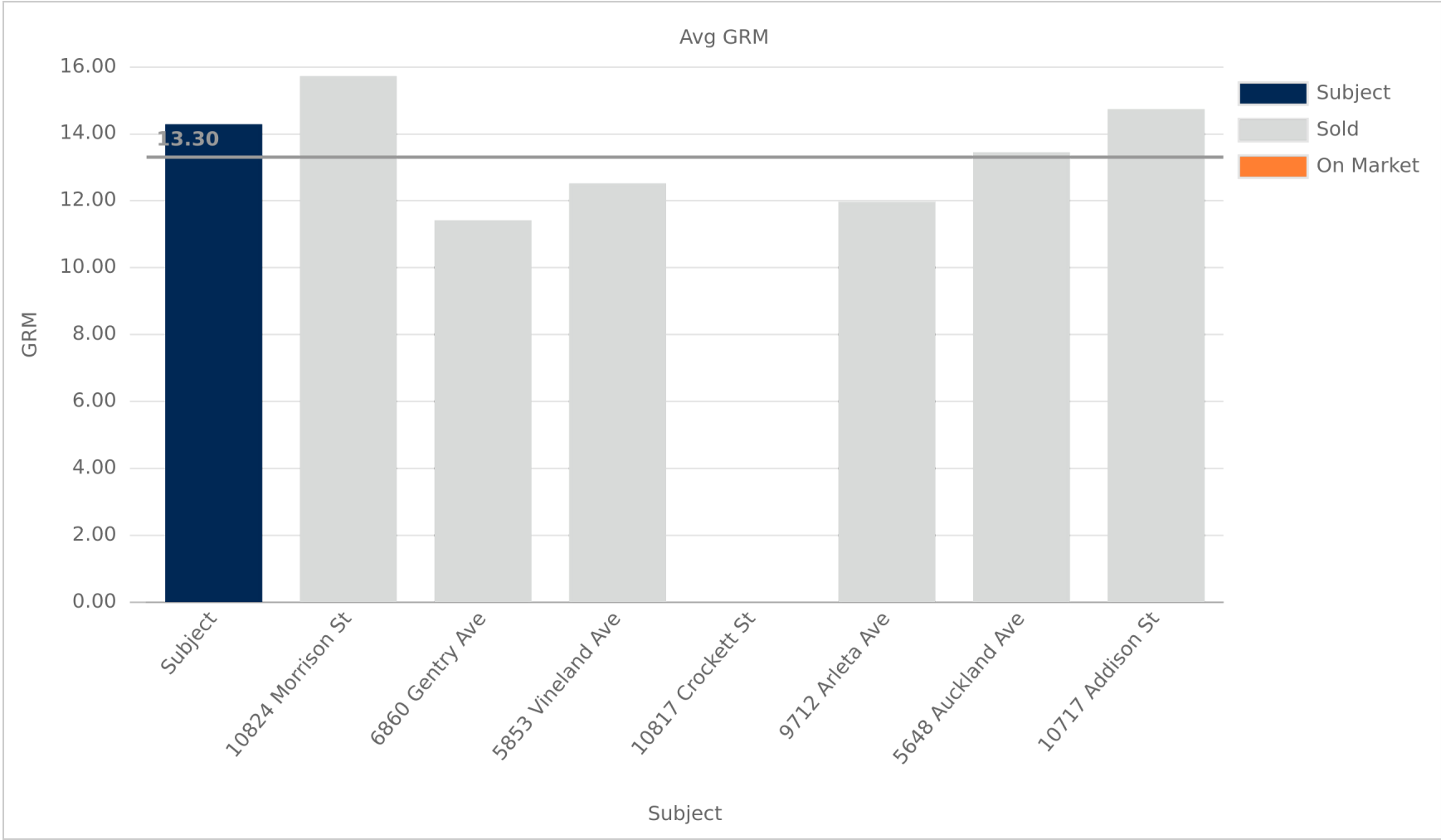


# NEW CONSTRUCTION SALES

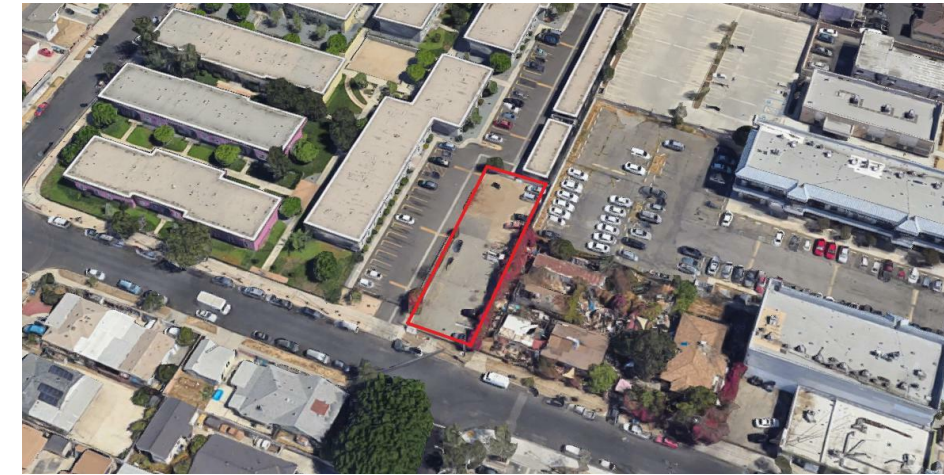
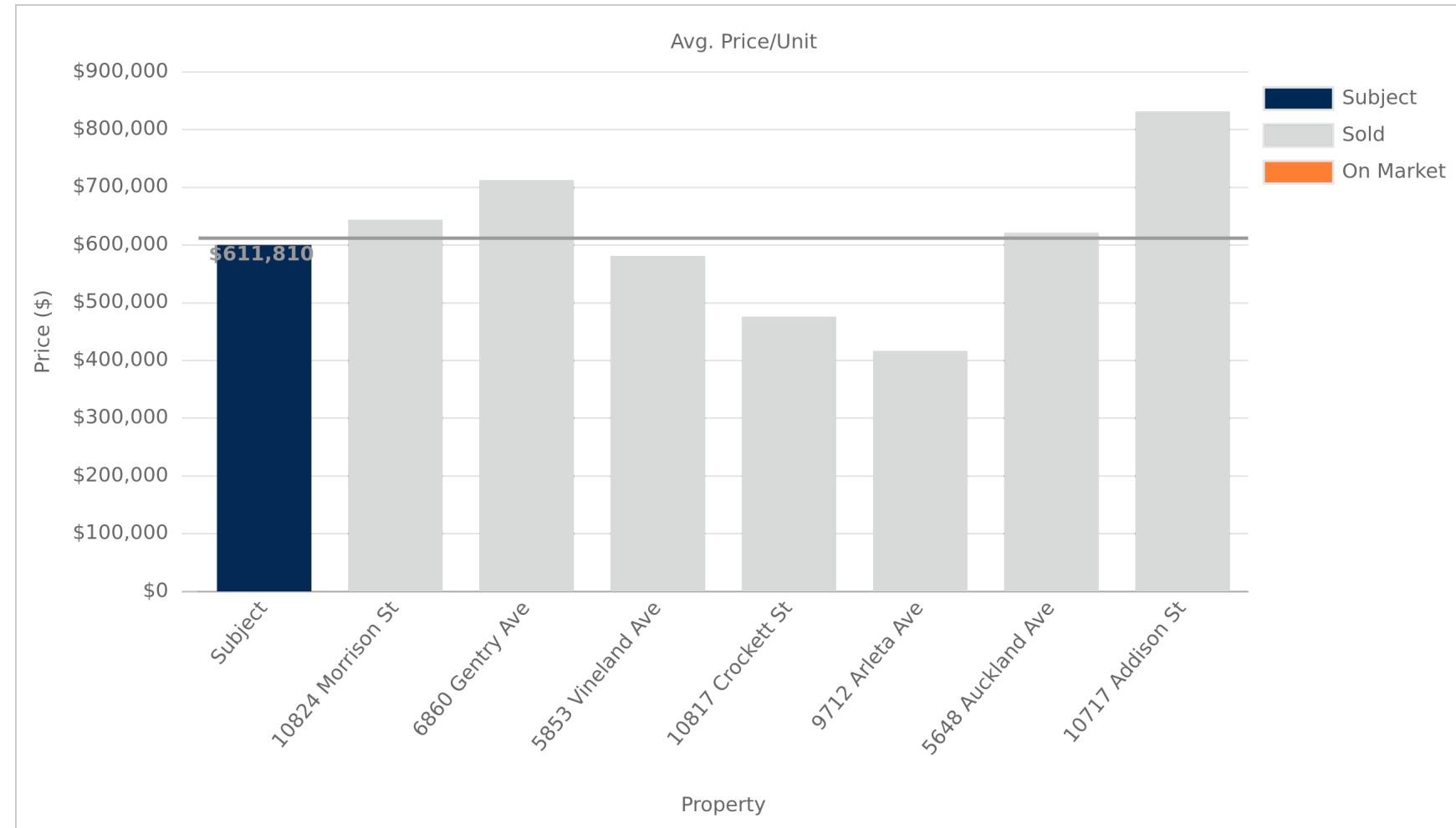




# NEW CONSTRUCTION SALES







**★ 10550 Haddon Ave**  
10550 Haddon Ave, Pacoima, CA 91331

Listing Price:	\$2,400,000	Price/SF:	\$457.14
Property Type:	Multifamily	GRM:	14.29
NOI:	\$121,463	Cap Rate:	5.06%
Occupancy:	-	Year Built:	2025
COE:	-	Number Of Units:	4
Lot Size:	0.17 Acres	Price/Unit:	\$600,000
Total SF:	5,250 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 2 Bath ADU	2	50.0	1,050	\$3,000	\$2.86
3 Bed / 3 Bath 2plex	2	50.0	1,575	\$4,000	\$2.54
<b>TOTAL/AVG</b>	<b>4</b>	<b>100%</b>	<b>1,312</b>	<b>\$3,500</b>	<b>\$2.67</b>



**1 9712 Arleta Ave**  
9712 Arleta Ave Arleta, CA 91331

Sale Price:	\$1,250,000	Price/SF:	\$461.77
Property Type:	Multifamily	GRM:	11.97
NOI:	\$65,250	Cap Rate:	5.22%
Occupancy:	-	Year Built:	2023
COE:	11/21/2023	Number Of Units:	3
Lot Size:	0.17 Acres	Price/Unit:	\$416,666
Total SF:	2,707 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	33.3			
3 Bed / 2 Bath	2	66.7			
<b>TOTAL/AVG</b>	<b>3</b>	<b>100%</b>	<b>0</b>	<b>\$0</b>	



# NEW CONSTRUCTION SALES



**2 10817 Crockett St**  
10817 Crockett St Sun Valley, CA 91352

Sale Price:	\$1,428,000	Price/SF:	\$424.49
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Occupancy:	-	Year Built:	2019
COE:	09/27/2023	Number Of Units:	3
Lot Size:	0.19 Acres	Price/Unit:	\$476,000
Total SF:	3,364 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	33.3			
2 Bed / 2 Bath	1	33.3			
4 Bed / 2 Bath	1	33.3			
<b>TOTAL/AVG</b>	<b>3</b>	<b>100%</b>	<b>0</b>	<b>\$0</b>	



**3 5853 Vineland Ave**  
5853 Vineland Ave North Hollywood, CA 91601

Sale Price:	\$2,325,000	Price/SF:	\$551.34
Property Type:	Multifamily	GRM:	12.52
NOI:	\$116,100	Cap Rate:	4.99%
Occupancy:	-	Year Built:	2023
COE:	07/20/2023	Number Of Units:	4
Lot Size:	0.12 Acres	Price/Unit:	\$581,250
Total SF:	4,217 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 2 Bath	1	25			
3 Bed / 2 Bath	2	50			
3 Bed / 3 Bath	1	25			
<b>TOTAL/AVG</b>	<b>4</b>	<b>100%</b>	<b>0</b>	<b>\$0</b>	



**4 10824 Morrison St**  
10824 Morrison St North Hollywood, CA 91601

Sale Price:	\$2,575,000	Price/SF:	\$551.86
Property Type:	Multifamily	GRM:	15.73
NOI:	\$102,338	Cap Rate:	3.97%
Occupancy:	-	Year Built:	2018
COE:	01/27/2023	Number Of Units:	4
Lot Size:	0.15 Acres	Price/Unit:	\$643,750
Total SF:	4,666 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	25			
3 Bed / 2 Bath	2	50			
4 Bed / 3 Bath	1	25			
<b>TOTAL/AVG</b>	<b>4</b>	<b>100%</b>	<b>0</b>	<b>\$0</b>	



**5 5648 Auckland Ave**  
5648 Auckland Ave North Hollywood, CA 91601

Sale Price:	\$2,485,000	Price/SF:	\$467.63
Property Type:	Multifamily	GRM:	13.45
NOI:	\$115,500	Cap Rate:	4.65%
Occupancy:	-	Year Built:	2022
COE:	03/15/2024	Number Of Units:	4
Lot Size:	0.14 Acres	Price/Unit:	\$621,250
Total SF:	5,314 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
3 Bed / 3 Bath	4	100			
<b>TOTAL/AVG</b>	<b>4</b>	<b>100%</b>	<b>0</b>	<b>\$0</b>	





**6 6860 Gentry Ave**  
6860 Gentry Ave North Hollywood, CA 91605

Sale Price:	\$2,850,000	Price/SF:	\$450.31
Property Type:	Multifamily	GRM:	11.42
NOI:	\$156,000	Cap Rate:	5.47%
Occupancy:	-	Year Built:	2022
COE:	01/31/2023	Number Of Units:	4
Lot Size:	0.15 Acres	Price/Unit:	\$712,500
Total SF:	6,329 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
4 Bed / 3 Bath	4	100			
TOTAL/AVG	4	100%	0	\$0	



**7 10717 Addison St**  
10717 Addison St North Hollywood, CA 91601

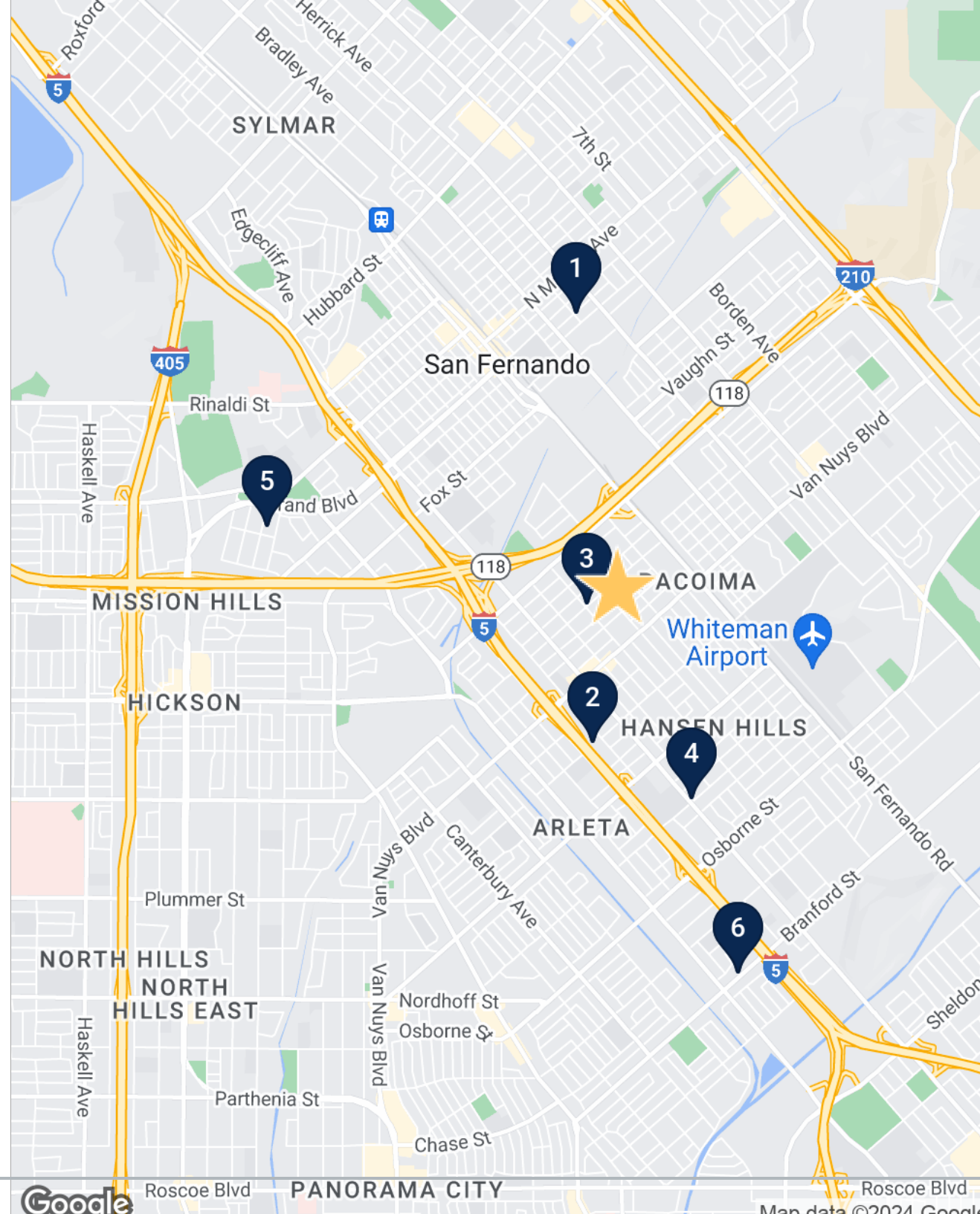
Sale Price:	\$3,325,000	Price/SF:	\$551.96
Property Type:	Multifamily	GRM:	14.74
NOI:	\$141,000	Cap Rate:	4.24%
Occupancy:	-	Year Built:	2024
COE:	03/21/2024	Number Of Units:	4
Lot Size:	0.18 Acres	Price/Unit:	\$831,250
Total SF:	6,024 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
4 Bed / 3 Bath	4	100			
TOTAL/AVG	4	100%	0	\$0	

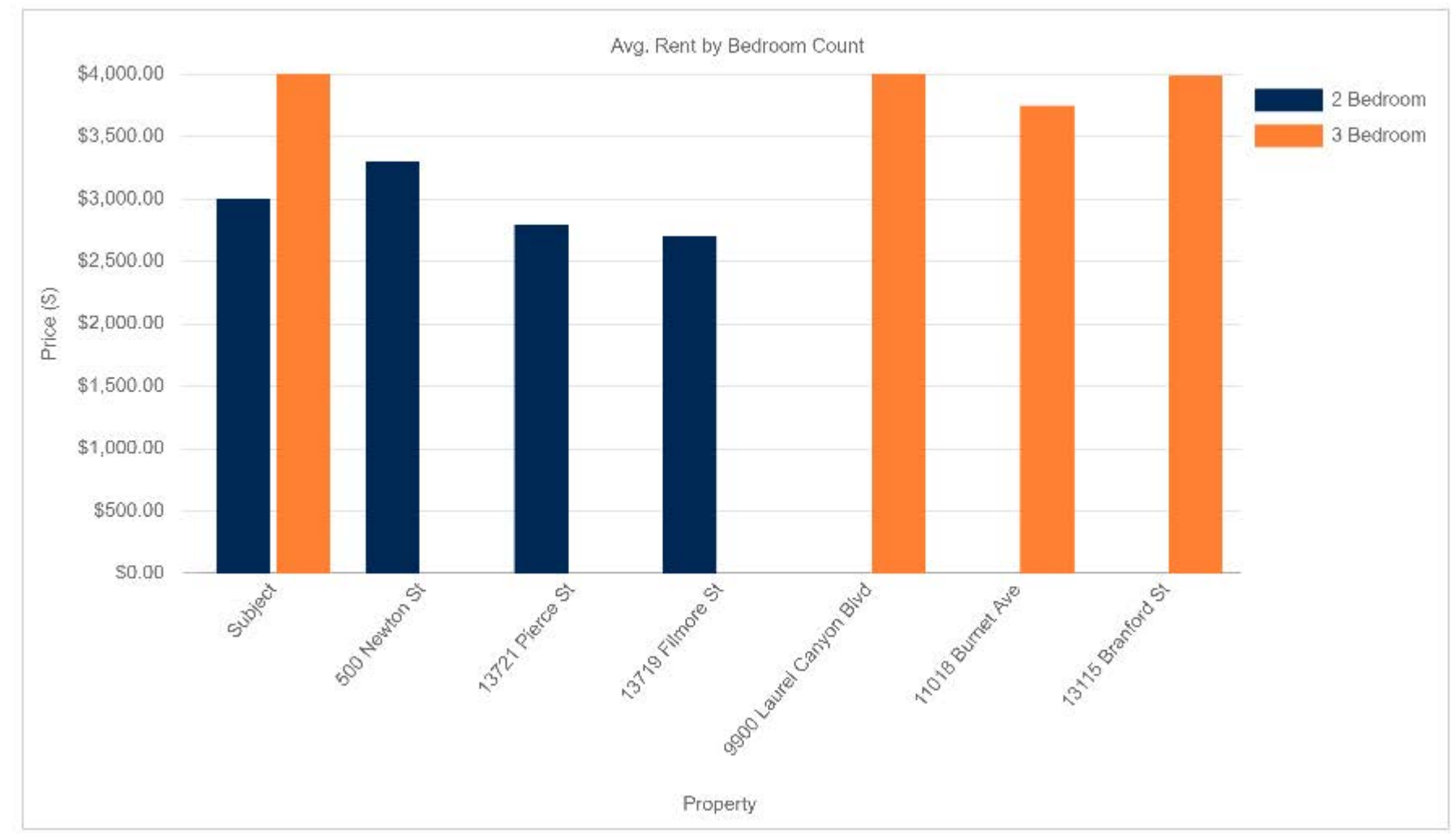


# RENT COMPS

- ★ 10550 Haddon Ave
- 1 500 Newton St
- 2 13721 Pierce St
- 3 13719 Filmore St
- 4 9900 Laurel Canyon Blvd
- 5 11018 Burnet Ave
- 6 13115 Branford St



# RENT COMPS





# RENT COMPS

**★ 10550 Haddon Ave**  
10550 Haddon Ave, Pacoima, CA 91331

**🏠 4 Units** | **🕒 Year Built 2025**



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 2 Bath ADU	2	50.0	1,050	\$3,000	\$2.86
3 Bed / 3 Bath 2plex	2	50.0	1,575	\$4,000	\$2.54
TOTAL/AVG	4	100%	1,312	\$3,500	\$2.67

**📍 2 13721 Pierce St**  
13721 Pierce St, Pacoima, CA 91331

**🏠 2 Units** | **🕒 Year Built 2023**



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 2 Bath	1	100	1,022	\$2,800	\$2.74
TOTAL/AVG	1	100%	1,022	\$2,800	\$2.74

**📍 1 500 Newton St**  
500 Newton St, San Fernando, CA 91340

**🏠 2 Units** | **🕒 Year Built 1940**



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 2 Bath	1	100	1,427	\$3,300	\$2.31
TOTAL/AVG	1	100%	1,427	\$3,300	\$2.31

**📍 3 13719 Filmore St**  
13719 Filmore St, Pacoima, CA 91331

**🏠 1 Units** | **🕒 Year Built 2023**



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	1	100	1,000	\$2,700	\$2.70
TOTAL/AVG	1	100%	1,000	\$2,700	\$2.70



**4 9900 Laurel Canyon Blvd**  
9900 Laurel Canyon Blvd, Pacoima, CA 91331

 1 Units |  Year Built 2023



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
3 Bed / 3 Bath	1	100	1,680	\$4,000	\$2.38
TOTAL/AVG	1	100%	1,680	\$4,000	\$2.38

**6 13115 Branford St**  
13115 Branford St, Pacoima, CA 91331

 2 Units |  Year Built 1954



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
3 Bed / 2 Bath	1	100	1,232	\$3,995	\$3.24
TOTAL/AVG	1	100%	1,232	\$3,995	\$3.24

**5 11018 Burnet Ave**  
11018 Burnet Ave, Mission Hills, CA 91345

 1 Units |  Year Built 2006



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
3 Bed / 2 Bath	1	100	1,500	\$3,750	\$2.50
TOTAL/AVG	1	100%	1,500	\$3,750	\$2.50





04 | MARKET  
OVERVIEW





PACOIMA



## A Dynamic, Diverse & Vibrant Community an iconic urban experience.

Pacoima, situated in the San Fernando Valley of Los Angeles County, is a vibrant community brimming with cultural diversity and historical significance. Once primarily an agricultural area, Pacoima experienced significant growth during the mid-20th century, becoming a hub for manufacturing and industry. Today, its landscape is a mix of residential neighborhoods, commercial centers, and industrial zones, reflecting its evolution into a dynamic urban enclave.

What truly sets Pacoima apart is its rich tapestry of cultural heritage, particularly its strong ties to the Latino and Mexican-American communities. Spanish is often heard spoken on its streets, and the influence of Hispanic culture is evident in everything from the colorful murals adorning buildings to the aroma of authentic cuisine wafting from local eateries. Pacoima's residents take pride in their cultural identity, organizing vibrant festivals and events that celebrate their heritage and bring the community together in joyful celebration.

Pacoima is a resilient community with a strong sense of unity and purpose. Residents actively engage in grassroots initiatives aimed at improving the quality of life for all, from beautification projects to youth outreach programs. Through collaboration and collective action, Pacoima continues to write its own story of perseverance and progress, embodying the spirit of resilience that defines the fabric of Los Angeles.



EXCLUSIVELY LISTED BY:

## Matt Ziegler

Senior Managing Director  
Marcus & Millichap

818-212-2738

[Matt.Ziegler@marcusmillichap.com](mailto:Matt.Ziegler@marcusmillichap.com)

License CA: 01280909

## Filip Niculete

Senior Managing Director

LAA Team of Marcus & Millichap

818-212-2748

[Filip.Niculete@marcusmillichap.com](mailto:Filip.Niculete@marcusmillichap.com)

License CA: 01905352

## Glen Scher

Senior Vice President Investments

LAA Team of Marcus & Millichap

818-212-2808

[Glen.Scher@marcusmillichap.com](mailto:Glen.Scher@marcusmillichap.com)

License CA: 01962976

10550 +  
HADDON AVE

Marcus & Millichap