

# San Fernando Station – Office Space Available

## Mixed-Use Building in San Fernando Valley



# Highly Desirable Office Space – Units 201 & 202

## Totaling Approx. 2,543 SF of 2<sup>nd</sup> Level Space



**SUBJECT**

*Truman Street*

**Development Pad**

*San Fernando Road*

# Located Within San Fernando's Commercial Core

## Dual Frontage Along Truman St and San Fernando Rd



- Starbucks
- Pollo Loco
- Wing Stop
- AT&T
- Chipotle Mexican Grill
- T-Mobile
- Spectrum
- CVS Caremark
- Jack in the Box
- Yoshinoya
- El Super

IHOP

Truman Street

San Fernando Road

Development Pad

Employee Parking Lot

**Units 201 & 202 – Includes Private Balcony**

**Balcony Overlooks San Fernando Road**



# Additional Parking Available Off San Fernand Rd

## Use of Employee Parking Lot Included in Lease



**SUBJECT**

**Employee  
Parking Lot**

1240

# 1245 San Fernando Rd

**Suite(s)**  
**201 & 202**

**Square Feet Available**

**Unit 201 - 2,023 SF**

**Unit 202 - 520 SF**

**Total - +/- 2,543 SF**

**Asking Rent**

**\$2.25/SF**

**Lease Type**

**Modified Gross**

**Availability**

**Within 30 Days**

**Address**

**1245 San Fernando Rd**

**San Fernando, CA 91340**





**Mixed Use Building with Office Over Retail  
Restaurant Businesses Provide Amenity for Office Users**

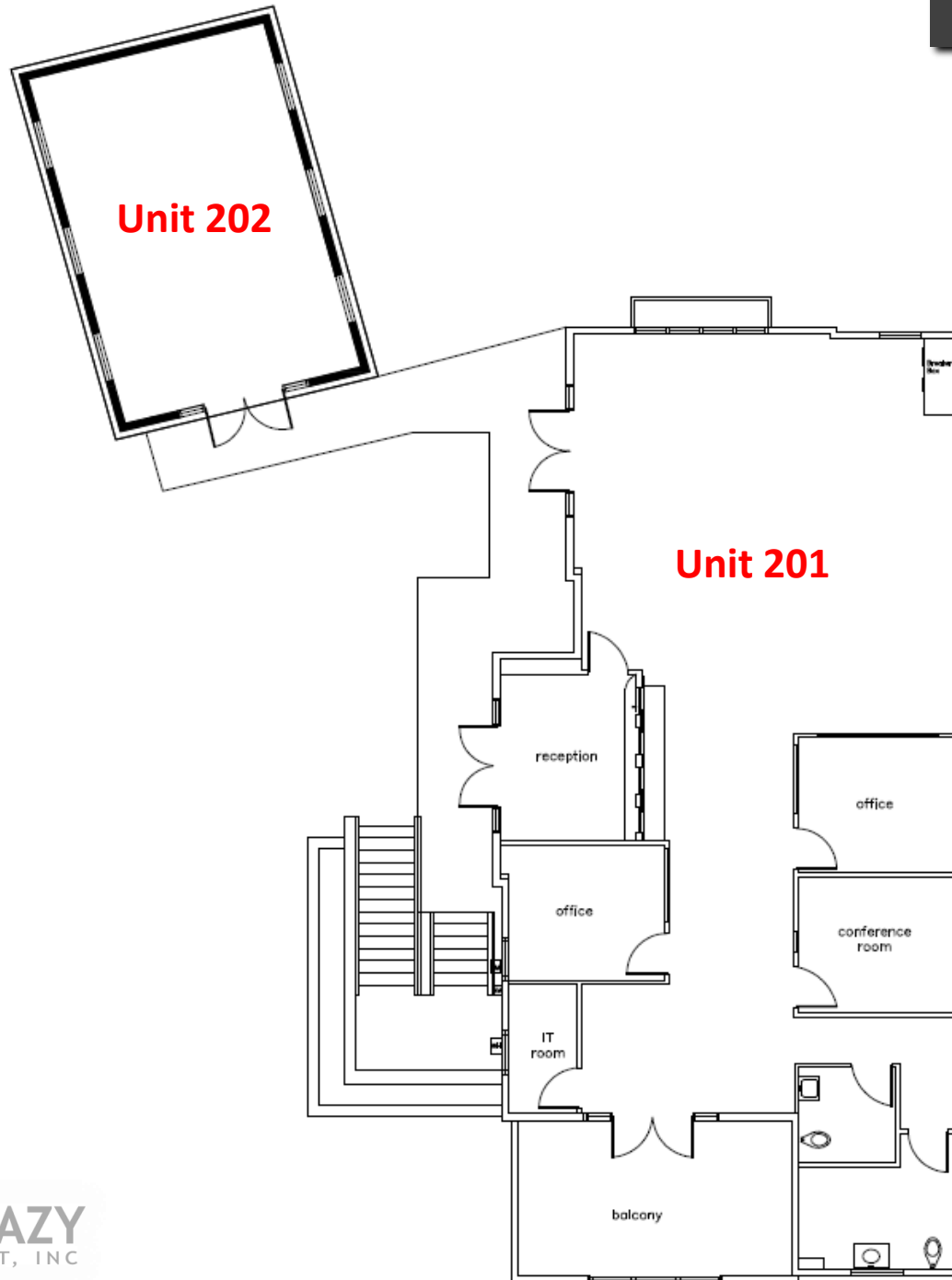




**Current Floor Plan Includes Three (3) Private Offices  
Reception Area and In-Suite Restrooms (Men's & Women's)**





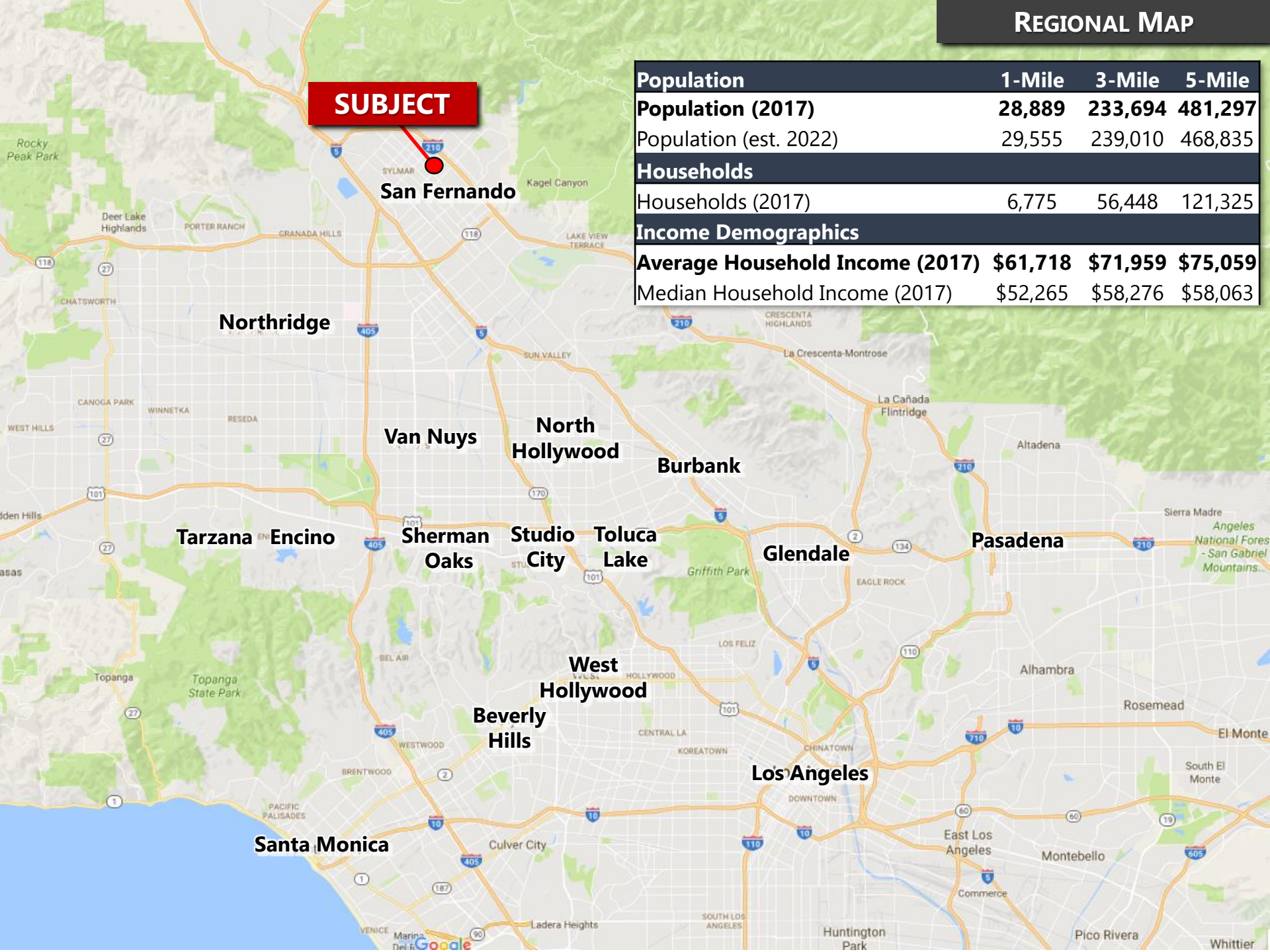


# REGIONAL MAP

**SUBJECT**

**San Fernando**

Population	1-Mile	3-Mile	5-Mile
<b>Population (2017)</b>	<b>28,889</b>	<b>233,694</b>	<b>481,297</b>
Population (est. 2022)	29,555	239,010	468,835
Households			
Households (2017)	6,775	56,448	121,325
Income Demographics			
<b>Average Household Income (2017)</b>	<b>\$61,718</b>	<b>\$71,959</b>	<b>\$75,059</b>
Median Household Income (2017)	\$52,265	\$58,276	\$58,063





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