



Commercial Real Estate Investments

SAN FERNANDO, 810 SAN FERNANDO RD

EXECUTIVE SUMMARY



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HIGHLIGHTS:

- 11 Feet High with Drop Ceiling
- ±30 Feet of Windowed Frontage Located in The San Fernando Mall
- Abundant Street Parking Available
- Located Next to 4 Freeways (405, 118, 210, 5)
- Surrounding National Tenants: B.O.A, Starbucks, McDonald's, Chase, Jack in the Box, T-Mobile, Dollar Tree, Wells Fargo and Enterprise

OFFERING SUMMARY: 810 San Fernando Rd, offers a tenant the opportunity to lease a 3,000 SF retail space with ±30 Feet of Windowed Frontage in The San Fernando Mall. Located just north of signalized corner of Brand Blvd/ San Fernando. The space benefits from the heavy foot traffic in the San Fernando Mall and being surrounded by National Tenants. (Traffic Count of approximately 23,000 cars per day - COSTAR).

DEMOGRAPHICS: The population within a 1 mile radius was estimated at over 29,311 as well as over 233,755 within a 3 mile radius, and this population is expected to grow at 2.62% annually. The average household income was estimated at approximately \$52,922 within a 3 mile radius.

LEASE RATE: 3,000 SF space offered at \$3,750 (\$1.25/SF MG). Contact listing broker for access.



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SAN FERNANDO, 810 SAN FERNANDO RD

PROPERTY PICTURES

Property
Picture



Property
Picture





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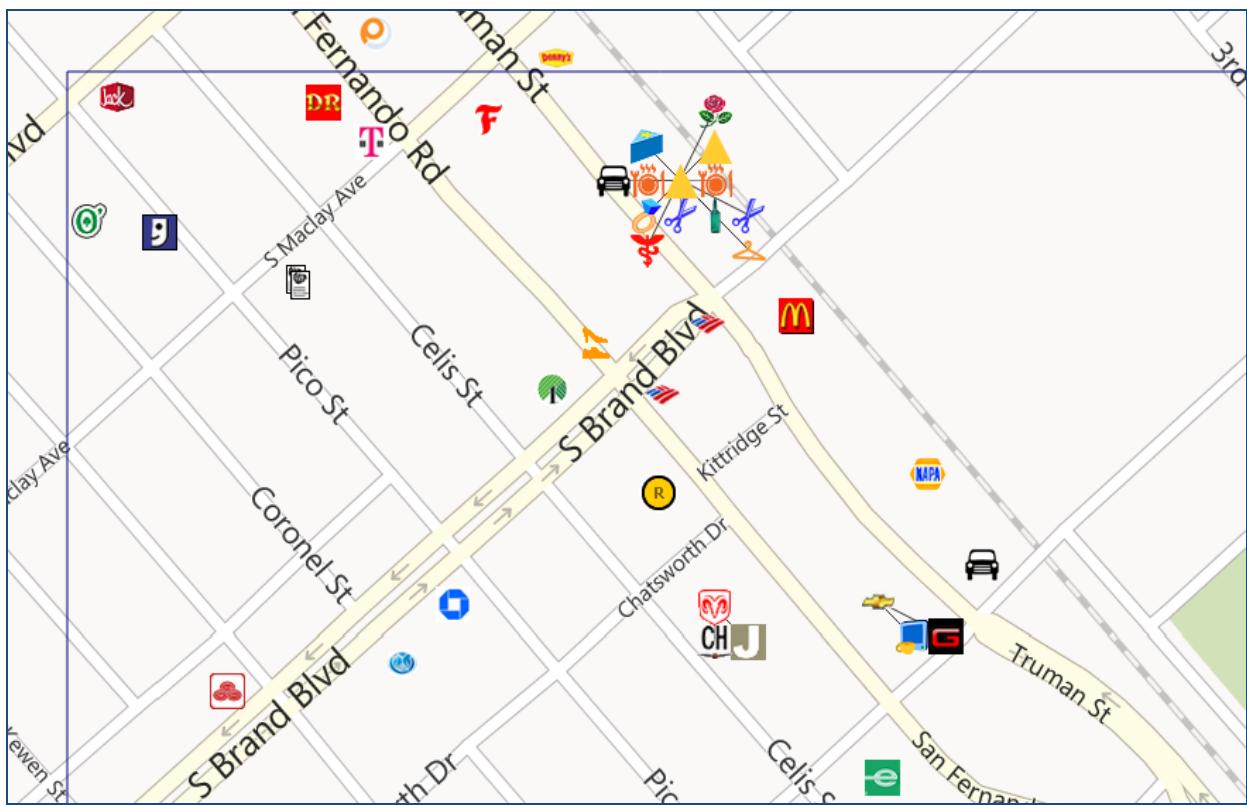
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PROPERTY PICTURES

Aerial Map



Nearby Tenants



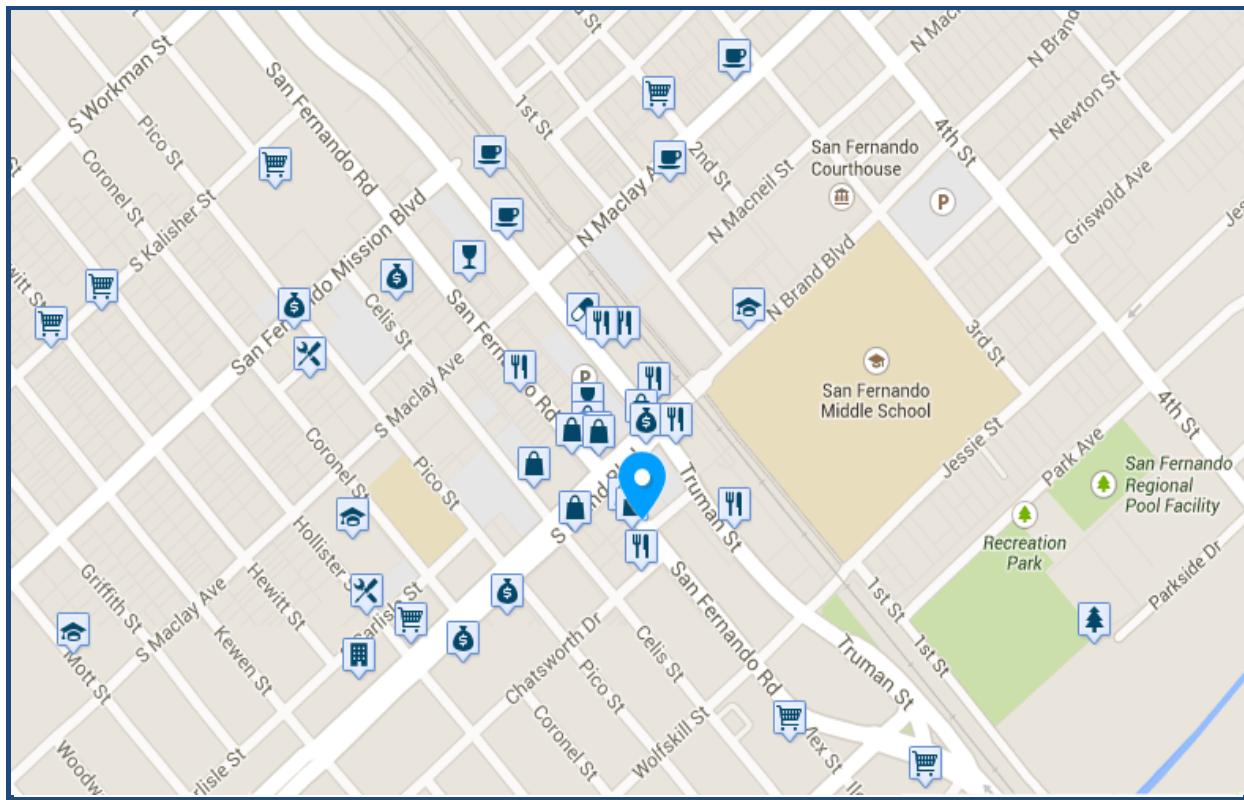


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WALK SCORE

Walk Score Picture



Walk Score Nearby Tenants

Category	Points	Name	Distance
Groceries	19.7 out of 20	Pioneer Market	.2 mi
Restaurants and Bars	20 out of 20	Las Brisas Del Maizal	.1 mi
		El Halcon De Oro	.1 mi
		Bello's Kabob & Grill	.1 mi
		McDonald's	.1 mi
		ACA LAS TORTAS AHOGADAS	.1 mi
		Dona Mercedes Restaurant	.1 mi
		El Pollo Campeón	.1 mi
		H Salt Fish & Chips	.2 mi
		James Restaurant	.2 mi
Shopping	15 out of 15	Gaby's Boutique Inc	.0 mi
		Twin Bridal	.0 mi
		Bridal Center	.1 mi
		Jessica Bridal	.1 mi
		Bridal City	.1 mi
Coffee	14.1 out of 15	Starbucks	.3 mi
		Compañía de Café	.4 mi
Schools	6 out of 6	San Fernando Middle School	.2 mi
Parks	3.9 out of 6	Layne Park	.8 mi
Book Stores	5.9 out of 6	Librería Mexico San Fernando Inc	.2 mi
Entertainment	5.7 out of 6	San Fernando Museum of Arts & History	.3 mi
Banking	6 out of 6	Bank of America	.1 mi

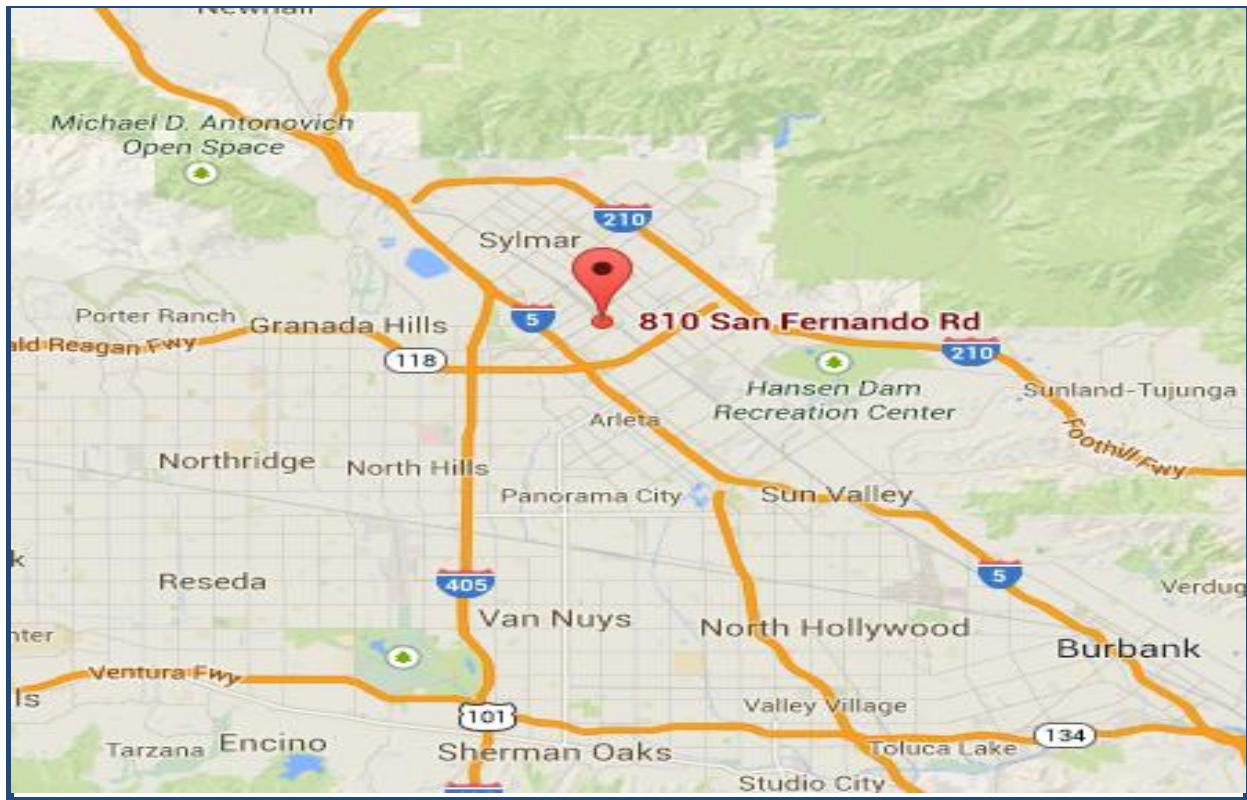


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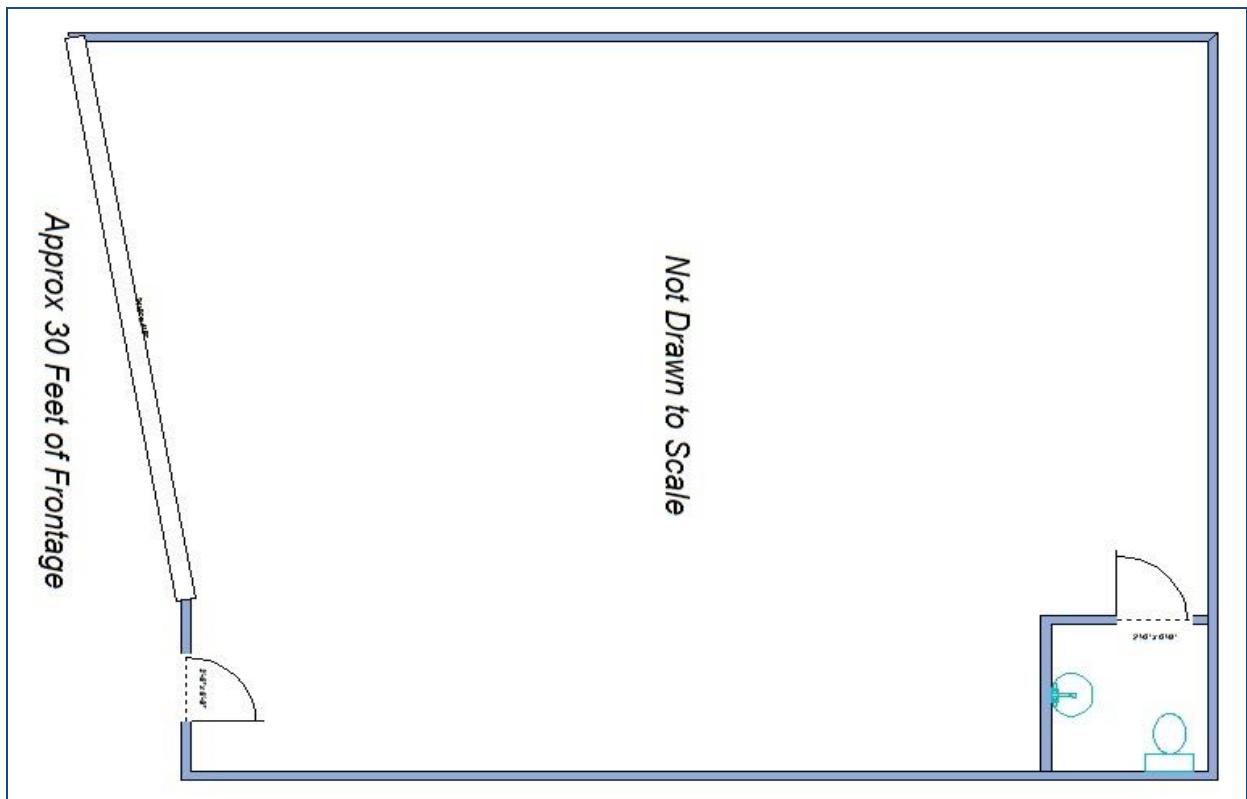
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PROPERTY PICTURES

Local Area Map



Layout Picture





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DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population:			
2019 Projection	29,916	238,004	475,857
2014 Estimate	29,311	233,755	463,705
2010 Census	29,658	238,277	461,391
Growth 2014-2019	2.06%	1.82%	2.62%
Growth 2010-2014	-1.17%	-1.90%	0.50%
2014 Population Hispanic Origin	27,062	189,609	326,431
2014 Population by Race:			
White	26,801	200,151	379,598
Black	656	9,915	19,592
Am. Indian & Alaskan	719	4,753	8,357
Asian	615	13,928	44,961
Hawaiian & Pacific Island	78	545	1,075
Other	443	4,463	10,121
Households:			
2019 Projection	7,198	57,059	122,945
2014 Estimate	7,047	56,109	119,917
2010 Census	7,123	57,453	119,769
Growth 2014 - 2019	0	0	0
Growth 2010 - 2014	-2.62%	-4.93%	-2.57%
Owner Occupied	362900.00%	3504700.00%	7070700.00%
Renter Occupied	3,418	21,062	49,210
2014 Avg Household Income	58,327	64,858	68,864
2014 Med Household Income	\$48,861	\$52,922	\$53,361
2014 Households by Household Inc:			
<\$25,000	\$1,685	\$12,204	\$26,679
\$25,000 - \$50,000	1,907	14,160	29,766
\$50,000 - \$75,000	1,576	12,173	22,730
\$75,000 - \$100,000	952	7,623	Pedestrain
\$100,000 - \$125,000	500	4,426	Windowed
\$125,000 - \$150,000	223	2,439	Street Parking
\$150,000 - \$200,000	87	2,048	to 4 Freeways
\$200,000+	117	1,038	National



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DEMOGRAPHICS

Type	# Businesses			# Employees			# Emp/Bus		
Radius	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
Total Businesses	1,394	5,479	12,803	12,218	63,148	133,353	9	12	10
Retail	226	841	1,856	1,672	8,325	19,273	7	10	10
Wholesale	66	267	697	740	3,268	8,217	11	12	12
Hospitality & Food Service	79	331	731	868	3,907	8,659	11	12	12
Leasing	60	276	588	466	1,754	3,728	8	6	6
Finance & Insurance	108	349	708	434	1,855	3,516	4	5	5
Information	23	100	254	184	524	1,764	8	5	7
Services	83	320	811	478	2,270	4,514	6	7	6
Management of Companies	3	3	6	19	19	27	6	6	5
Assistance	181	909		1,027	14,156	28,842	6	16	11
Education Services	23	105	264	1,542	6,573	12,424	67	63	47
Sales	36	49	74	636	1,510	2,284	18	31	31
Recreation	17	68	163	187	884	1,625	11	13	10
Utilities	1	3	7	3	10	99	3	3	14
Management	65	282	600	422	2,199	4,931	6	8	8
Construction	105	498	1,082	963	3,849	10,318	9	8	10
Manufacturing	112	321	681	1,928	9,413	16,747	17	29	25
Agriculture, Mining, Fishing	1	4	14	2	14	67	2	4	5
Other Services	205	753	1,583	647	2,618	6,318	3	3	4