

FOR SALE

SAN FERNANDO INDUSTRIAL



1801 1ST STREET, SAN FERNANDO CA 91340

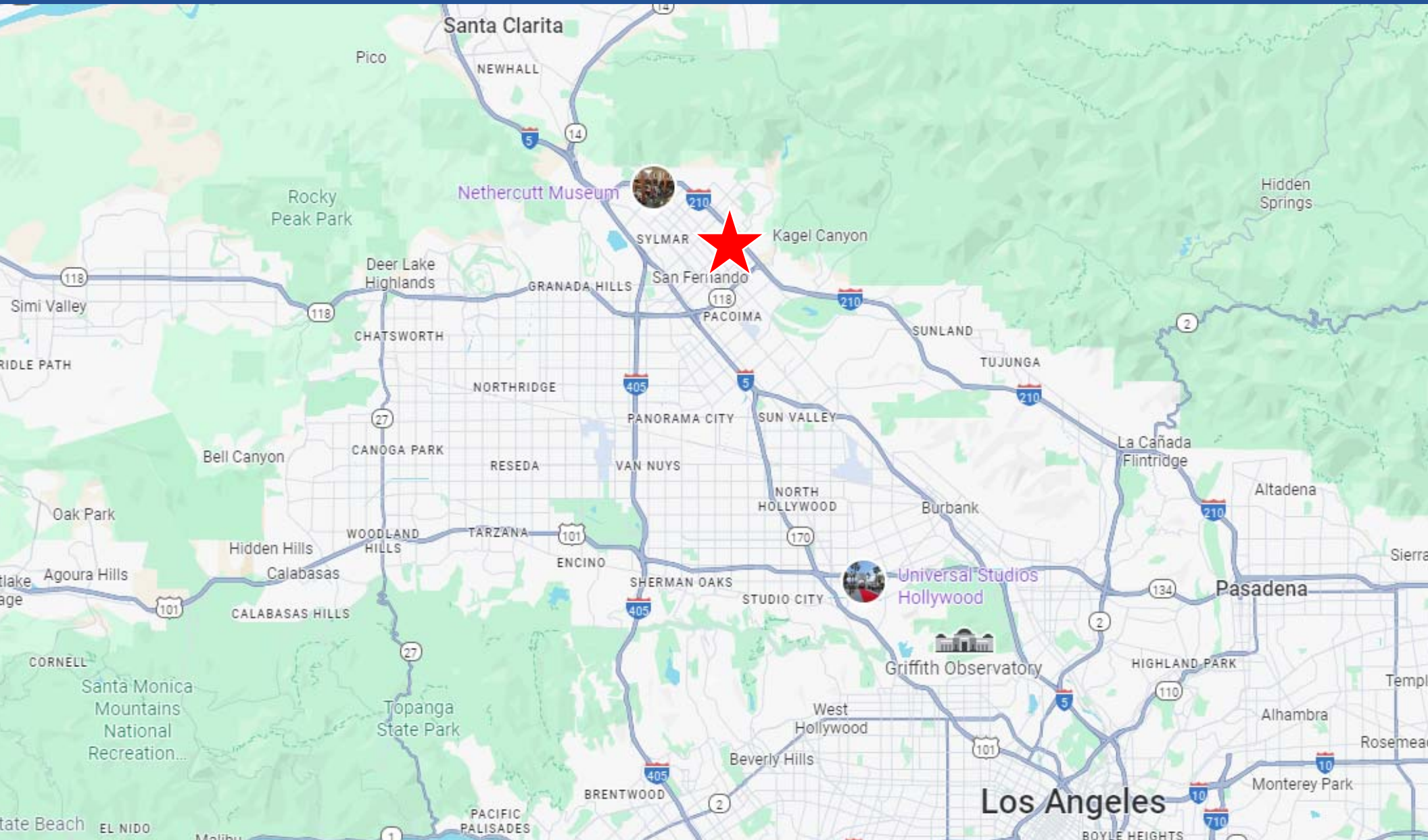
JON PALEY 818.225.1300 | INFO@PALEYCOMMERCIALREALESTATE.COM

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SAN FERNANDO VALLEY MAP

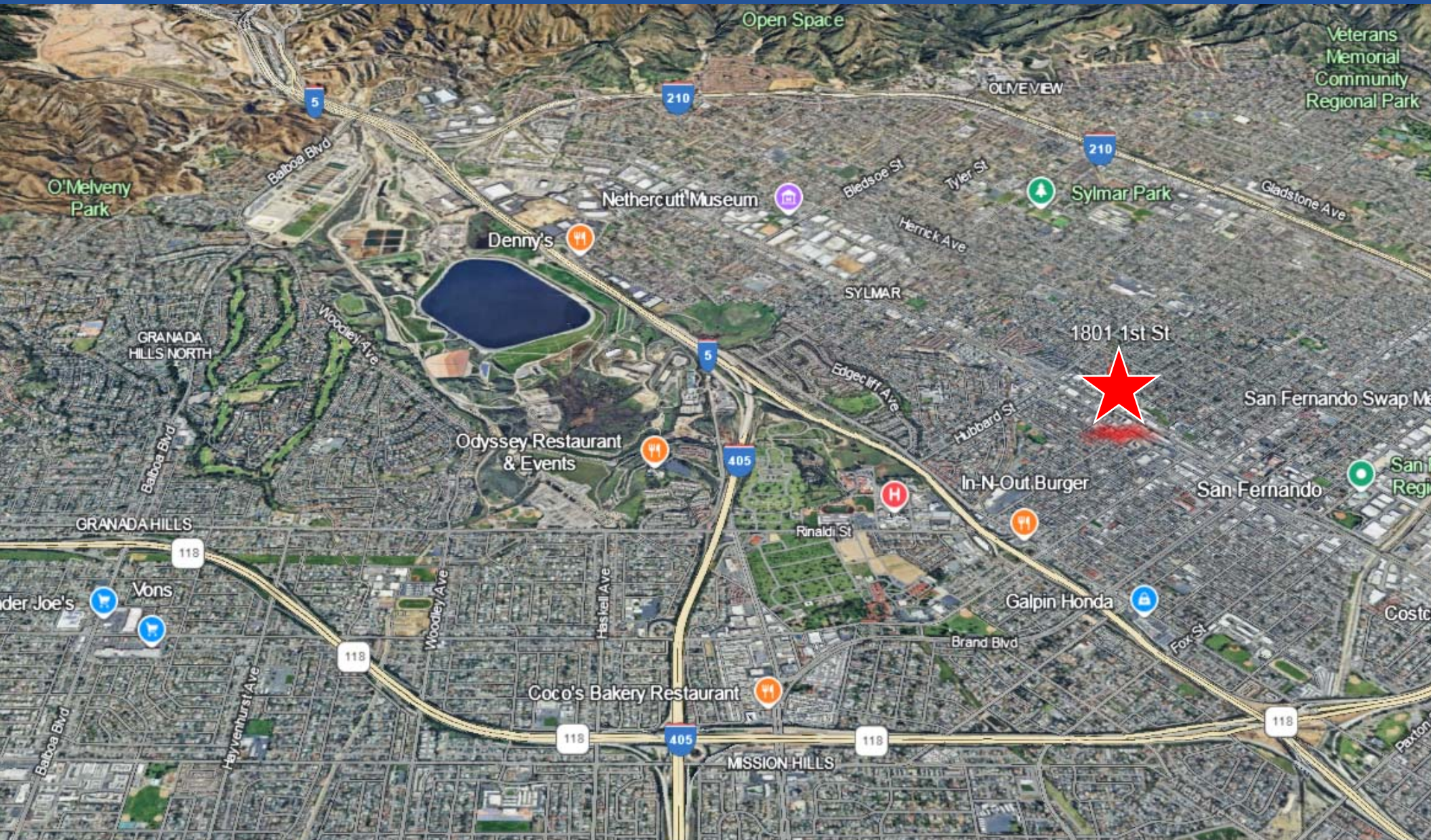
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AREA OVERVIEW (WIDE)

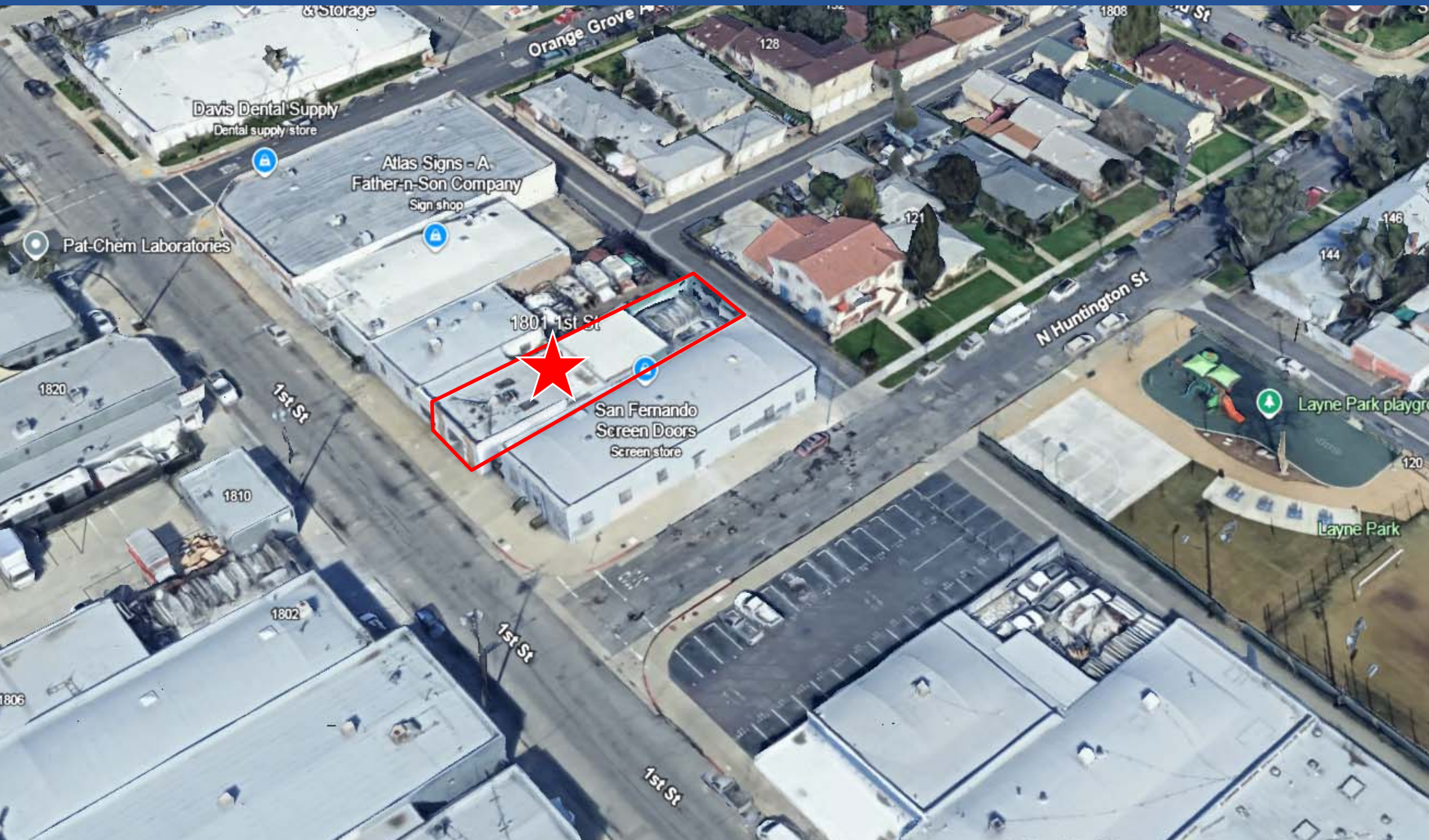
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AERIAL OVERVIEW (NARROW)

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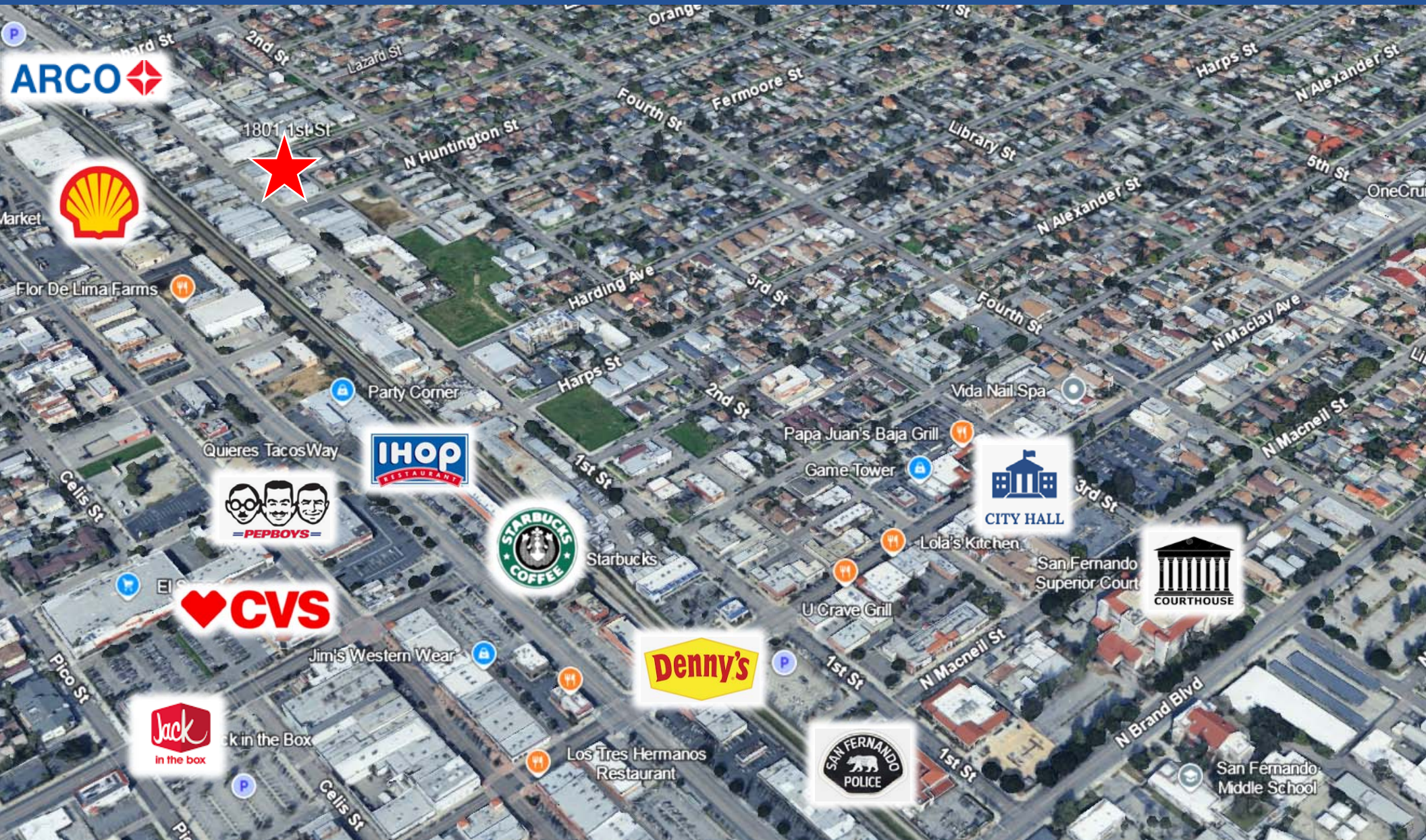
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AREA BUSINESSES

1810 1ST STREET, SAN FERNANDO CA 91340

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1801 1ST STREET, SAN FERNANDO CA 91340



PROPERTY OVERVIEW & HIGHLIGHTS

1801 1ST STREET, SAN FERNANDO CA 91340



Address:	1801 1st Street, San Fernando CA 91340
APN:	2520-007-011
Building Size:	1,920 Square Feet (720' office & 1,200' warehouse)
Land Size:	4,221 Square Feet
Zoning:	SFM1 (Industrial-Light Manufacturing)
Sale Price:	\$850,000.00

Year Built:	1948 (77 years old)
Clearance Height:	10 feet
Truck Doors:	1 ground level
Parking:	4 spaces (2.08 per 1,000)
Construction:	Tilt-up Pre-Cast Concrete
Power:	9 spaces (to verify)

LOCATION

In the heart of the city of San Fernando. Within close proximity to the Metro Station. Surrounded by 5 Freeway, 405 Freeway, and 210 Freeway. This allows quick and easy access to countless destinations throughout the greater Los Angeles Area which is ideal for shipping and deliveries. Surrounded by a well balanced mix of industrial, commercial, and residential.

DESCRIPTION

An extremely rare small and low-priced Industrial Building makes for an excellent and highly affordable opportunity for many Buyers who thought ownership was out of reach and are tired of paying rent. Currently occupied by a stone fabrication company who will vacate the premises at the close of escrow.

HIGHLIGHTS

- Perfect for an Owner-User
- 90% SBA Financing Available
- Hard to Find Small Industrial
- Highly Affordable Pricing Point
- Close to Residential and Commercial
- Surrounded by Three Major Freeways
- Stop Wasting Money Paying Rent And Own

DEMOGRAPHICS

1801 1ST STREET, SAN FERNANDO CA 91340



POPULATION	2-Mile	5-Mile	10-Mile
2020 Population	109,492	434,045	1,423,437
2024 Population	100,879	408,211	1,370,143
2029 Population Projection	96,892	394,391	1,332,357
HOUSEHOLD INCOME	2-Mile	5-Mile	10-Mile
Avg Household Income	\$109,352	\$111,717	\$115,521
Median Household Income	\$83,987	\$86,132	\$87,191

POPULATION BY RACE	2-Mile	5-Mile	10-Mile
White	16,193	88,162	488,910
Black	2,480	12,264	55,481
American Indian/Alaskan Native	2,719	8,098	20,684
Asian	4,242	40,557	153,458
Hawaiian & Pacific Islander	72	428	1,640
Two or More Races	75,173	258,702	649,970
Hispanic Origin	86,334	289,772	697,774

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