

Colliers

For Lease

Asking Rate:

\$2.50/SF/MG

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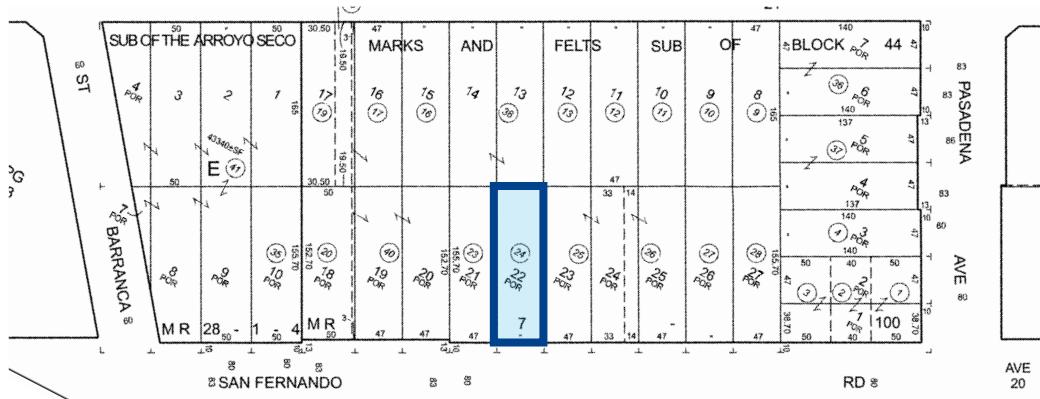
138 N. San Fernando Road Los Angeles, CA

±4,844 SF of Flex Space Located in Lincoln Heights Near Public Transit

- **Two separate buildings**, approximately ±2,952 SF and ±1,892 SF (according to ZIMAS)
 - Each building includes Power, HVAC and a rollup door
 - Each building has an open buildout that makes the improvements conducive to multiple uses
- **On-site, gate parking**: room for potentially 4 parking spaces at the rear of the property, which is secured by a gate
- **Abundance of power**: amount of power is conducive to several uses
- **Lincoln Heights neighborhood**: rapidly changing area that is home to a large, creative community
- **Highly desirable location**: proximity to mass transit and multiple types of amenities



Property Overview



2025 Demographics

1 Mile

3 Mile

5 Mile

Population	27,697	332,570	1,001,484
Median Age	37.8	37.3	37.3
Est. Households	9,691	127,659	385,612
Avg. Household Income	\$94,730	\$107,813	\$105,078

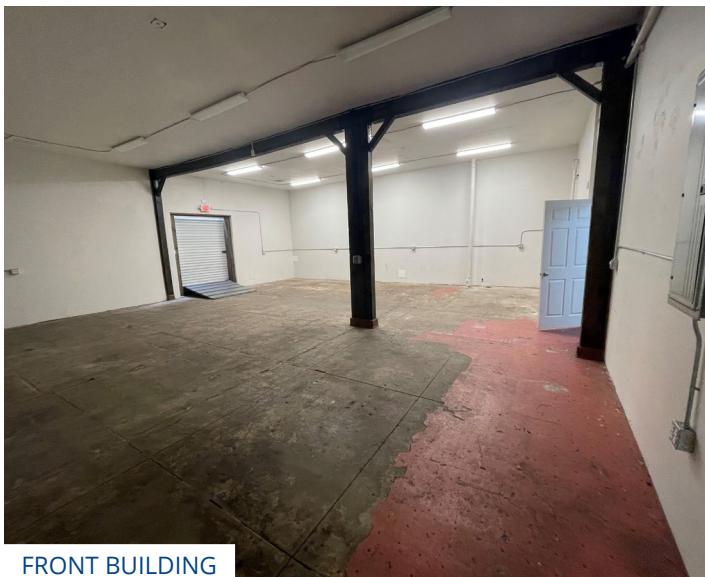
Property Photos



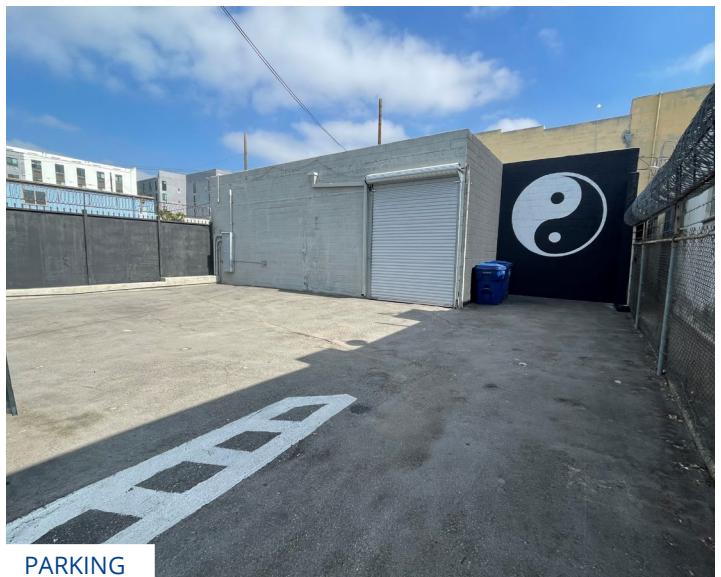
FRONT BUILDING



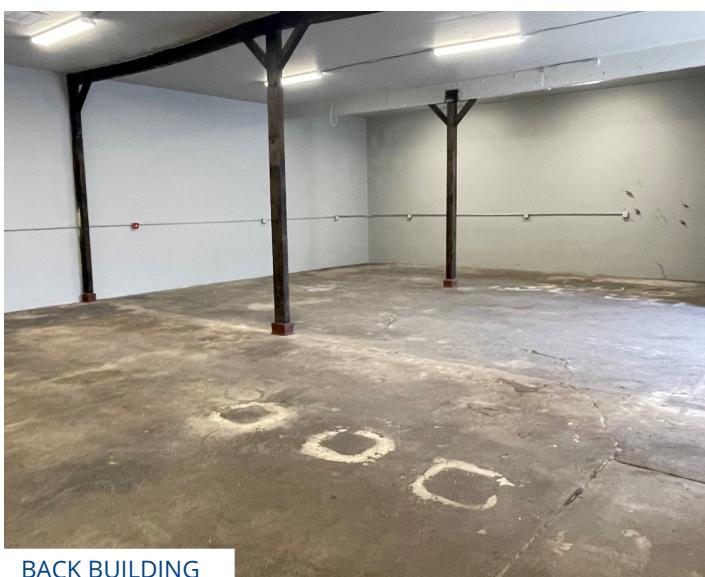
FRONT BUILDING



FRONT BUILDING



PARKING



BACK BUILDING



BACK BUILDING

Nearby Amenities



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