



**For Lease**

Asking Rate:

**\$2.50/SF/MG**

**Get in touch:**

**Mick Moody**

License No.: 01972547

+1 213 532 3257

mick.moody@colliers.com

**Colliers**

865 S. Figueroa St

Suite 3500

Los Angeles, CA 90017

P: +1 213 627 1214

## 138 N. San Fernando Road Los Angeles, CA

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

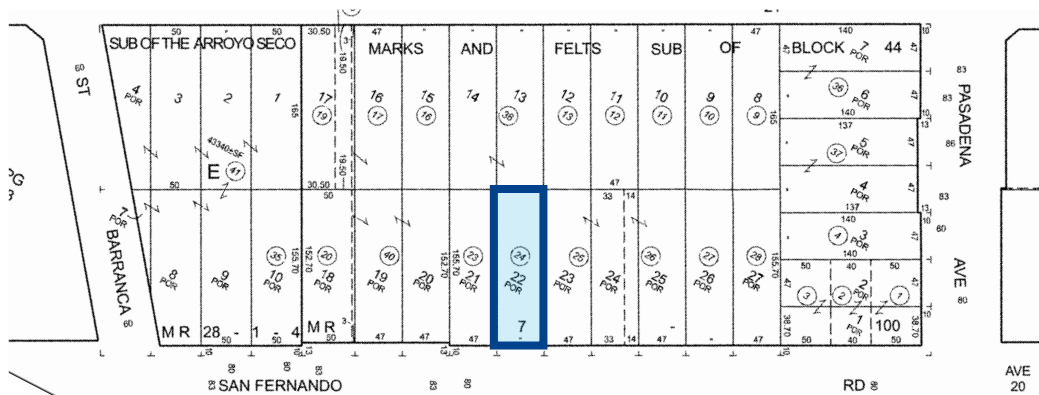
- **Two separate buildings**, approximately ±2,952 SF and ±1,892 SF (according to ZIMAS)
  - Each building includes Power, HVAC and a rollup door
  - Each building has an open buildout that makes the improvements conducive to multiple uses
- **On-site, gate parking**: room for potentially 4 parking spaces 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

Accelerating success.





## 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



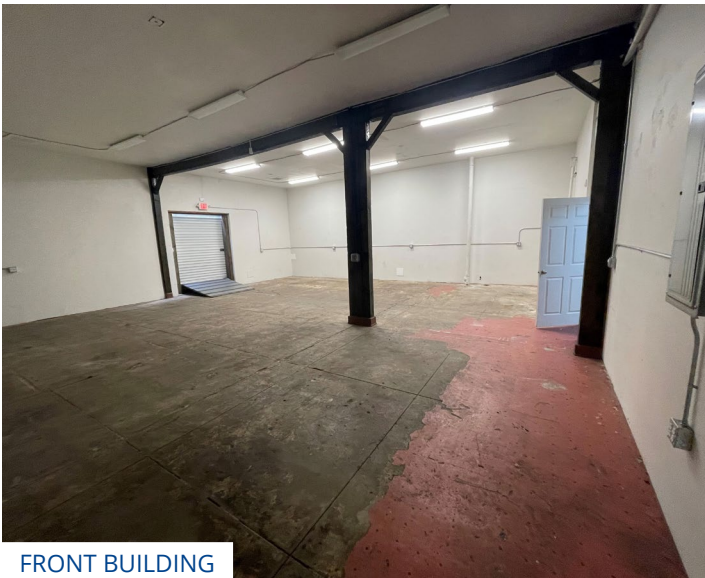
# Property Photos



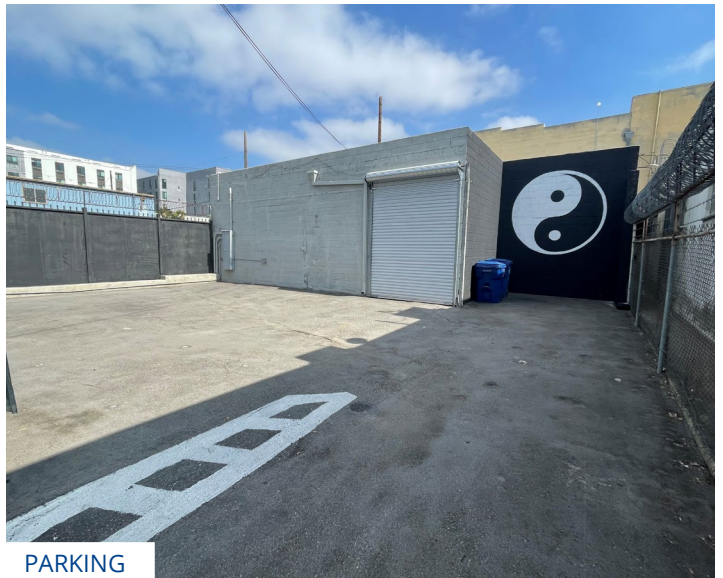
FRONT BUILDING



FRONT BUILDING



FRONT BUILDING



PARKING



BACK BUILDING



BACK BUILDING



# Nearby Amenities



**Mick Moody**

License No.: 01972547

+1 213 532 3257

mick.moody@colliers.com



**Colliers**

865 S. Figueroa St, Suite 3500

Los Angeles, CA 90017

P: +1 213 627 1214

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2021. All rights reserved.