



TWO OFFICE SUITES FOR LEASE

Marcus & Millichap
AGNEW | SERLING GROUP

**13039 SAN FERNANDO RD
SYLMAR, CA 91342**



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PROPERTY SUMMARY

Property Type	Office Multifamily
Year Built	2025
Lot Size	0.47 AC 20,414 SF
Stories	2

OFFICE LEASING SUMMARY

Office Units Available	A & B
Lease Rate	\$3.75/SF
Available SF	~425-850 SF
Ground Floor Office: Unit A	425 SF
Ground Floor Office: Unit B	425 SF
Total Monthly Rent	\$1,595/unit/month
Lease Type	Modified Gross (MG)
Available	Immediately
Term	Negotiable
Parking	1 Space Per Unit
Zoning	C2-1VL-CPIO



\$3.75/SF

LEASE RATE

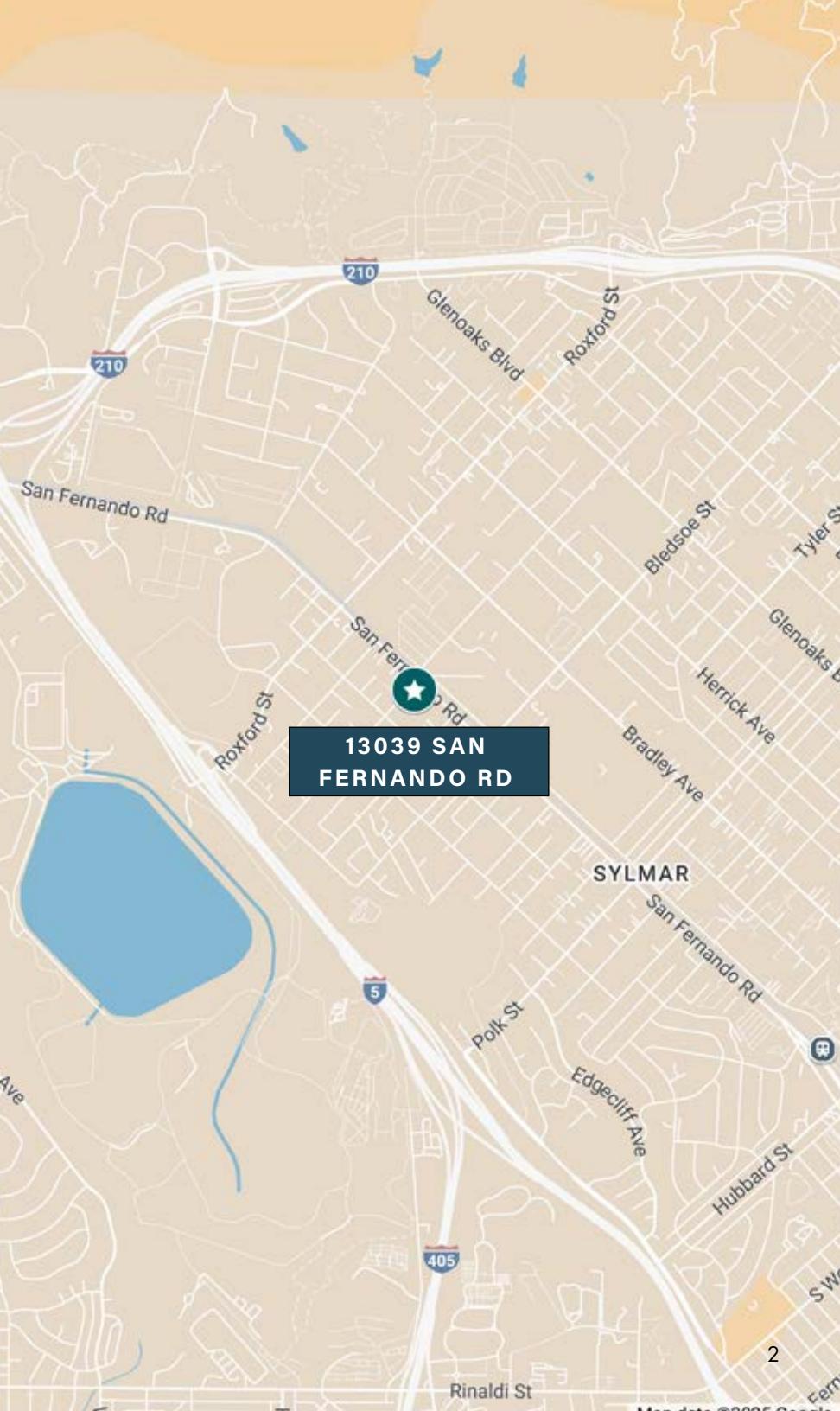
850 SF

OFFICE SPACE AVAILABLE

MG

LEASE TYPE

NEGOTIABLE
TERM



SUITE A: 425 SF



SUITE B: 425 SF



DEMOGRAPHIC DETAILS



POPULATION

In 2024, the population in your selected geography is 326,069. The population has changed by -2.38 percent since 2010. It is estimated that the population in your area will be 329,682 five years from now, which represents a change of 1.1 percent from the current year. The current population is 50.1 percent male and 49.9 percent female. The median age of the population in your area is 38.0, compared with the U.S. average, which is 39.0. The population density in your area is 4,151 people per square mile.



HOUSEHOLDS

There are currently 95,384 households in your selected geography. The number of households has changed by 7.13 percent since 2010. It is estimated that the number of households in your area will be 96,671 five years from now, which represents a change of 1.3 percent from the current year. The average household size in your area is 3.5 people.



INCOME

In 2024, the median household income for your selected geography is \$91,268, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 48.10 percent since 2010. It is estimated that the median household income in your area will be \$104,198 five years from now, which represents a change of 14.2 percent from the current year.

The current year per capita income in your area is \$33,391, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$112,027, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 157,322 people in your selected area were employed. The 2010 Census revealed that 53 percent of employees are in white-collar occupations in this geography, and 28.4 percent are in blue-collar occupations. In 2024, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 30.00 minutes.



HOUSING

The median housing value in your area was \$687,952 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 57,871.00 owner-occupied housing units and 31,169.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 23.0 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 7.0 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 13.1 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 4.3 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 29.8 percent in the selected area compared with the 19.7 percent in the U.S.

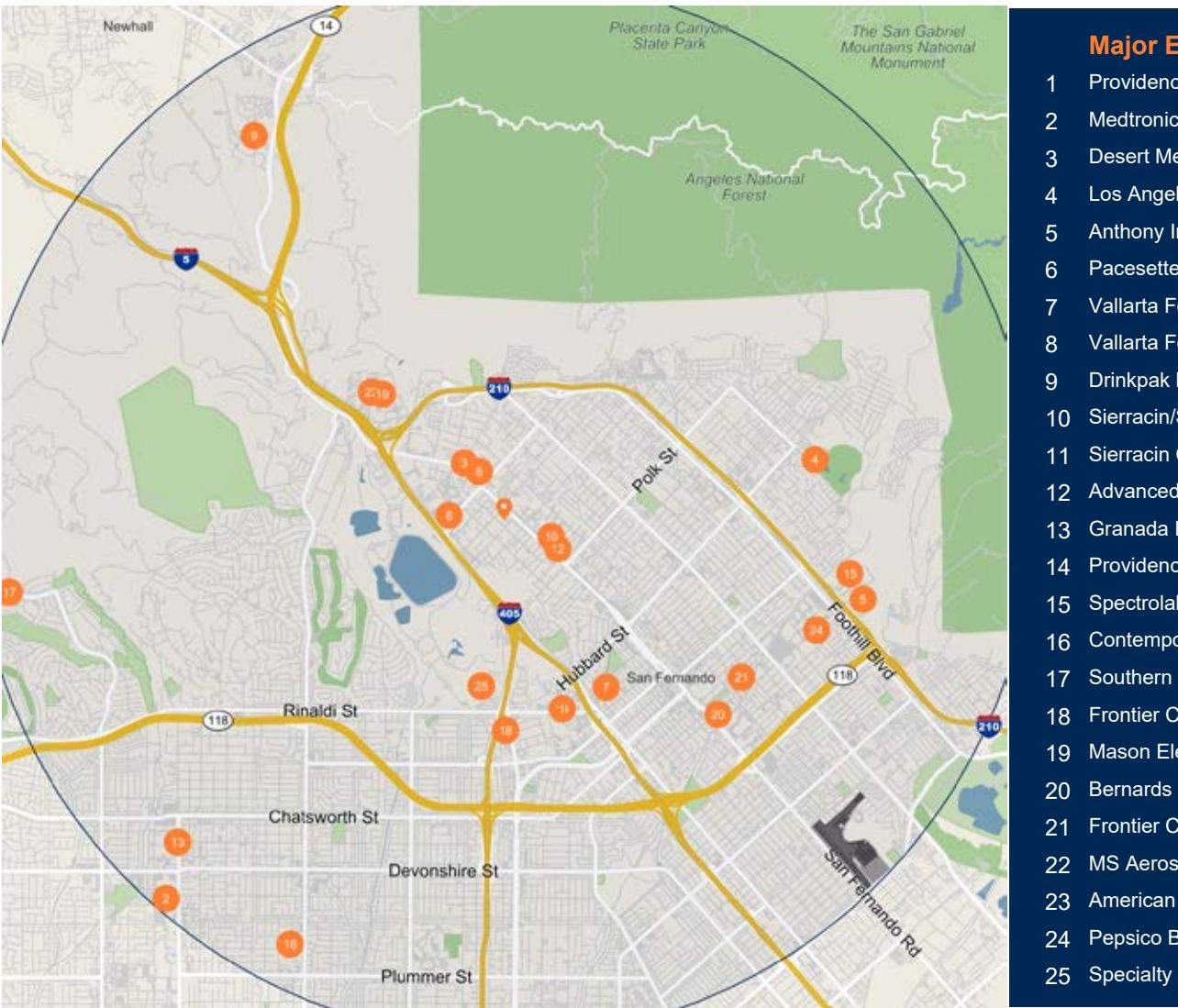
DEMOGRAPHIC DETAILS

	1 Mile	3 Miles	5 Miles
POPULATION			
2029 Projection			
Total Population	17,897	136,238	329,682
2024 Estimate			
Total Population	17,541	134,008	326,069
2020 Census			
Total Population	17,865	137,499	339,907
2010 Census			
Total Population	16,979	131,528	334,030
Daytime Population			
2024 Estimate	18,087	109,697	243,932
HOUSEHOLDS			
2029 Projection			
Total Households	4,741	39,310	96,671
2024 Estimate			
Total Households	4,628	38,572	95,384
Average (Mean) Household Size	3.7	3.5	3.5
2020 Census			
Total Households	4,472	37,558	93,600
2010 Census			
Total Households	4,141	34,825	89,038
HOUSEHOLDS BY INCOME			
2024 Estimate			
\$200,000 or More	10.4%	12.2%	12.5%
\$150,000-\$199,999	10.5%	11.3%	11.6%
\$100,000-\$149,999	17.9%	19.8%	19.9%
\$75,000-\$99,999	12.2%	13.6%	13.1%
\$50,000-\$74,999	17.7%	14.5%	14.0%
\$35,000-\$49,999	8.3%	8.5%	8.7%
\$25,000-\$34,999	6.4%	5.9%	6.1%
\$15,000-\$24,999	6.8%	6.8%	6.4%
Under \$15,000	9.8%	7.5%	7.8%
Average Household Income	\$103,291	\$111,042	\$112,027
Median Household Income	\$54,516	\$57,870	\$60,739
Per Capita Income	\$28,102	\$32,701	\$33,391

	1 Mile	3 Miles	5 Miles
POPULATION PROFILE			
Population By Age			
2024 Estimate Total Population	17,541	134,008	326,069
Under 20			
20 to 34 Years	22.0%	21.0%	21.3%
35 to 49 Years	20.3%	20.4%	20.0%
50 to 59 Years	12.4%	13.0%	13.2%
60 to 64 Years	5.5%	5.8%	5.9%
65 to 69 Years	4.4%	4.7%	4.8%
70 to 74 Years	3.3%	3.6%	3.6%
Age 75+	4.9%	6.1%	6.1%
Median Age	35.0	37.0	38.0
Population by Gender			
2024 Estimate Total Population	17,541	134,008	326,069
Male Population	49.1%	50.0%	50.1%
Female Population	50.9%	50.0%	49.9%
Travel Time to Work			
Average Travel Time to Work in Minutes	3.0	3.0	3.0

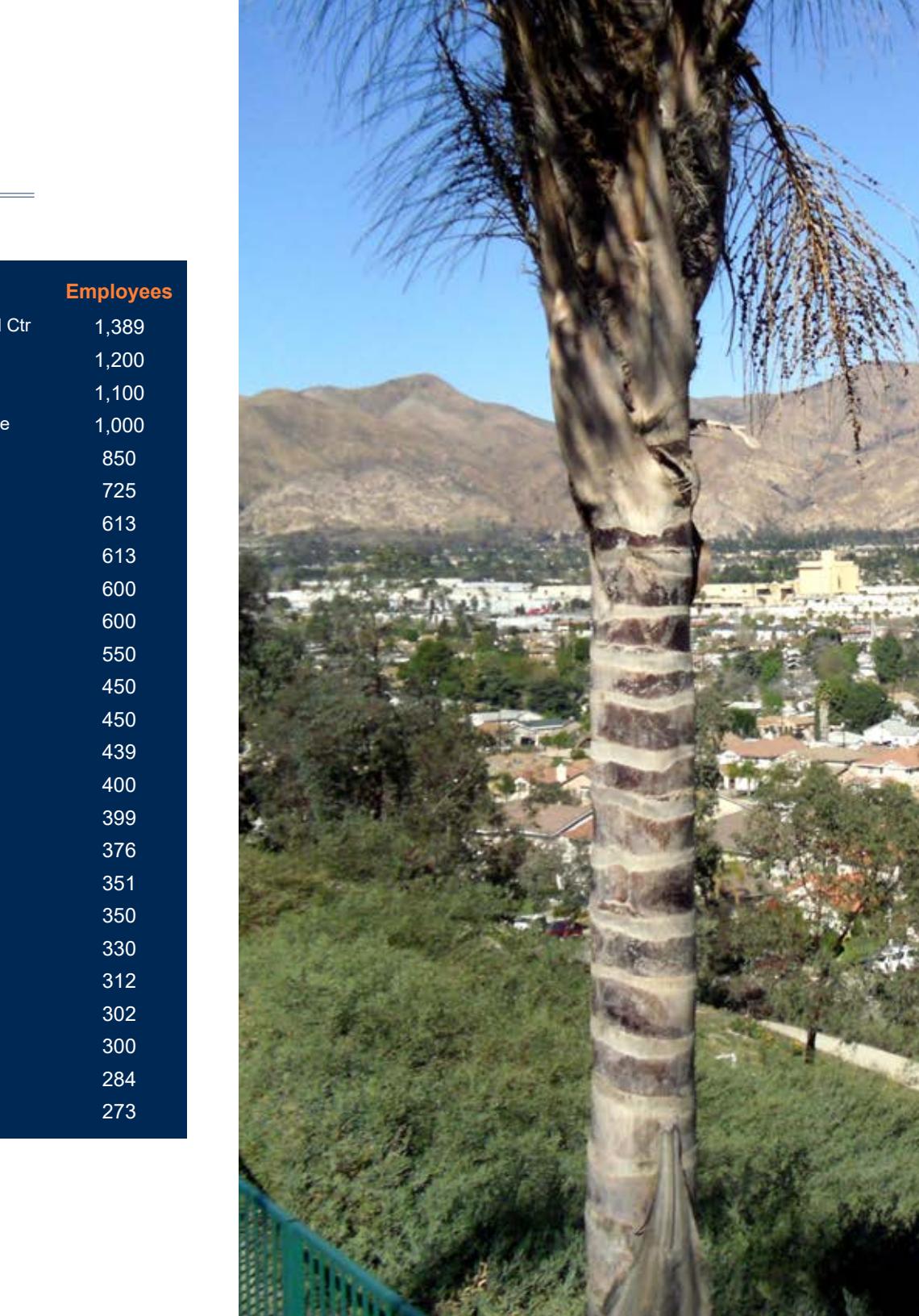


MAJOR AREA EMPLOYERS



Major Employers

	Employees	
1	Providence Health & Svcs - Ore-Providence Holy Cross Med Ctr	1,389
2	Medtronic Minimed Inc-Medtronic	1,200
3	Desert Mechanical Inc-Dmi	1,100
4	Los Angeles Cmnty College Dst-Los Angeles Mission College	1,000
5	Anthony Inc-Anthony International	850
6	Pacesetter Inc-Ventritex	725
7	Vallarta Food Enterprises Inc	613
8	Vallarta Food Enterprises Inc-Vallarta Training Center	613
9	Drinkpak LLC	600
10	Sierracin/Sylmar Corporation-PPG Aerospace	600
11	Sierracin Corporation	550
12	Advanced Bionics LLC-A B	450
13	Granada Hills Charter	450
14	Providence Holy Cross Medical-Providence	439
15	Spectrolab Inc	400
16	Contemporary Services Corp-C S C	399
17	Southern California Gas Co-Socalgas	376
18	Frontier California Inc-Verizon	351
19	Mason Electric Co	350
20	Bernards Builders Inc	330
21	Frontier California Inc-Verizon	312
22	MS Aerospace Inc	302
23	American Fruits & Flavors LLC	300
24	Pepsico Beverage Sales LLC	284
25	Specialty Restaurants Corp-Odyssey Restaurant	273



DEMOGRAPHIC HIGHLIGHTS

 326,069

Total Population Within 5-Mile Radius



\$112,027

Average Household Income
within 5-Mile Radius



95,384

Total Households in
5-Mile Radius



3.5

Average Household Size
in 5-Mile Radius

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