

# MISSION PLAZA

1201-1225 TRUMAN STREET, SAN FERNANDO, CA 91340



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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## PROPERTY FEATURES

- ± 1,850–5,123 SF available
- Former gym space
- High profile strip center located at the NEC Truman Street / Maclay Avenue at the epicenter of San Fernando
- Great tenant mix with Starbucks, El Pollo Loco, IHOP, Menchie's, H&R Block, Western Dental, and more
- High sales volumes generated within the shopping center

## AREA AMENITIES

- Huge daytime population with approximately 11,500 workers in a 1 mile radius
- Very densely populated trade area

DEMOS	1 MILE	3 MILE	5 MILE
Population	32,885	248,605	475,949
Avg. HH Income	\$60,880	\$74,184	\$79,864
Daytime Pop	11,500	54,397	107,915
Traffic Count	± 20,500 cars per day		



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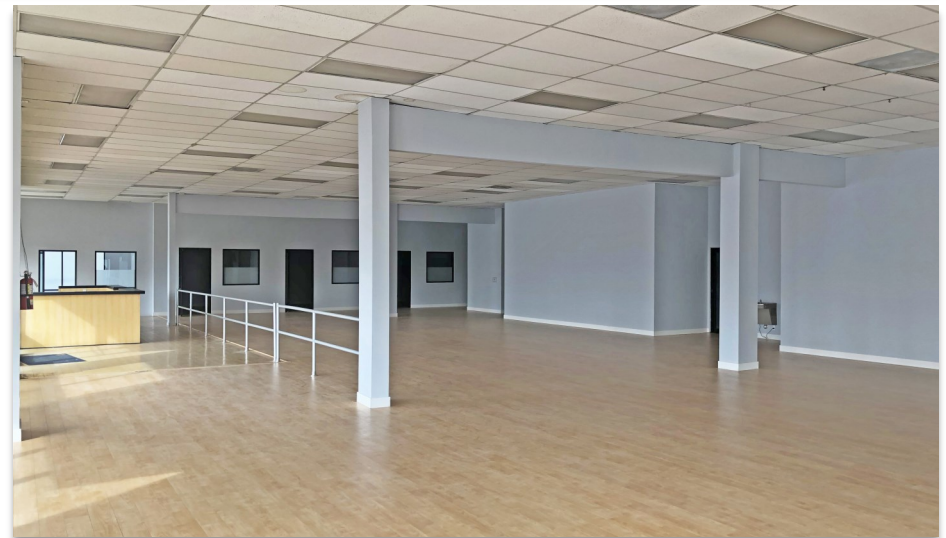
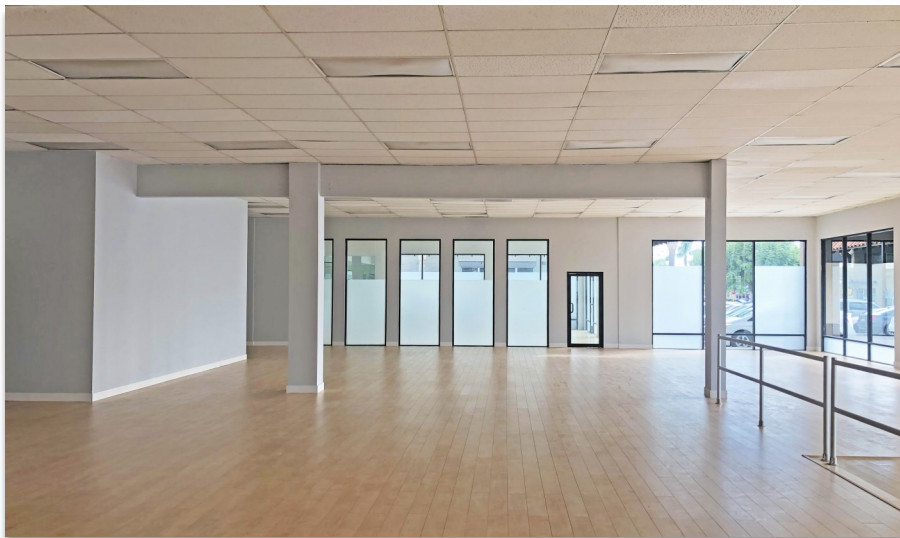
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101A FORMER GYM ± 5,123 SF



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Measurement are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



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