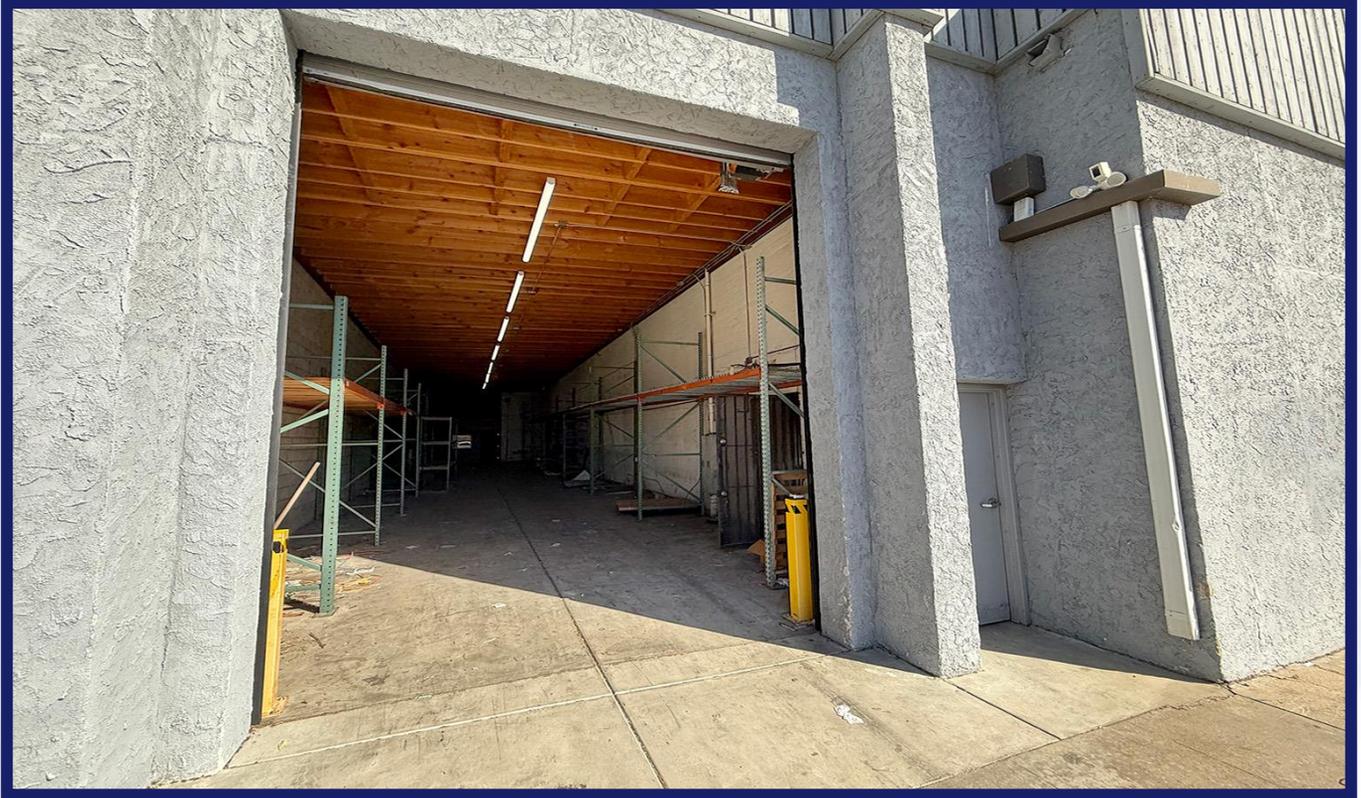


EXECUTIVE SUMMARY



HIGHLIGHTS:

IAN McKELVIE
KARL NIEHAUS
(310) 691-5627
(310) 880-7900
ianMcKelvie@CREI.biz
www.CREI.biz
2245985 - RE License
1450751 - RE License

- **2,000 SF Warehouse Space with 15 Foot Ceiling and 13.5 Foot Roll up Door**
- **Space Dimensions: 100 Feet by 20 Feet**
- **Abundant Parking: 1 Block from 2 Free City Parking Lots**
- **Part of San Fernando Mall**
- **Easy Access to all Amenities & Restaurants with a 95/100 Walk Score**
- **Convenient Freeway Access: Blocks to 4 Freeways (118, 5, 405 & 210)**

OFFERING SUMMARY: 841 Celis St in the city of San Fernando, just off the corner of Chatsworth & Celis, offers a tenant 2,000 SF of storage with 15-foot high ceilings, 13.5-foot high roll up door and convenient access to 4 freeways (118, 5, 405 and 210 Freeways).

DEMOGRAPHICS: Affluent neighborhood with over \$85,000 average income within 1 mile and dense growing area with over 222,000 residents within 3 miles.

RENT: \$1.30/SF Modified Gross

PROPERTY PICTURES

CREI

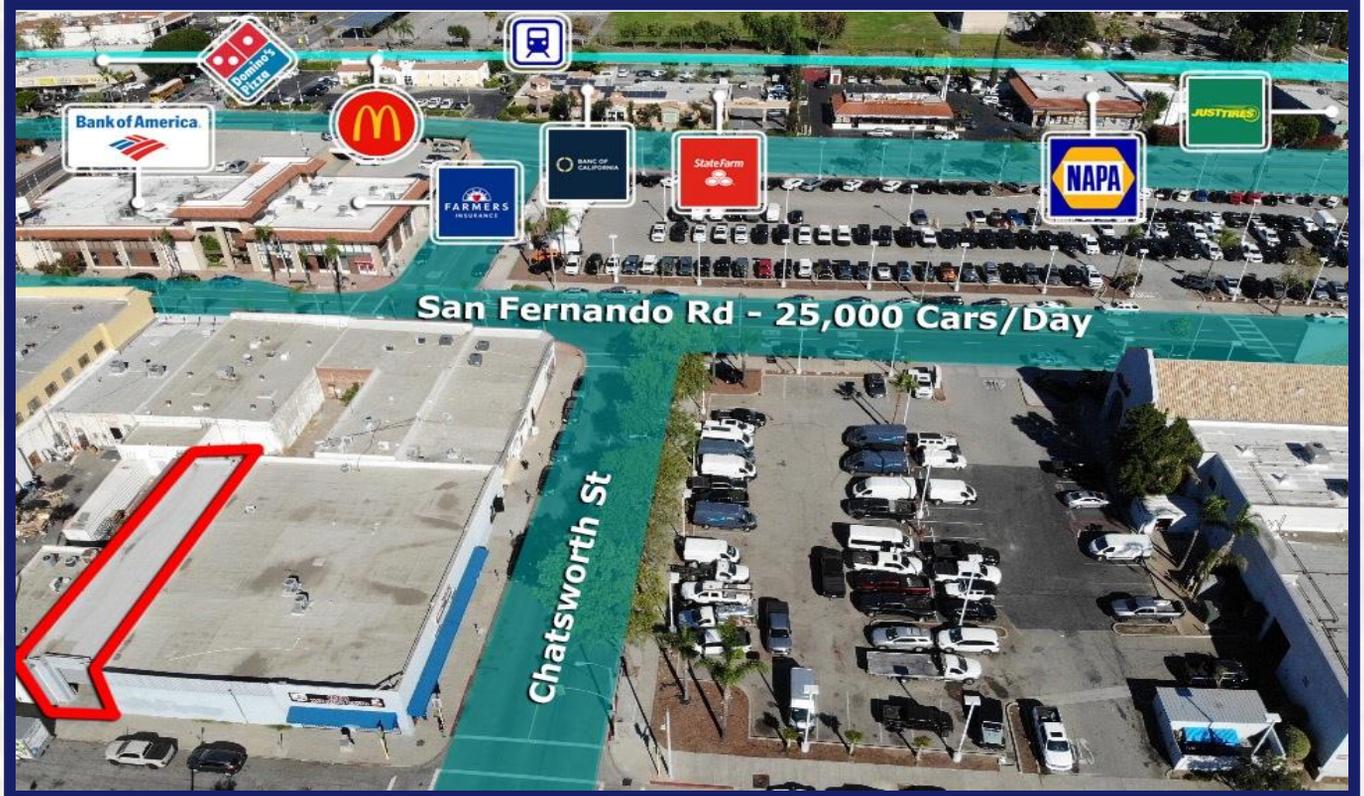
Commercial Real Estate Investments



PROPERTY PICTURES

CREI

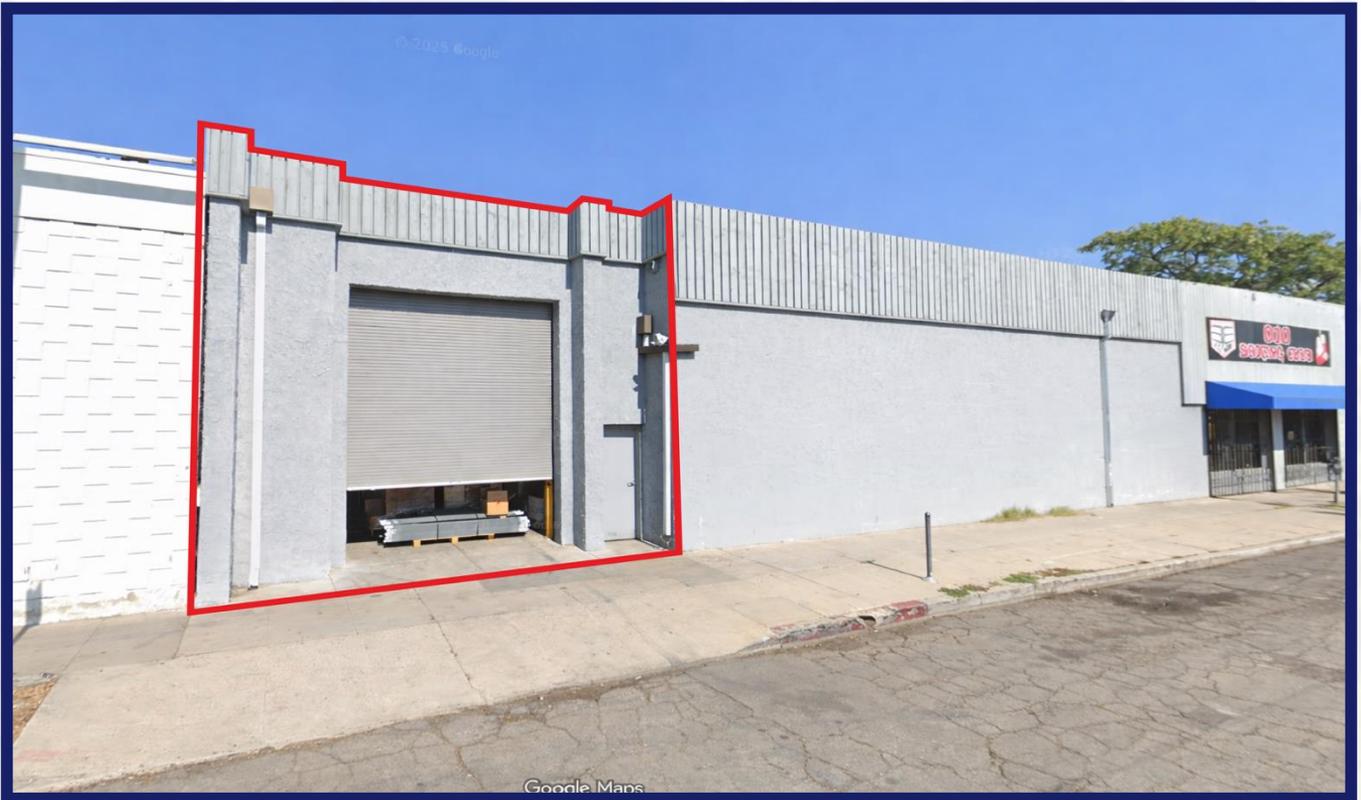
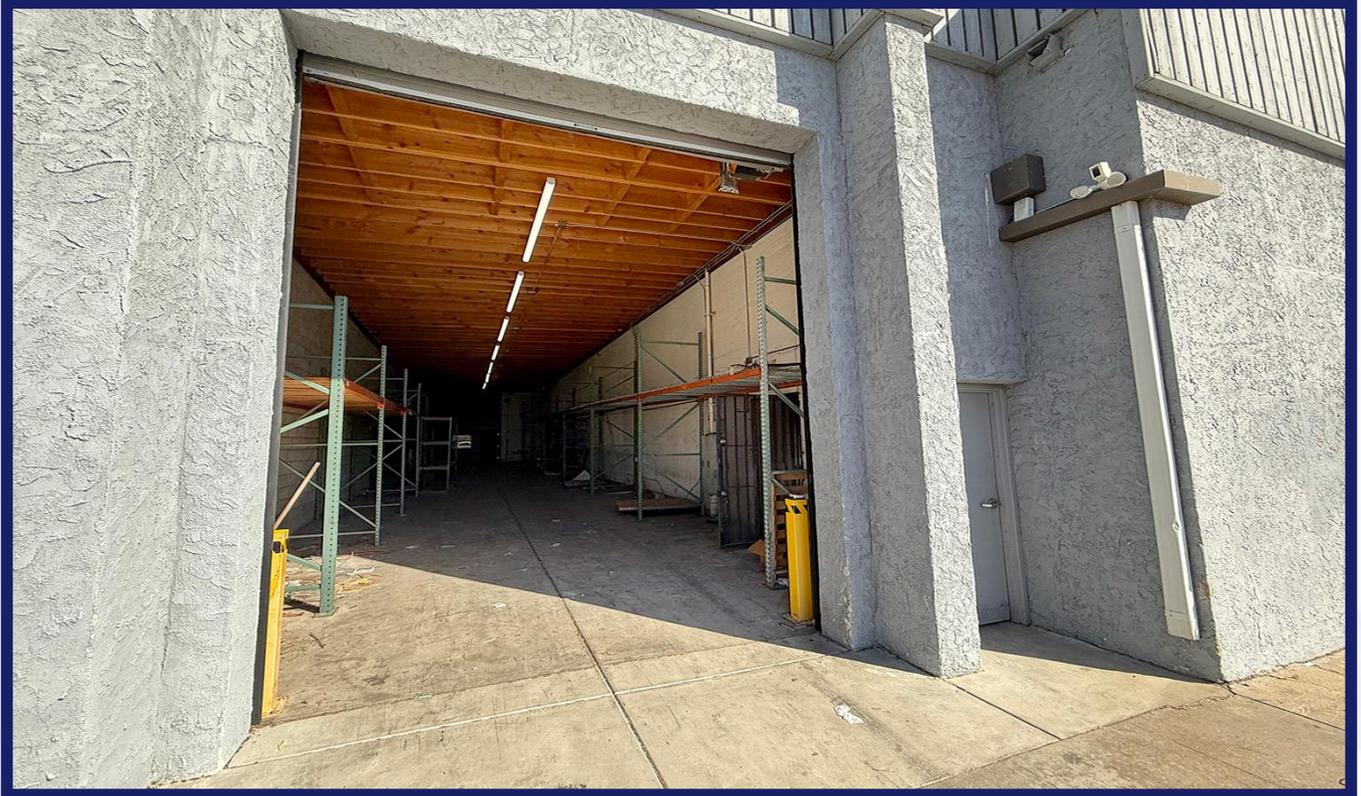
Commercial Real Estate Investments



PROPERTY PICTURES

CREI

Commercial Real Estate Investments

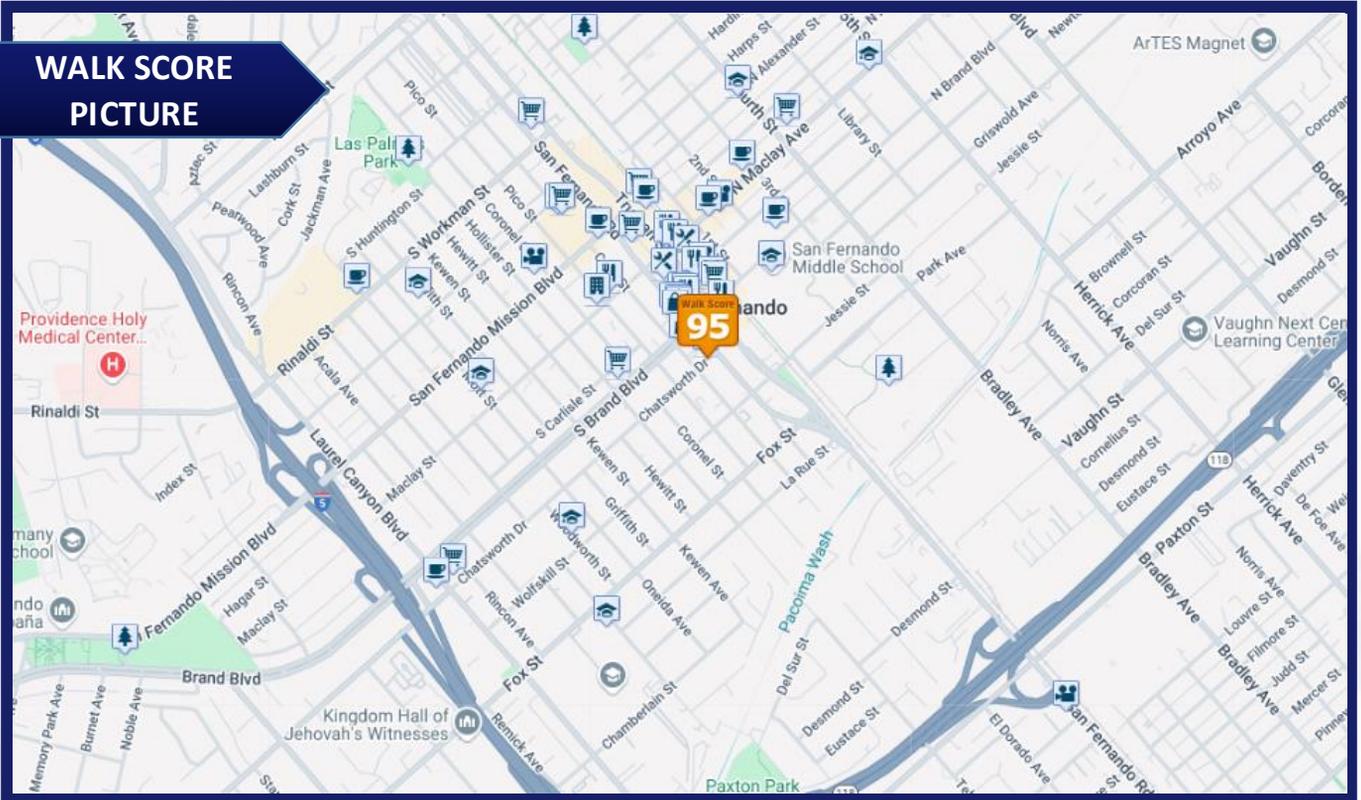


PROPERTY PICTURES



PROPERTY PICTURES

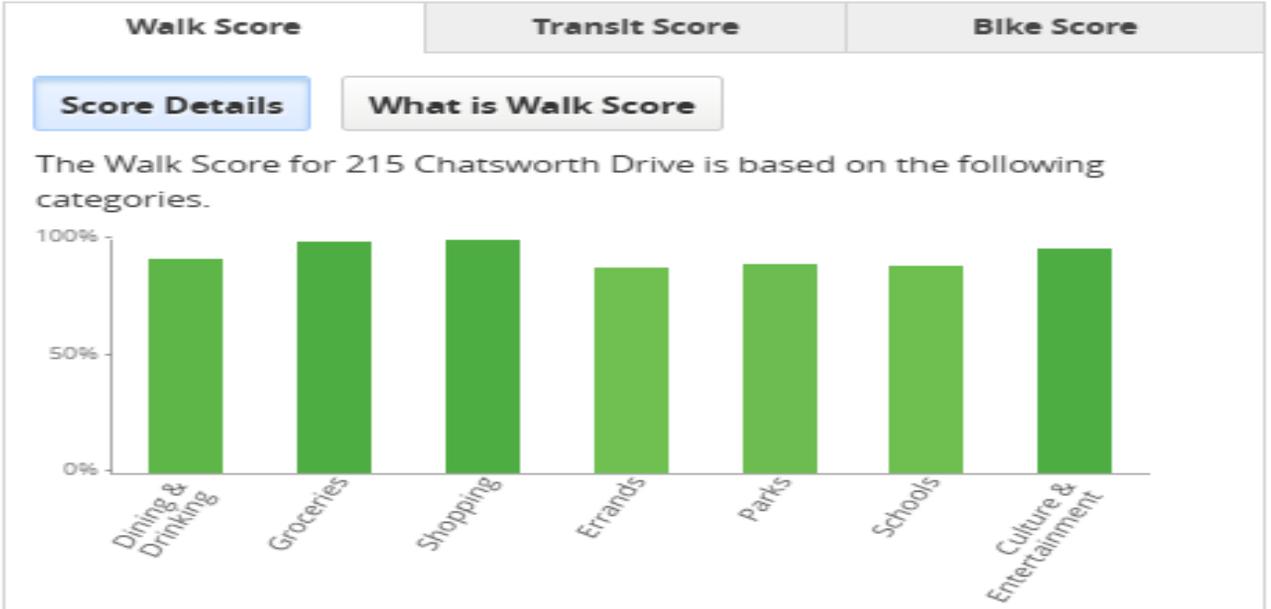
WALK SCORE PICTURE



Walk Score
94

Transit Score
50

WALK SCORE SUMMARY



DEMOGRAPHIC SUMMARY

CREI

Commercial Real Estate Investments

DEMOGRAPHICS BY 5-MILE RADIUS



AVERAGE HH INCOME

\$97,574



POPULATION

446,924



HOUSEHOLDS

120,145



OWNER-OCCUPIED
HOUSING

65,351



RENTER-OCCUPIED
HOUSING

50,445



BUSSINESSES

15,280

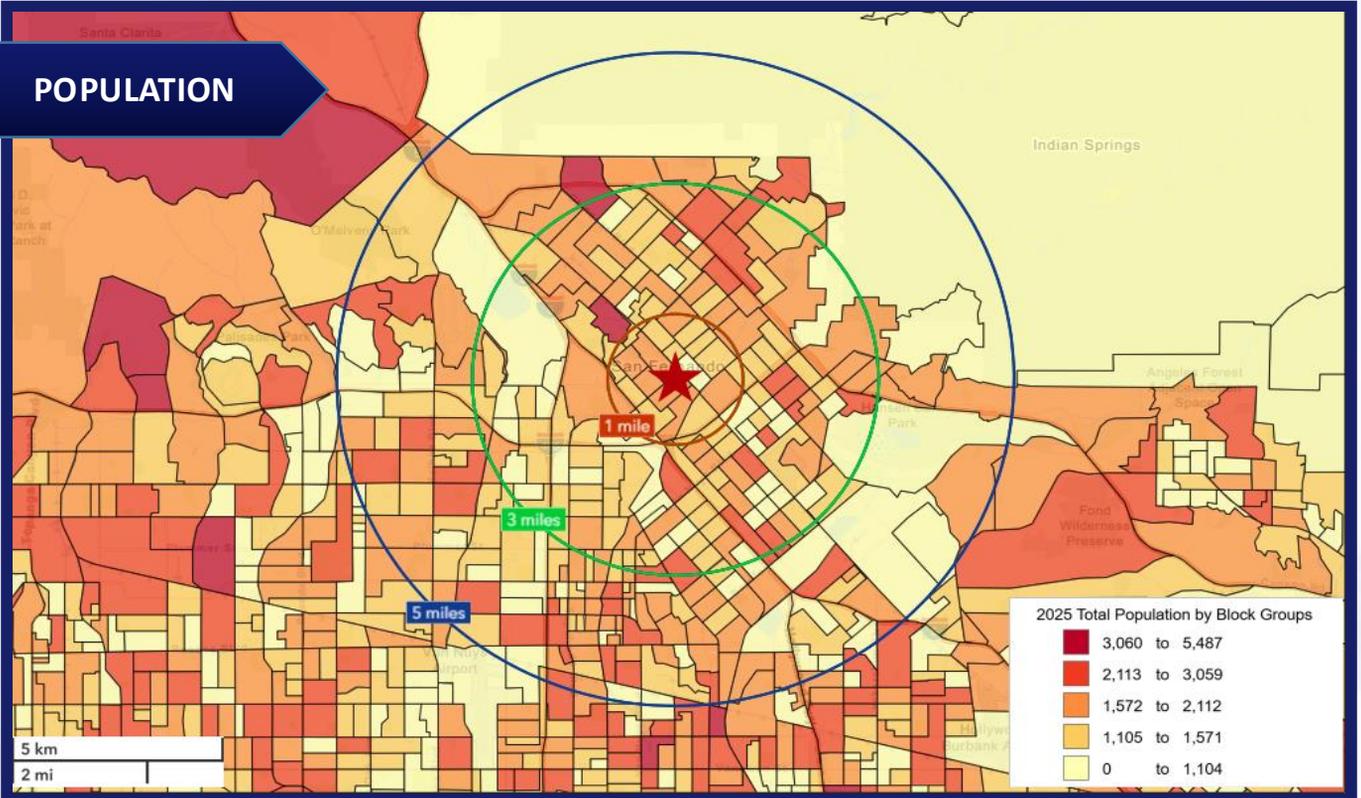
POPULATION	2-MILE	5-MILE	10-MILE
2020 POPULATION	122,365	469,413	1,451,879
2024 POPULATION	109,952	446,924	1,412,798
2029 POPULATION PROJECTION	104,845	431,675	1,370,885
ANNUAL GROWTH 2020-2024	-2.5%	-1.2%	-0.7%
ANNUAL GROWTH 2024-2029	-0.9%	-0.7%	-0.6%
MEDIAN AGE	36.4	37.6	39.1

INCOME	2-MILE	5-MILE	10-MILE
AVG HH INCOME	\$91,070	\$97,574	\$104,328
MEDIAN HH INCOME	\$71,373	\$75,526	\$78,371

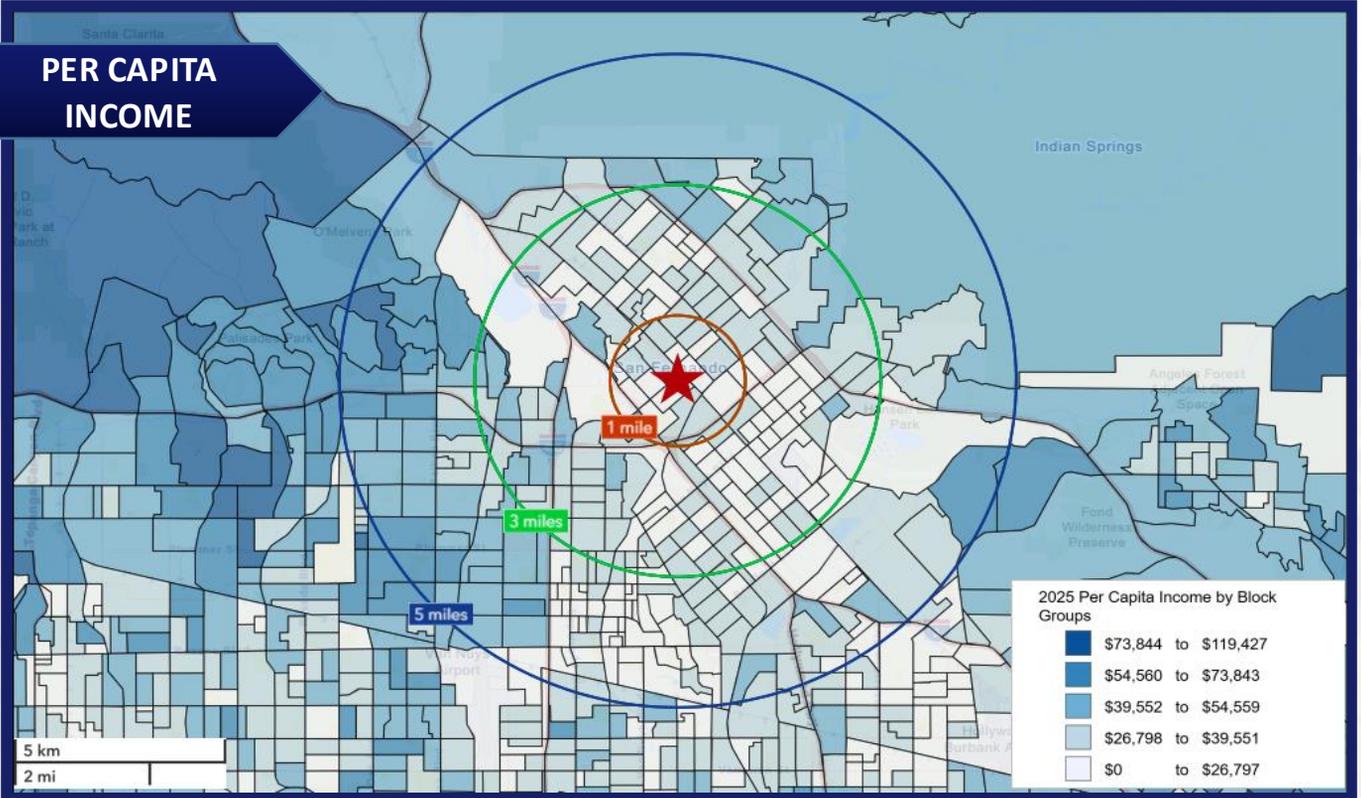
HOUSEHOLDS	2-MILE	5-MILE	10-MILE
2020 HOUSEHOLDS	30,040	127,174	486,083
2024 HOUSEHOLDS	26,623	120,145	470,447
2029 HOUSEHOLDS	25,293	115,796	455,727

DEMOGRAPHICS

POPULATION

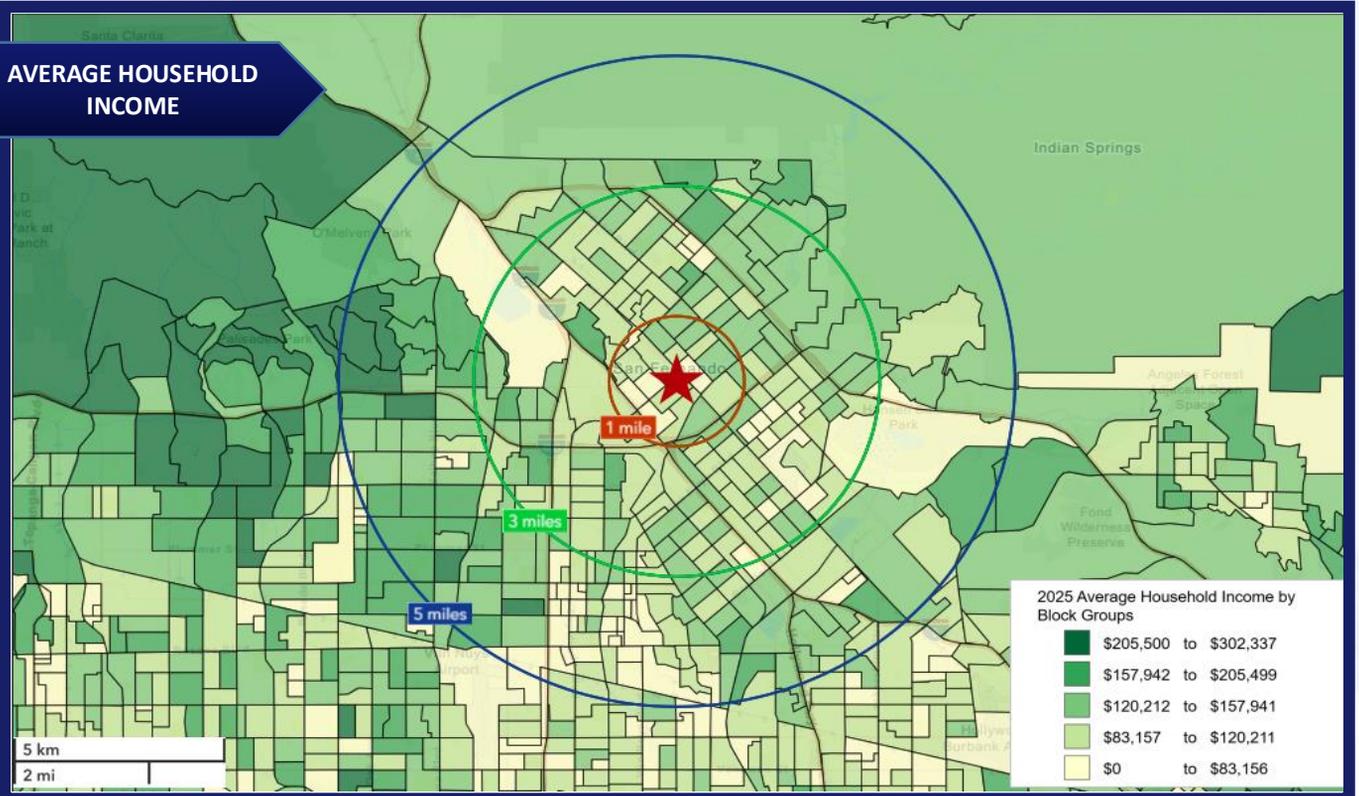


PER CAPITA INCOME

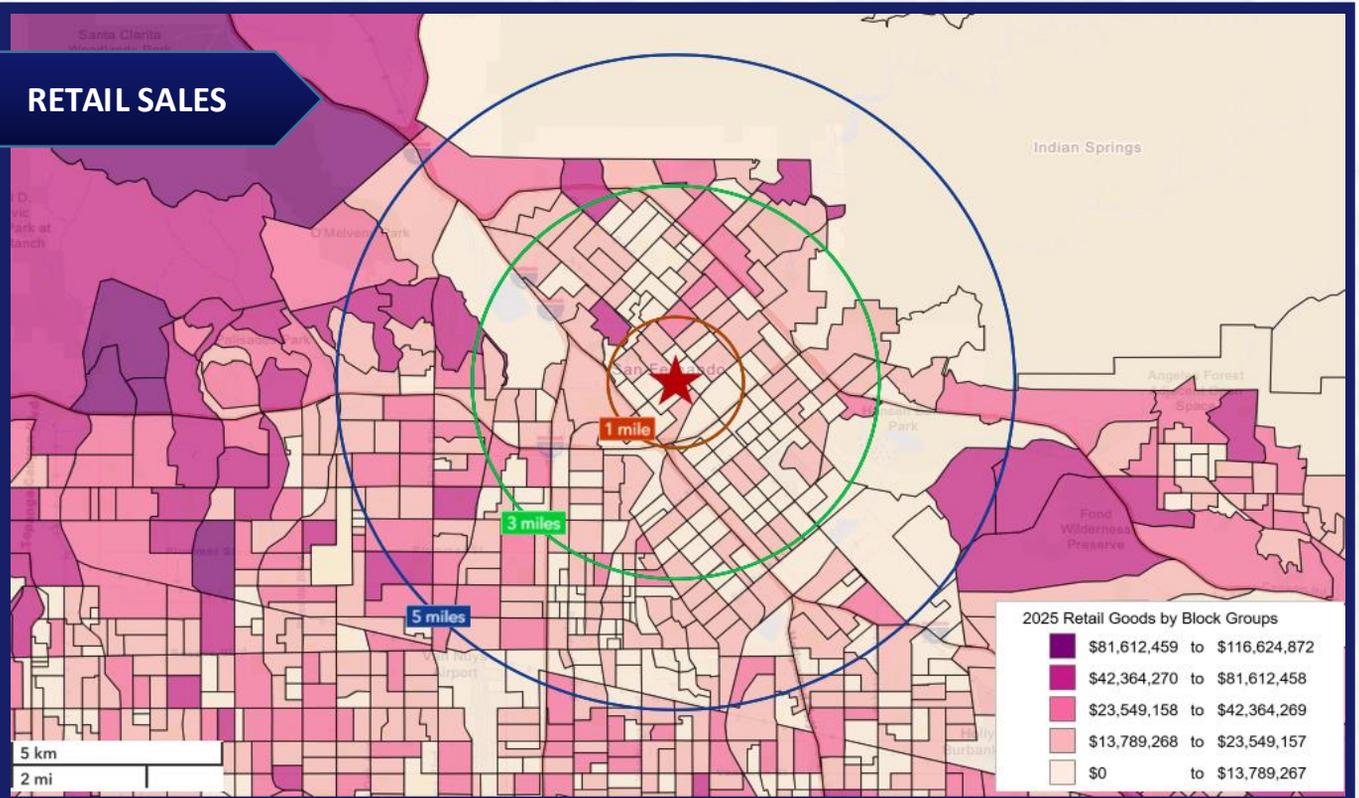


DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME

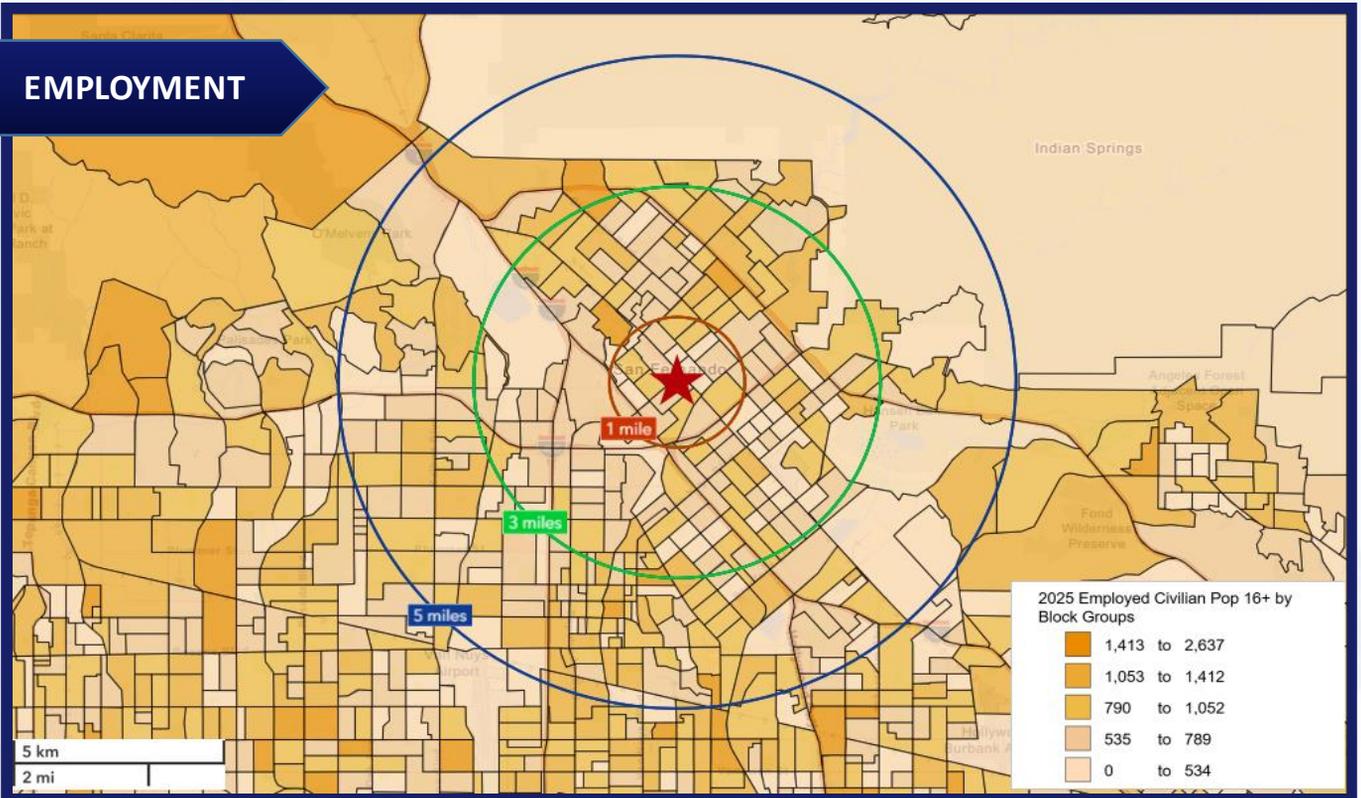


RETAIL SALES

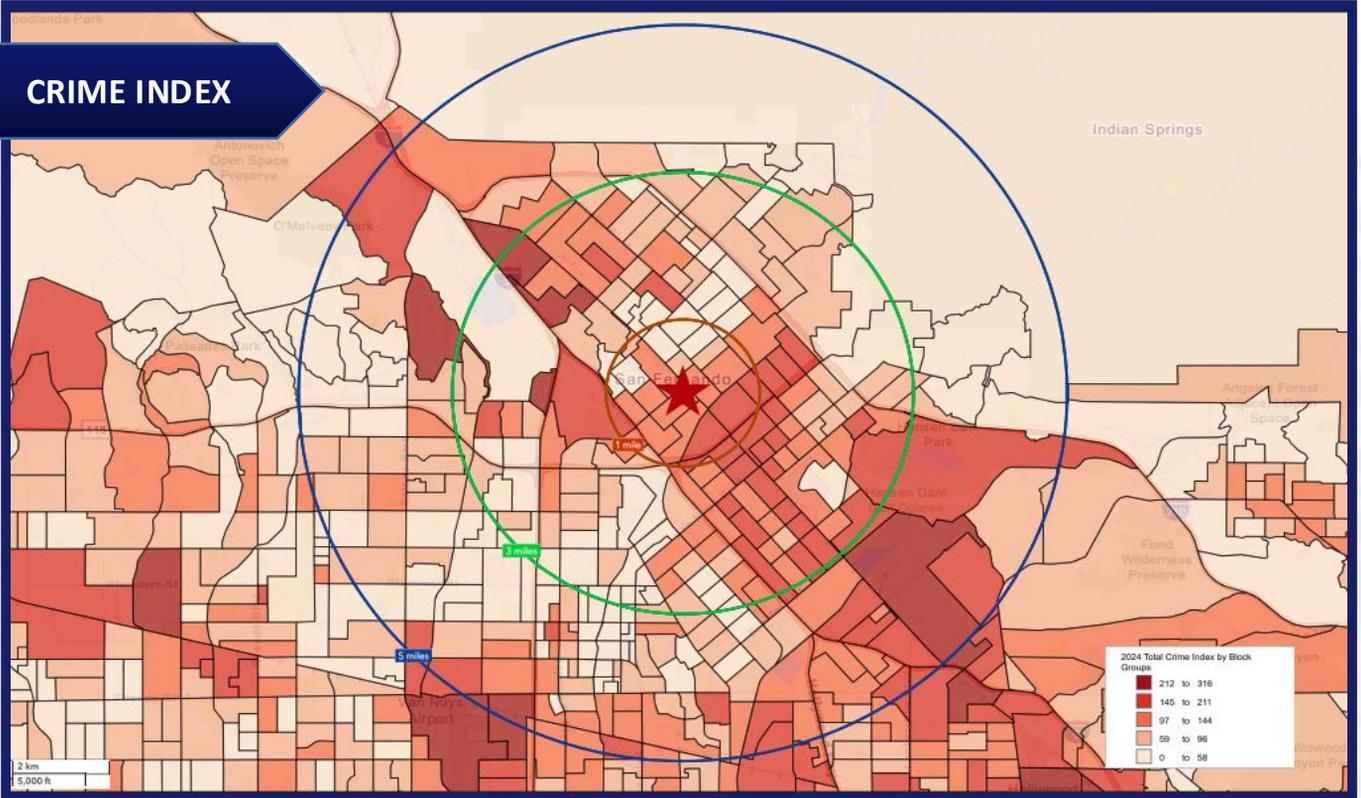


DEMOGRAPHICS

EMPLOYMENT



CRIME INDEX



AREA OVERVIEW



San Fernando is a community of attractive contrasts. What was once a land of farms and ranches adjoining the Mission de San Fernando Rey is now a vibrant center of manufacturing and commerce. San Fernando enjoys a sweeping view of the panoramic San Gabriel foothills and a sense of privacy; yet it is only minutes from downtown Los Angeles and other centers of commercial activity, thanks to a network of freeways and nearby airports. The city combines modern metropolitan conveniences with a close-knit community of friendly, civic-minded residents. Moreover, San Fernando proudly offers responsive city services, good access to city government, a large labor pool, a lower business tax than Los Angeles, and no utility tax. The city's unique entertainment focus makes it a great place after hours with scores of landmark restaurants, night spots, and theaters. Universal Studios and its unique City Walk entertainment scene are at the heart of the city. Ventura Boulevard, made famous in both film and song, stretches 17 miles across the valley from Studio City to Calabasas. The San Fernando Valley offers a wide range of retailers from hip boutiques to upscale department stores.



San Fernando Valley Square is a major commercial development for the city, converting a large, previously vacant big-box site into a full retail destination with strong occupancy which is good for local economic activity, job creation, and increased foot-traffic. This 245,000-square-foot regional retail center is anchored by Target and other retail such as Starbucks, McDonald's, Taco Bell, etc.

East San Fernando Valley Light Rail Transit Project

is a light-rail system being developed by Los Angeles County Metropolitan Transportation Authority along Van Nuys Boulevard, with a southern segment of 6.7 miles and 11 stations, and a planned northern extension of 2.5 miles that would serve the City of San Fernando. The project recently secured \$893 million in federal funding.

