



915 N Maclay Avenue
San Fernando, CA 91340

NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Property Details & Highlights

Property Type	Retail
Lease Rate	\$2,625/Mo/NNN
Building Size	2,852 SF
Available SF	700 - 1,400 SF

Retail opportunity located at 915 N Maclay Avenue, in the heart of San Fernando's commercial district. This recently renovated spaces offer high visibility with an abundance of foot and vehicle traffic.



- Newly renovated retail building in city of San Fernando w/fresh facade
- Large storefront windows for natural lights and signage exposure
- Two (2) 700 SF spaces available
- Ideal for retail, office, salon, studio, or boutique
- Easy access to 5, 118, and 210 freeways – convenient for regional traffic
- Avg HH income: \$116,127

Table of Contents

01 Interior
Photos

4

02 Aerial
Map

6

03 Maps

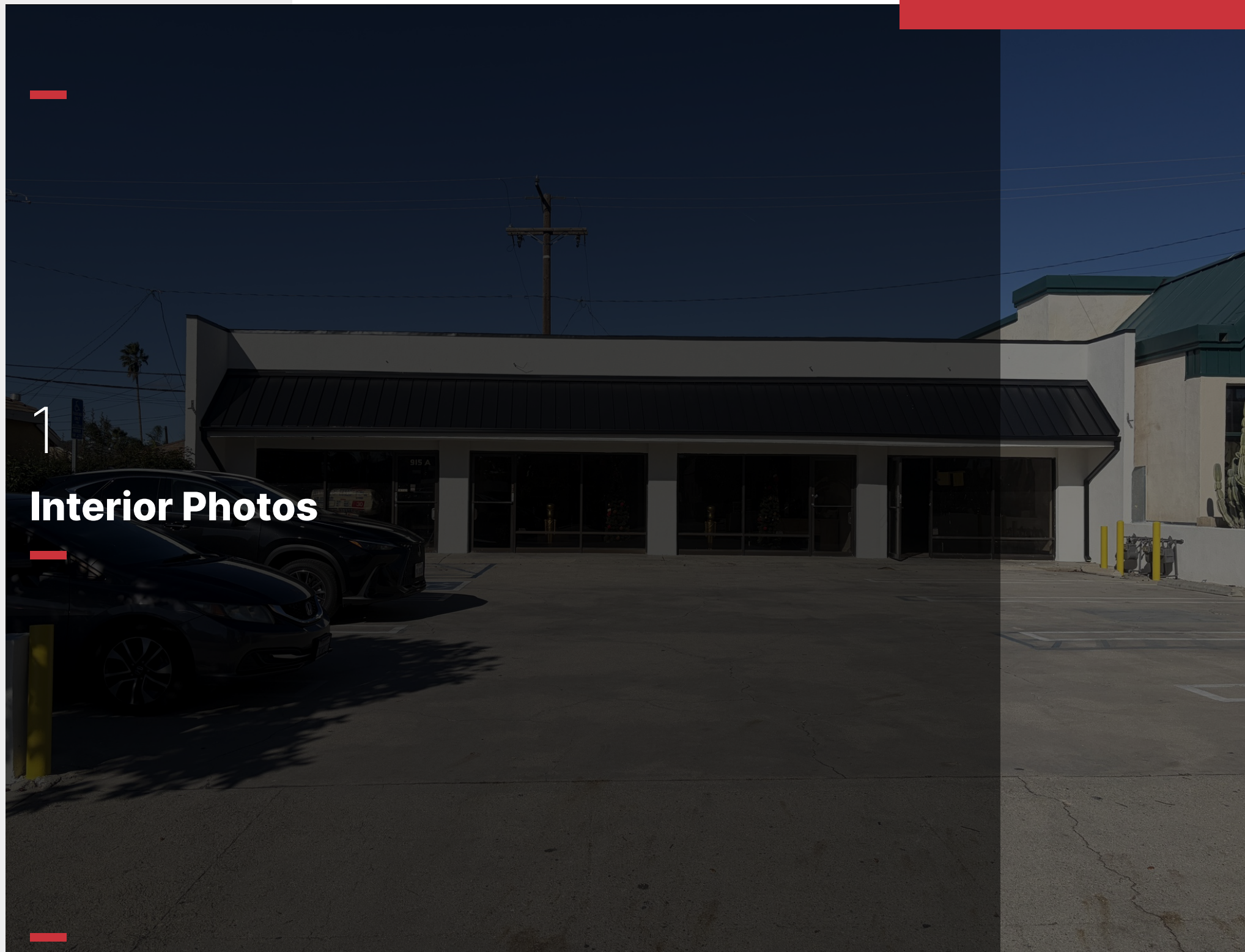
8

04 Demograph

10

1

Interior Photos



Interior Photos



2

Aerial Map



Aerial Map



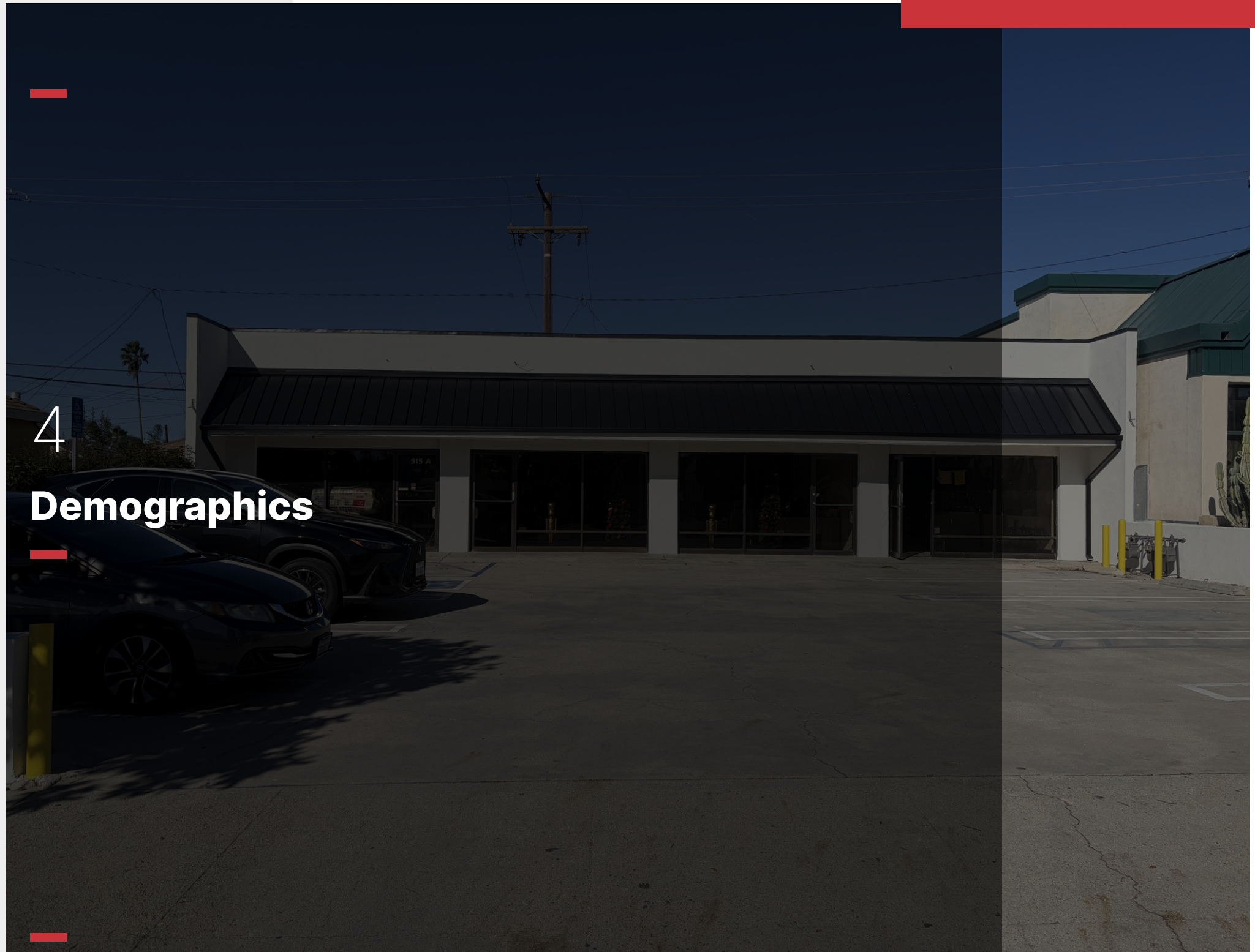
3

Maps



4

Demographics



Demographics

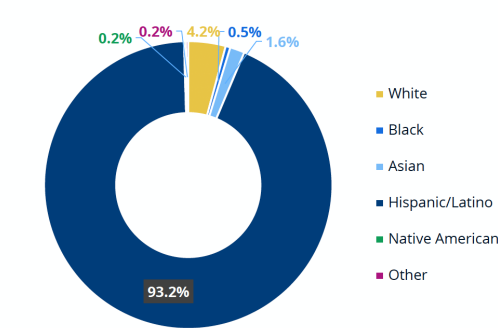
Demographic Context | Race

Hispanic/Latino residents overwhelmingly comprise most of the City's population. Black and Asian residents have seen notable increases since 2011, albeit with much smaller sample sizes.

Population by Race, City of San Fernando
(2011-2021)

	2011	2021	% Change
White	1,671	1,009	-39.6%
Black	59	127	+115.3%
Asian	203	394	+94.1%
Hispanic/Latino	21,428	22,442	+4.7%
Native American	116	55	-52.6%
Other	161	59	-63.4%

Population Distribution by Race, City of San Fernando
(2021)

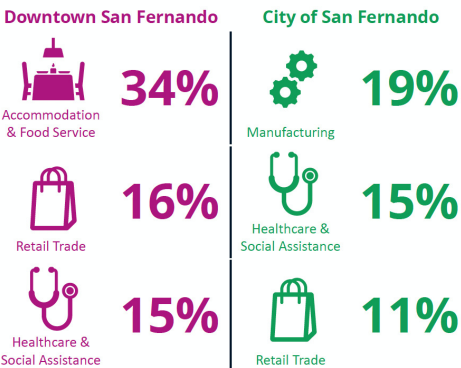


Note(s): For all racial demographic analysis, the "Other" category includes multiracial, unknown, or Native Hawaiian and other Pacific Islander residents or households.
Source(s): ACS 5-Year Estimates

Employment Profile | Workers in San Fernando

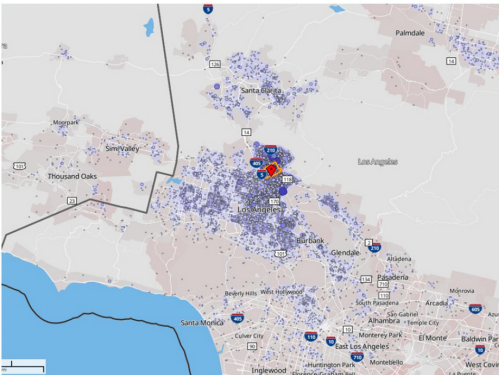
People who work in the City are mostly commuting from nearby neighborhoods and cities. Approximately 2,700 people work in Downtown San Fernando, half of whom are employed in accommodation & food services and retail jobs, demonstrating the strength of Downtown San Fernando as an employment hub.

Top Industries
(2020)




Source(s): OnTheMap U.S. Census

Commuter Origins into the City of San Fernando
(2020)



San Fernando Downtown Plan | HR&A Advisors



915 N Maclay Avenue

San Fernando, CA 91340

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital Commercial, Inc. CAL DRE Lic. #02130474

Marcos Villagomez
Senior Associate
818.815.2411
mwillagomez@naicapital.com
CalDRE #02071771

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE