



1130 N MACLAY AVE, SAN FERNANDO, CA 91340

Industrial



FOR LEASE

OFFERING MEMORANDUM



● SITE DESCRIPTION

IKON Properties LA is pleased to present a well-positioned commercial opportunity at 1130 N Maclay Ave in the heart of San Fernando. The property features approximately 3,600 square feet of building area on a 7,009-square-foot lot, offering a functional layout with on-site parking and strong street presence along one of the area's primary corridors.

Located on N Maclay Ave, a well-traveled north-south arterial, the site benefits from consistent vehicular traffic, excellent visibility, and easy accessibility for both customers and employees. The surrounding area is characterized by established residential neighborhoods, local businesses, and nearby schools, supporting sustained demand for neighborhood-serving commercial uses.

With close proximity to the 210 Freeway, the property provides convenient regional access while remaining firmly embedded within the San Fernando community. This offering presents an attractive opportunity for an operator seeking a visible, accessible, and well-located commercial site in a stable and growing submarket.

The tenant is responsible for verifying all information contained herein.

PROPERTY TYPE

Industrial

YEAR BUILT

1958

AVAILABLE SPACES

3,600 SF

LOT

7,009/.16 SF/AC

ZONING

SFC2

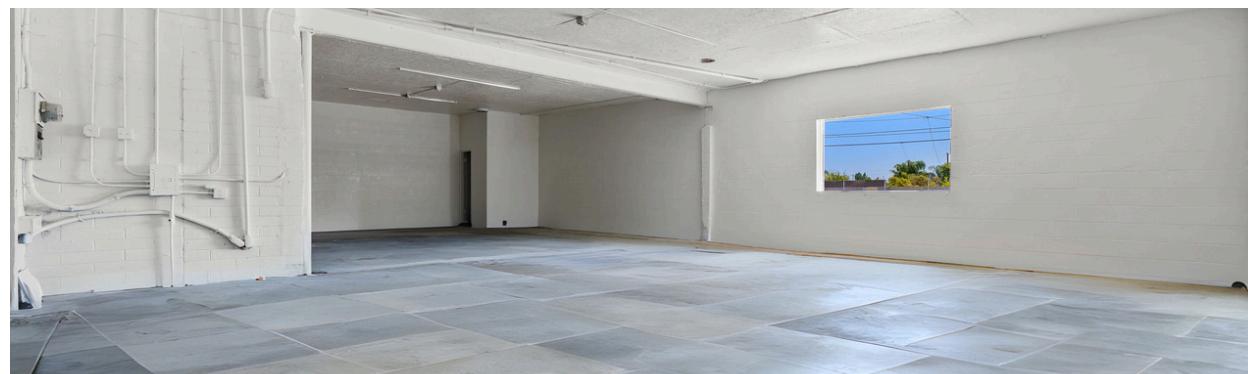
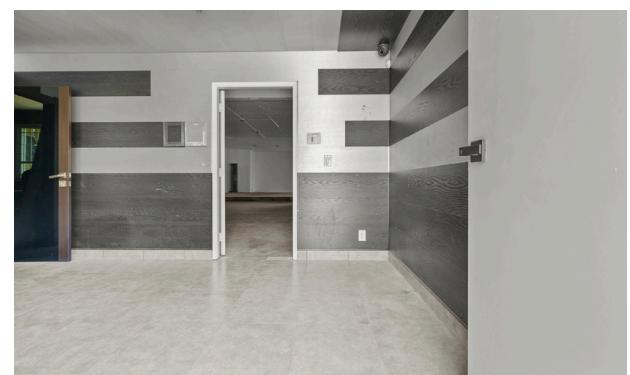
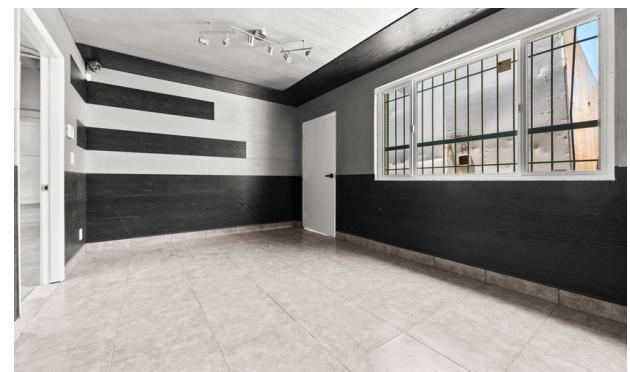
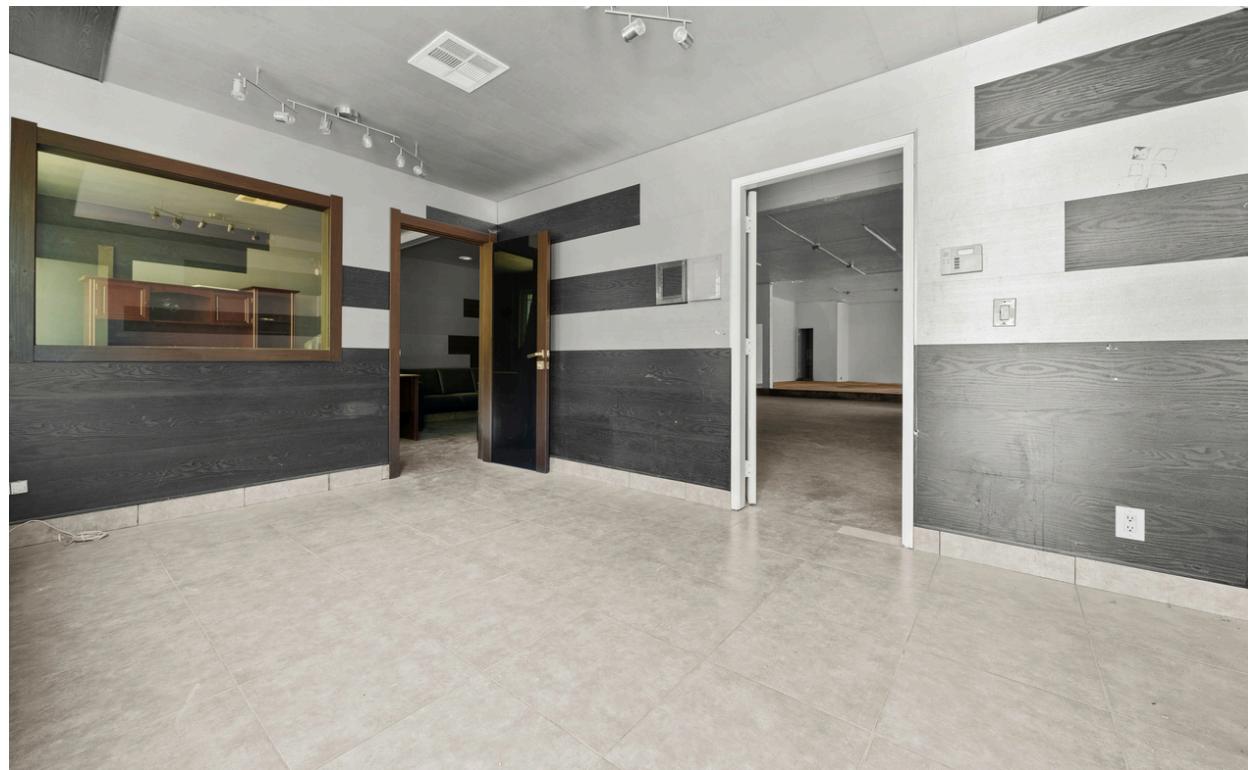


PROPERTY HIGHLIGHTS

- Excellent street frontage and visibility
- On-site driveway with ample parking
- Strong surrounding demographics and traffic counts
- Convenient access to the 210 Freeway and major thoroughfares
- Proximity to retail, dining, schools, and neighborhood-serving amenities
- Ideal for a variety of commercial uses (tenant to verify)



PROPERTY PHOTOS



PROPERTY PHOTOS



RETAIL MAP



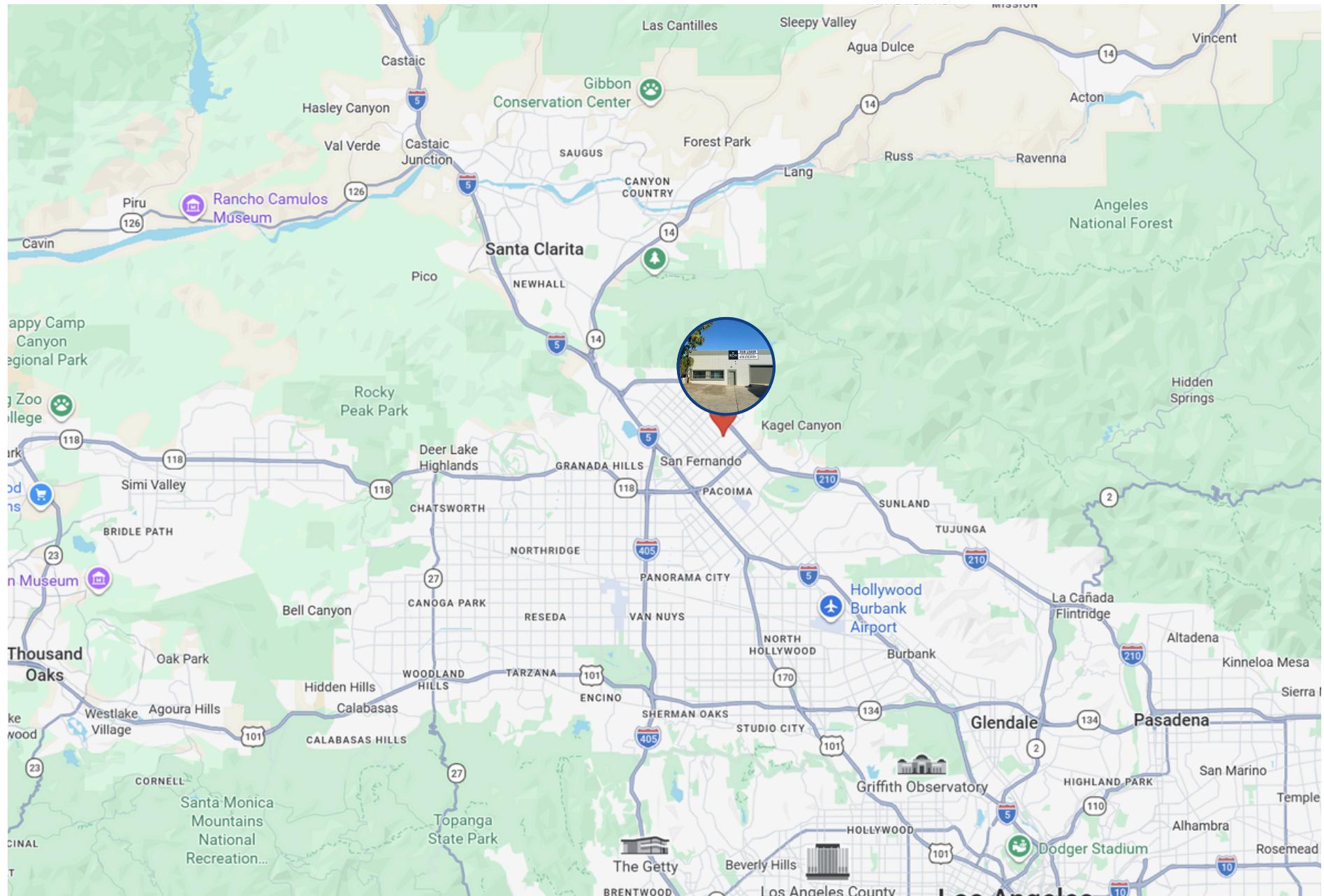
AERIAL MAP



SAN FERNANDO, CALIFORNIA, WAS OFFICIALLY INCORPORATED IN 1874 AND IS ONE OF THE OLDEST CITIES IN THE SAN FERNANDO VALLEY, WITH DEEP ROOTS TRACING BACK TO THE SPANISH COLONIAL ERA. THE CITY DEVELOPED AROUND THE MISSION SAN FERNANDO REY DE ESPAÑA, FOUNDED IN 1797, AND LATER EXPANDED AS A KEY AGRICULTURAL AND TRANSPORTATION CENTER FOLLOWING THE ARRIVAL OF THE RAILROAD IN THE LATE 19TH CENTURY. THROUGHOUT THE 20TH CENTURY, SAN FERNANDO EVOLVED INTO A HUB FOR INDUSTRIAL, AEROSPACE, AND MANUFACTURING ACTIVITY, SUPPORTING THE REGION'S ECONOMIC GROWTH. TODAY, SAN FERNANDO IS RECOGNIZED FOR ITS HISTORIC CHARACTER, RESILIENT WORKING-CLASS COMMUNITY, AND STRATEGIC LOCATION WITHIN THE NORTHERN SAN FERNANDO VALLEY, OFFERING CONVENIENT ACCESS TO MAJOR FREEWAYS AND THE GREATER LOS ANGELES REGION.



LOCATION MAP



DEMOGRAPHICS



| Category | 1 Mile | 3 Mile | 5 Mile |
|-------------------------|-----------|-----------|-----------|
| 2024 Total Population | 45,253 | 224,810 | 452,652 |
| 2029 Population | 44,179 | 220,102 | 441,414 |
| Pop Growth 2024-2029 | -2.37% | -2.09% | -2.48% |
| Average Age | 37.60 | 39.90 | 40.80 |
| 2024 Total Households | 13,854 | 77,383 | 157,460 |
| HH Growth 2024-2029 | -2.58% | -2.09% | -2.61% |
| Median Household Income | \$64,096 | \$83,290 | \$89,880 |
| Avg Household Size | 3.10 | 2.80 | 2.80 |
| 2024 Avg HH Vehicles | 2 | 2 | 2 |
| Median Home Value | \$661,435 | \$728,358 | \$788,067 |
| Median Year Built | 1973 | 1973 | 1971 |



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