

For Lease

3,115 SF | \$2.75 SF/month
Office Space



321 N. Maclay Avenue, Ste. A

San Fernando, California 91340

Property Highlights

- Former Dentist Office located in the tight knit community of San Fernando
- Prime Downtown San Fernando Location
- (+/-) 30K AVERAGE TRAFFIC COUNT PER DAY
- Very Clean and Maintained property
- Close proximity to the 5, 210 and 118 Freeways
- Recently renovated w/multiple private rooms (7 patient rooms, 2 bathrooms, a reception area plus multiple storage and break rooms)
- High foot and car traffic near boutique eateries and businesses, adjacent to schools, library, City of San Fernando Police department and City Hall

Lease Rate:	\$2.75 SF/month (NNN)
Building Size:	8,689 SF
Available SF:	3,115 SF
Lot Size:	0.3 Acres

For More Information

Marcos Villagomez

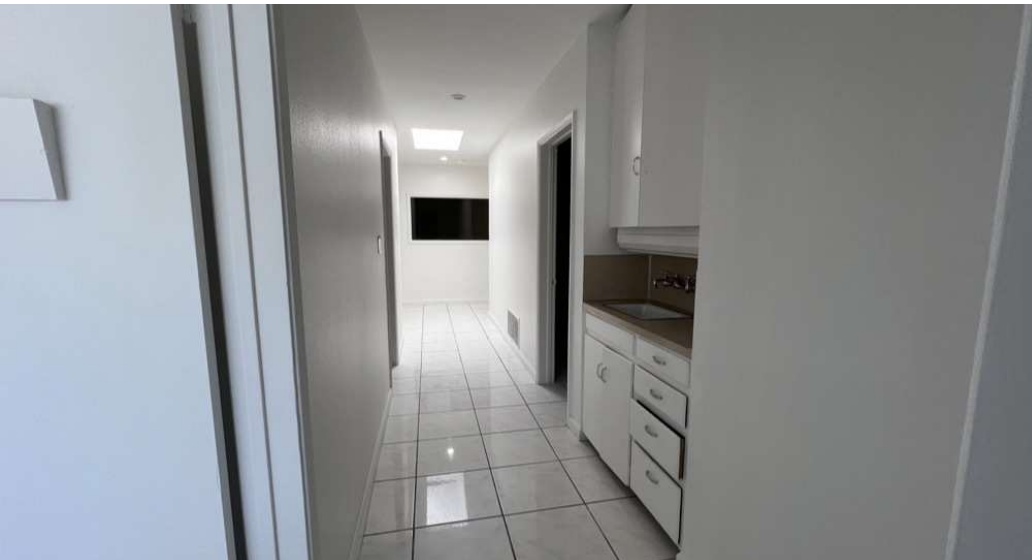
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Encino, CA 91436
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Population	1 Mile	3 Miles	5 Miles
Total Population	31,185	215,687	439,277
Average Age	38	38	39
Average Age (Male)	37	37	38
Average Age (Female)	39	39	40
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	7,948	55,239	120,440
# of Persons per HH	3.9	3.9	3.6
Average HH Income	\$100,580	\$105,758	\$107,321
Average House Value	\$737,892	\$690,691	\$722,891

Demographics data derived from AlphaMap

