

FOR LEASE

400 SAN FERNANDO MISSION BLVD. SAN FERNANDO, CA 91340

NOW
\$2.15 NNN
Per Sq. Ft./Mo.

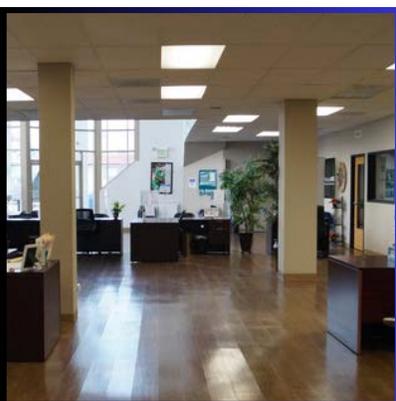
\$2.15/SF/MO – NNN

Property Type:	Office
Available Space:	Approx. 3,700 SF
Building FT:	Approx. 7,933 SF
Lot Size FT:	Approx. 13,022 (0.3 AC)
Storages:	3
Year Built:	1971
Year Renovated:	2017
Restrooms:	1
Parking Spaces:	10
Zoning:	SFC1



HIGHLIGHTS

- CORNER PROPERTY
- PARKING ADJACENT TO BUILDING & NEARBY PUBLIC PARKING
- NEW AIR CONDITIONING
- SOME ATTRACTIVE OFFICE FURNITURE INCLUDED
- SERVER ROOM INCLUDED
- STORAGE
- BREAK ROOM
- FOYER/Common AREA
- NEAR MAJOR FREEWAYS



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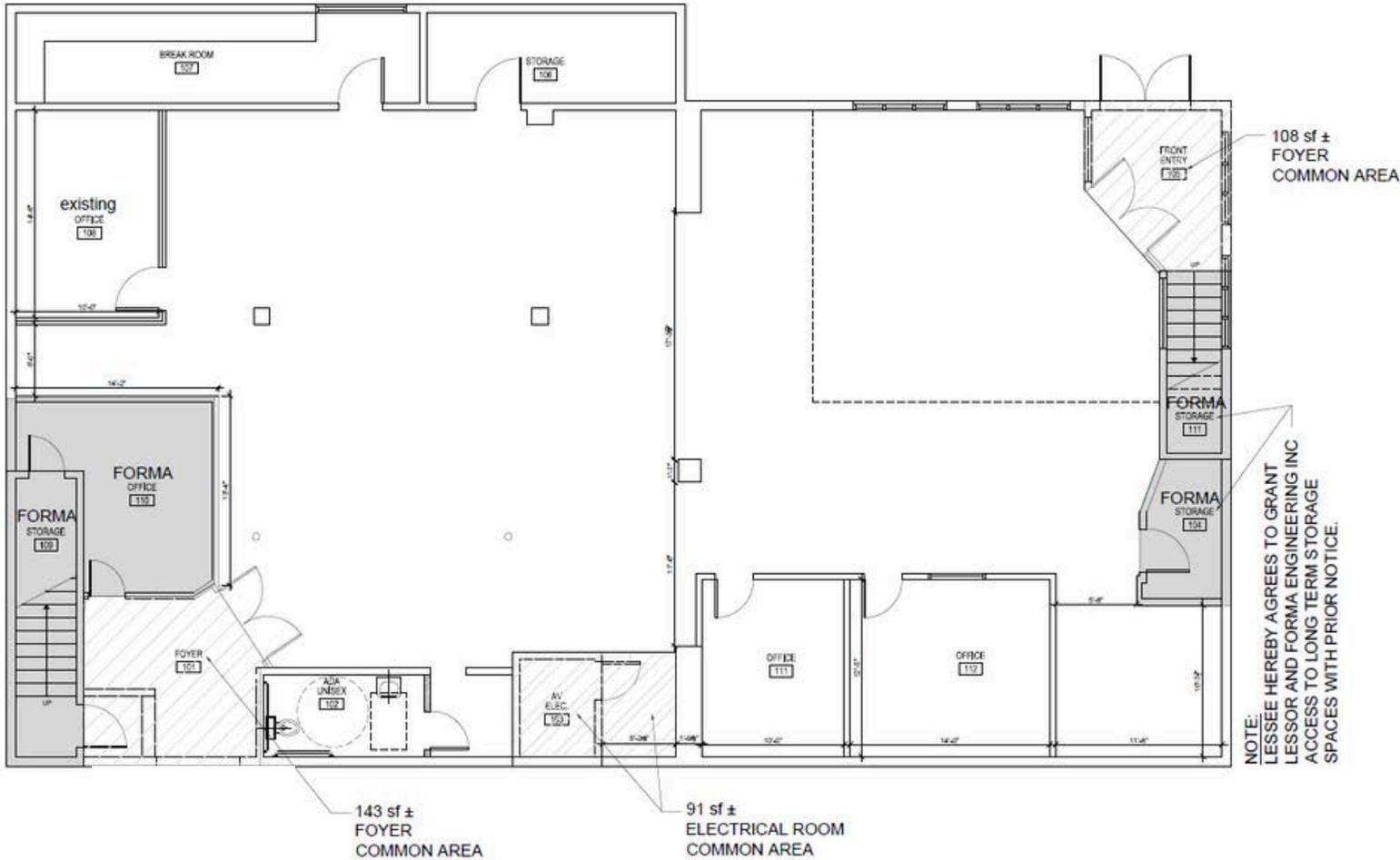


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FLOOR PLAN

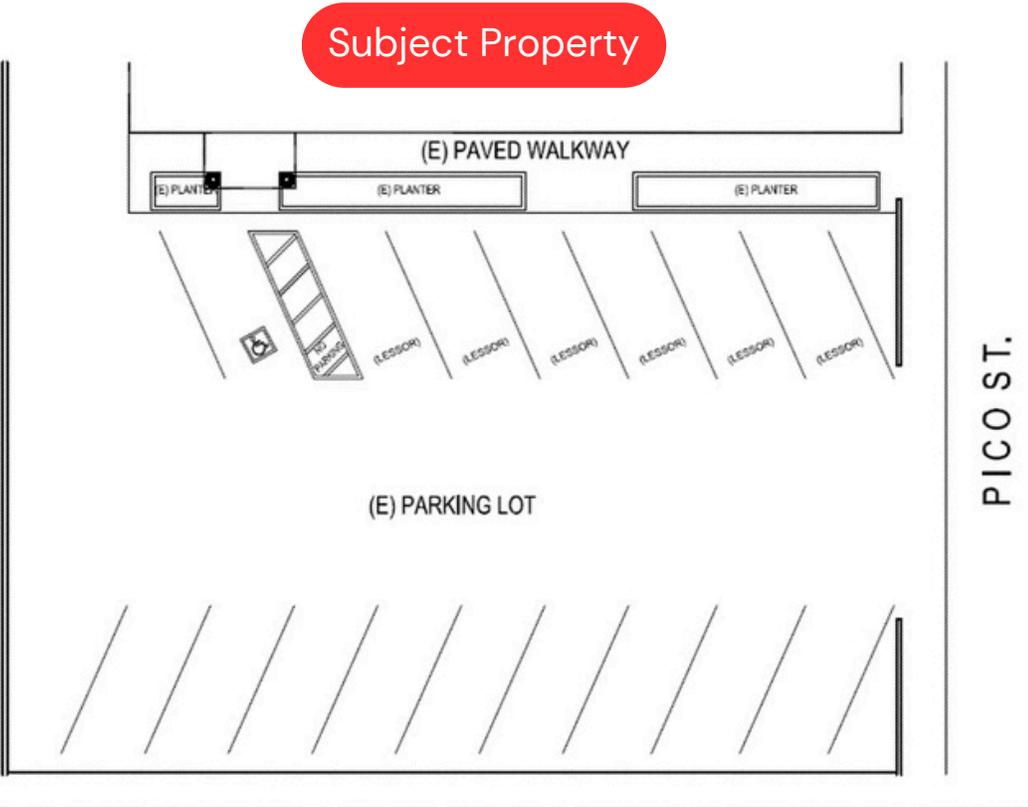


NOTE:
AREAS CALCULATED HEREON ARE APPROXIMATE
AND MAY VARY DUE TO CONSTRUCTION.
LESSOR WILL DELIVER MINIMUM 3,700 SF OF LEASE
AREA TO LESSEE AFTER CONSTRUCTION

NOTE:
LESSEE HEREBY AGREES TO GRANT LESSOR,
LESSOR'S CONTRACTORS, CITY OFFICIALS AND
UTILITY COMPANY EMPLOYEES ACCESS TO THE
ELECTRICAL ROOM.

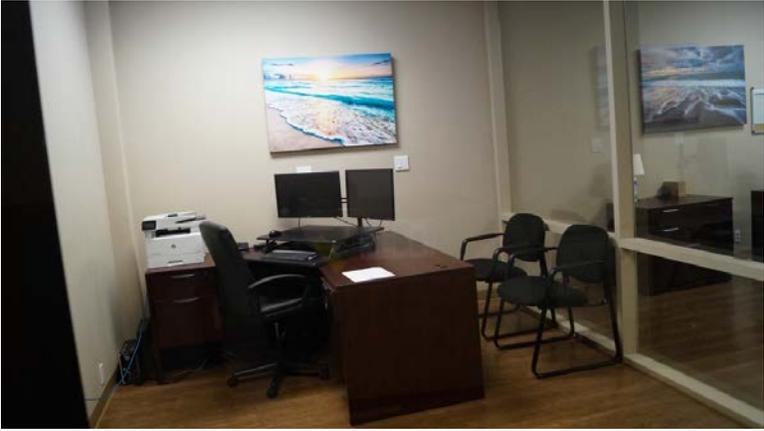
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PARKING LOT



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PHOTOS





POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,770	8,902	29,444
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	744	2,458	7,580
# of Persons per HH	3.7	3.6	3.9
Average HH Income	\$73,169	\$76,979	\$94,071
Average House Value	\$646,021	\$733,795	\$739,736

Demographics data derived from AlphaMap

Public Transportation

	Drive	Walk	Distance
Commuter Rail			
Sylmar/San Fernando (Antelope Valley Line ...)	2 min	17 min	0.9 mi
Van Nuys (Ventura County Line - Southern ...)	10 min		5.8 mi
Airport			
Bob Hope	13 min		7.9 mi
Los Angeles International	37 min		27.7 mi



WALK SCORE

95



WALK SCORE

52

