



400 & 406 N Maclay Ave. San Fernando CA 91340

FOR SALE | \$3,199,000

Exclusively listed by:
Paul Yuan
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CA Broker DRE # 02140802

 **ELEVATED**
DENTAL & COMMERCIAL BROKERAGE

PROPERTY OVERVIEW

400 & 406 N. Maclay Ave. San Fernando, CA 91340

- Sale Price: \$3,199,000
- Price/SF: \$596.83/SF
- Building Size: 5,360 SF
- Lot Size: 13,250 SF
- APN: 2519-009-001 & 2519-009-002
- Zoning: SP-5 Corridor Specific Plan
- Parking: 15 Spaces
- Property Type: Single-Tenant

400 N. Maclay Avenue San Fernando CA 91340

Year Built: 1941

Last Modified: 1952

406 N. Maclay Avenue San Fernando CA 91340

Year Built: 1996

This information has been obtained from sources believed reliable but has not been independently verified. Buyer and buyer's advisors should conduct their own investigation of the property and verify all information contained herein prior to purchase. Elevated Dental & Commercial Brokerage makes no warranty, express or implied, as to the accuracy of the information provided.

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Property Highlights

- Freestanding building
- Single Tenant / NNN Lease
- Tenant is a nationally recognized Dental Support Organization
- ±5,360 SF building
- Built-in annual rent escalations throughout the lease term.
- 14 Operatories
- Located in the City of San Fernando, home to major employers including LAUSD, Pharmavite, Pepsi Beverages Company, and The Home Depot.
- Convenient access to the I-5, SR-118, and I-210 freeways.
- Ideal for 1031 exchange buyers and passive income investors seeking a corporate-backed NNN asset



Property Photos

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Property Photos

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AREA OVERVIEW — SAN FERNANDO, CA

San Fernando offers convenient access to the I-5, SR-118, and I-210 freeways, with regional transit via the Sylmar Metrolink Station.

The city's stable, diverse economy is anchored by major employers including LA Unified School District, Pharmavite, Pepsi Beverages Company, and The Home Depot — supporting consistent demand for local healthcare and dental services in the trade area.

Principal Employers	Employees
• LA Unified School District	2,466
• Lehman Foods – Fresh & Ready	415
• Pepsi Beverages Company	325
• Pharmavite LLC	312
• The Home Depot	245

Source: The City of San Fernando



Area Overview

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