



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property

**UNIT 12431-H
±600 SF**

**UNIT 12429
±2,400 SF**

ASTORIA ST

SAN FERNANDO RD

SPACES AVAILABLE IN SYLMAR NEIGHBORHOOD CENTER

12429-12443 San Fernando Rd. , Sylmar, CA 91331



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PROPERTY FEATURES

12429-12443 San Fernando Rd. , Sylmar, CA 91331



UNIT 12429

RETAIL SPACE AVAILABLE

- ✓ Approx. 2,400 SF available
- ✓ Former boxing gym
- ✓ Column free space
- ✓ Excellent frontage and visibility

UNIT 12431-H

RETAIL SPACE AVAILABLE

- ✓ Approx. 600 SF available
- ✓ Small retail/office space

AREA AMENITIES

- ✓ High vehicle traffic counts
- ✓ Many new developments in the area
- ✓ Blocks from the Sylmar/San Fernando Metrolink
- ✓ Trade area population in excess of 380,000 people within a 5 mile radius

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	27,421	165,984	391,796
 Avg. HH Income	\$107,782	\$118,393	\$113,288
 Daytime Pop	24,246	152,974	359,222
 Traffic Count	± 9,589 CPD ON SAN FERNANDO RD		

RETAIL SPACES
SYLMAR, CA

UNIT 12429

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RETAIL SPACES
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UNIT 12431 H

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SITE PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AVAILABLE

T Mobile

EL DORADO AVENUE
ELEMENTARY SCHOOL

DYER STREET
ELEMENTARY SCHOOL



AERIAL MAP



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.