

11581 RINCON AVE, SAN FERNANDO, CA 91340



FOR LEASE


IKON
PROPERTIES

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PROPERTY SUMMARY

**11581 RINCON AVE
SAN FERNANDO, CA 91340**

Property Type: Vehicle Rentals, Vehicle Sales

Year Built: 1991

Parcel Number: 2612-018-011

Building: 484 SF

Lot: 13,865/.32 SF/AC

Zoning: LAC2



PROPERTY HIGHLIGHTS

- ✔ Located right off the 5 FWY
- ✔ Easy FWY access to 118 and 405
- ✔ Freestanding building with private office
- ✔ High Visibility corner off Laurel Canyon
- ✔ Huge lot with plenty of parking



DEMOGRAPHICS

11581 RINCON AVE • SAN FERNANDO, CA 91340

POPULATION

	1 Mile	3 Mile	5 Mile
2028 Projection	21,004	212,812	446,529
2023 Estimate	21,597	220,100	458,816
2010 Census	22,428	234,988	474,751
Growth 2023 - 2028	-2.75%	-3.31%	-2.68%
Growth 2010 - 2023	-3.71%	-6.34%	-3.36%

2023 POPULATION

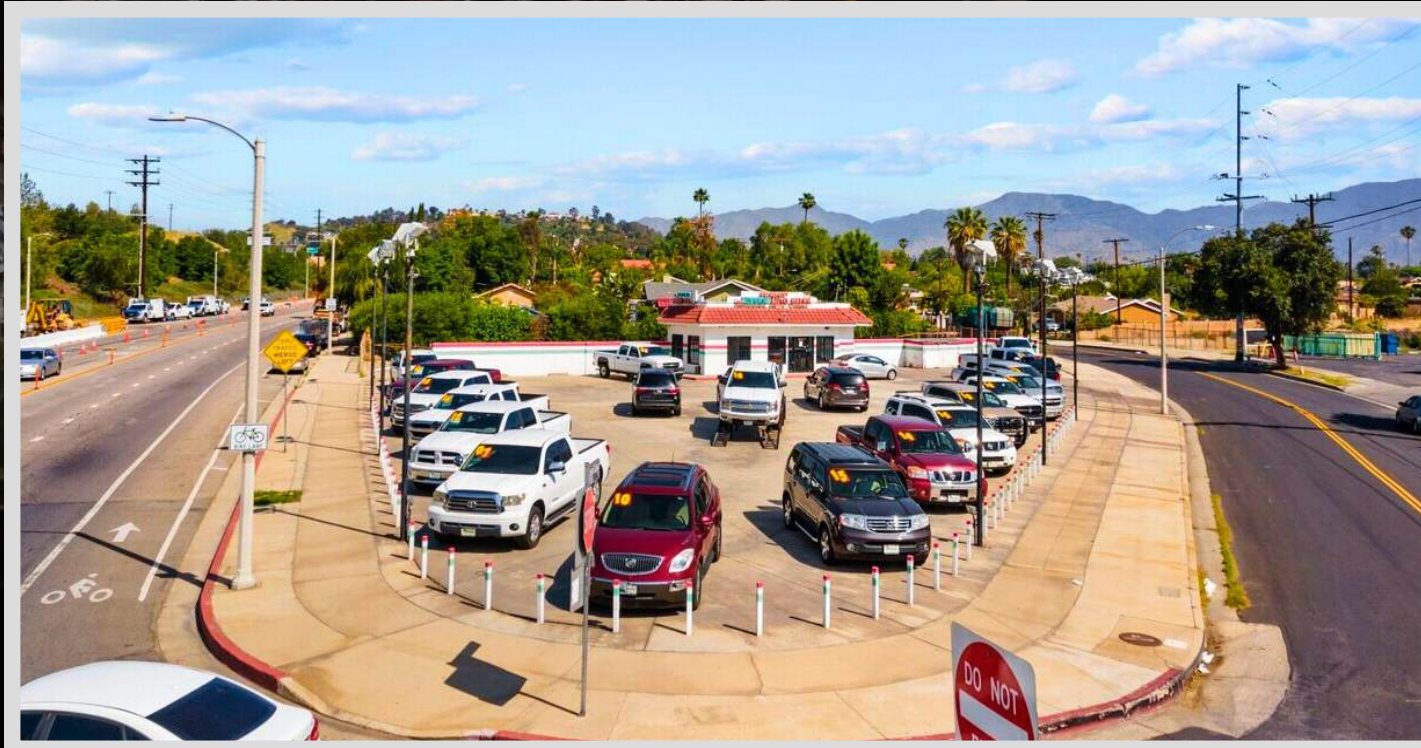
	1 Mile	3 Mile	5 Mile
White	18,827 87.17%	184,047 83.62%	458,816 80.03%
Black	535 2.48%	8,194 3.72%	19,013 4.14%
Am. Indian & Alaskan	527 2.44%	4,199 1.91%	7,892 1.72%
Asian	1,255 5.81%	18,053 8.20%	367,188 51.752
Hawaiian & Pacific Island	47 0.22%	515 0.23%	1,076 11.28%
Other	407 1.88%	5,091 2.31%	11,894 0.23%
U.S. Armed Forces	0	54	97 2.59%

HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
2028 Projection	5,396	52,616	116,461
2023 Estimate	5,558	54,605	120,100
2010 Census	5,796	58,994	125,868
Growth 2023 - 2028	-2.91%	-3.64%	-3.03%
Growth 2010 - 2023	-4.11%	-7.44%	-4.58%
Owner Occupied	3,117 56.08%	34,043 62.34%	68,084 56.69%
Renter Occupied	2,441 43.92%	20,563 37.66%	52,016 43.31%

TRAFFIC COUNT

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TRAFFIC COUNT

Street	Count Year	Traffic Volume	Distance from Subject
Rinaldi St	2022	29,700	MPSI .07
I-5	2022	147,945	MPSI .08
I-5	2021	150,476	MPSI .08
Rinaldi St	2022	30,714	MPSI .08
Rinaldi St	2018	10,129	MPSI .08
Laurel Canyon Blvd	2022	16,962	MPSI .13
I-5	2022	6,457	MPSI .24
Laurel Canyon Blvd	2022	26,087	MPSI .24
Laurel Canyon Blvd	2022	31,218	MPSI .24
Pearwood Ave	2022	983	MPSI .28

EXCLUSIVELY REPRESENTED BY



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