

FOR LEASE OR GROUND LEASE

# Two Freestanding Firestone Properties Available

**104 S. MACLAY AVE.  
SAN FERNANDO, CA**

LAND: 15,000 SF

BUILDING: 6,992 SF

**18051 SHERMAN WAY  
RESEDA, CA**

LAND: 19,000 SF

BUILDING: 5,945 SF



NEWMARK

 epsteen & associates

## Property Features

- Two Freestanding Former Firestone Properties Available
- Amazing Restaurant/Retail Conversion Opportunity- Divisible
- Potential Patio with Excellent Surface Parking
- Great Site for Medical Users
- Estimated Delivery: Q3 2022

### CONTACT

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## Site Plan - San Fernando

### Demographics

#### Population

1 mile	31,889
3 miles	244,799
5 miles	471,677

#### Daytime Population

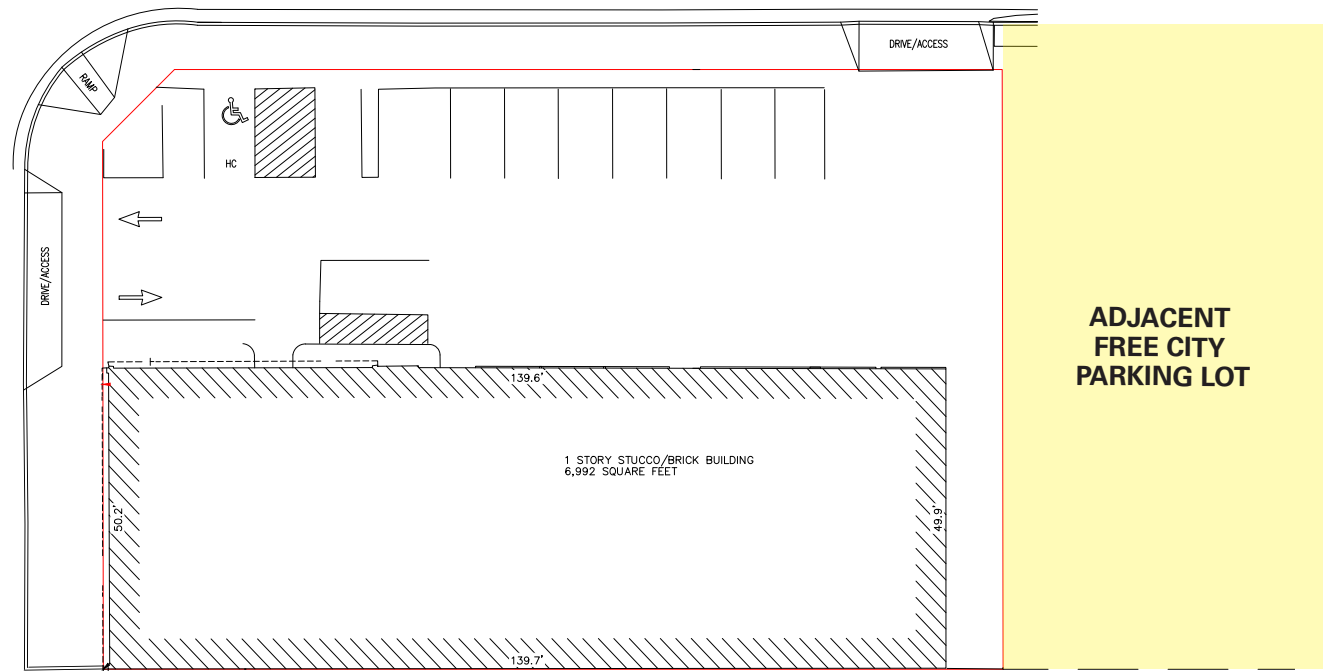
1 mile	12,077
3 miles	52,913
5 miles	106,565

#### Average Household Income

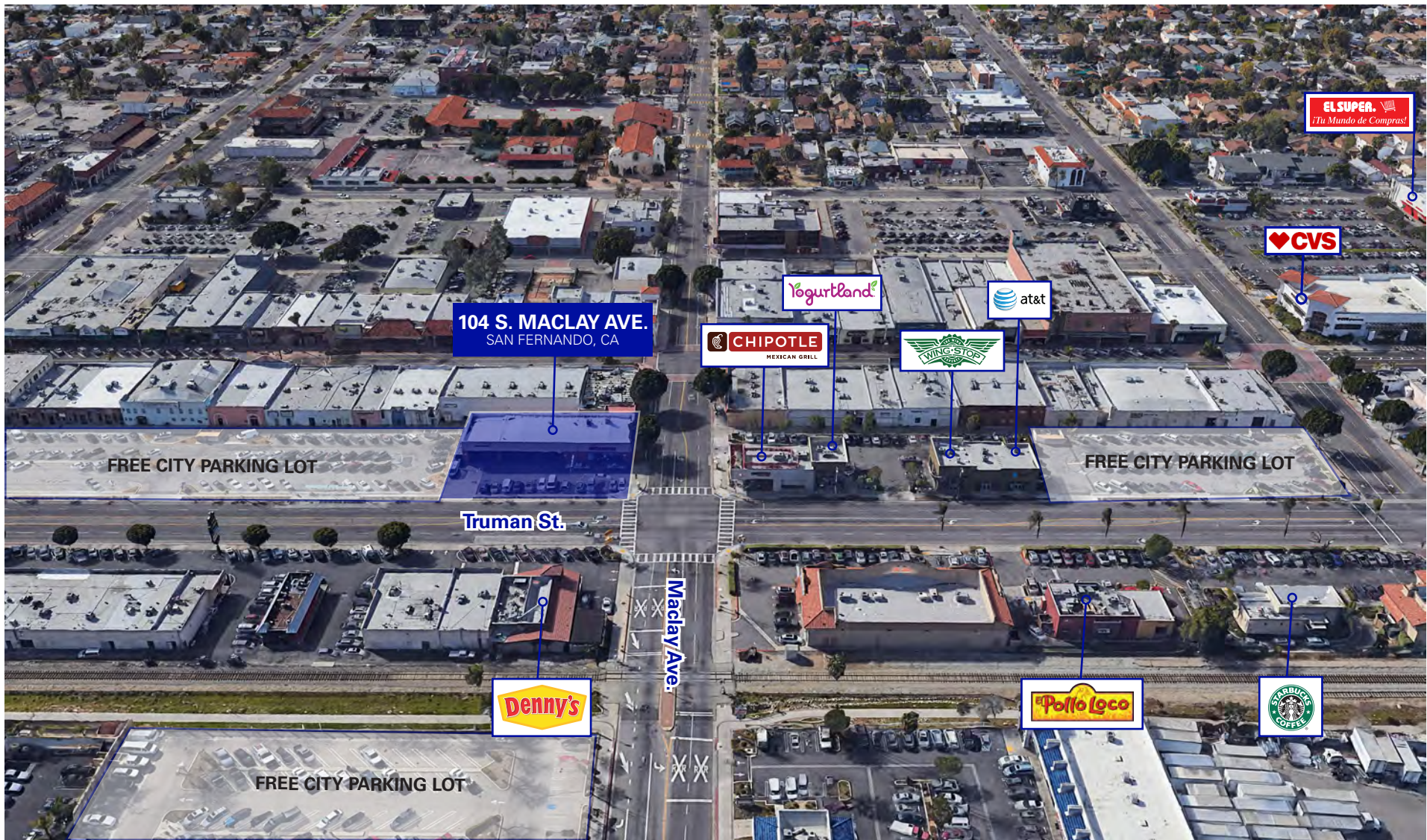
1 mile	\$74,867
3 miles	\$82,438
5 miles	\$87,700

### Traffic Counts

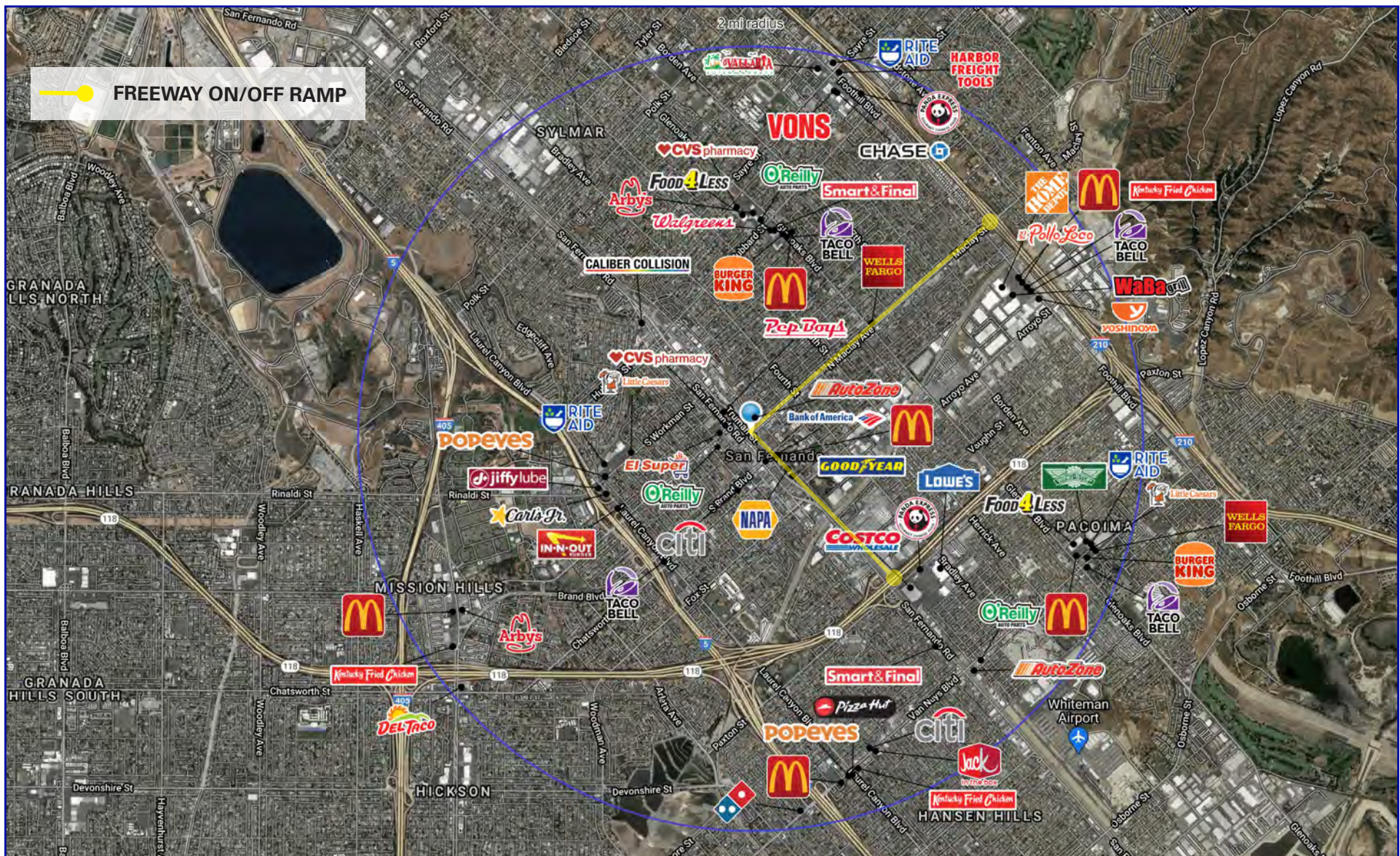
<b>Trumph St.</b>	14,500 CPD
<b>N Maclay Ave.</b>	19,000 CPD



Aerial - San Fernando



Aerial - San Fernando



## Site Plan - Reseda

### Demographics

#### Population

1 mile	36,657
3 miles	240,684
5 miles	634,782

#### Daytime Population

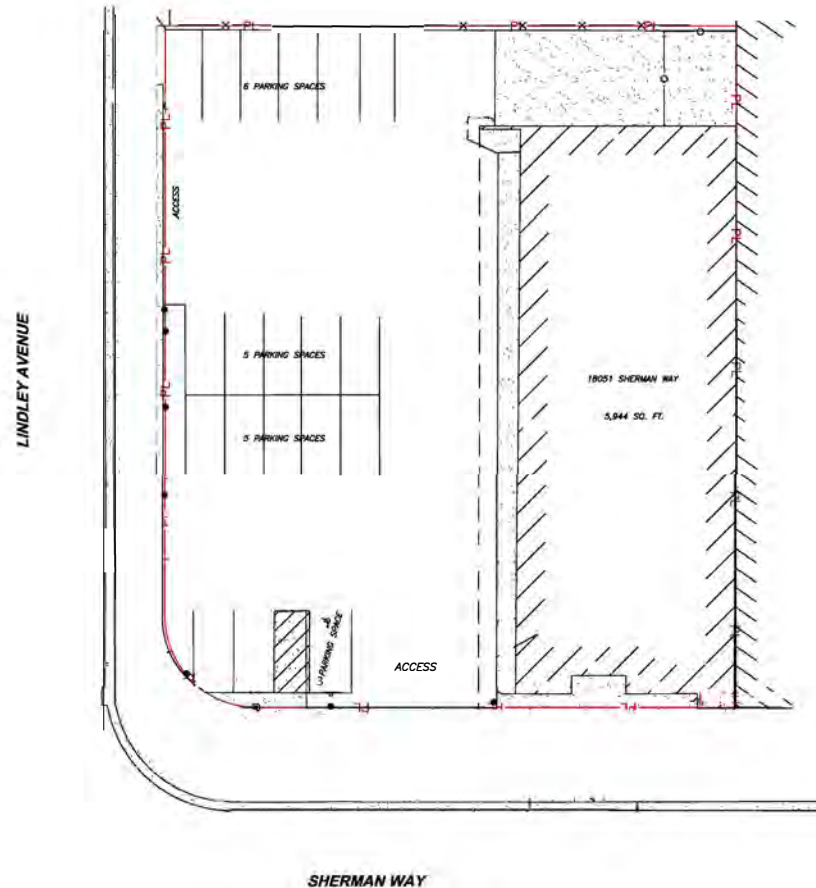
1 mile	8,342
3 miles	90,201
5 miles	283,614

#### Average Household Income

1 mile	\$83,026
3 miles	\$93,525
5 miles	\$98,697

### Traffic Counts

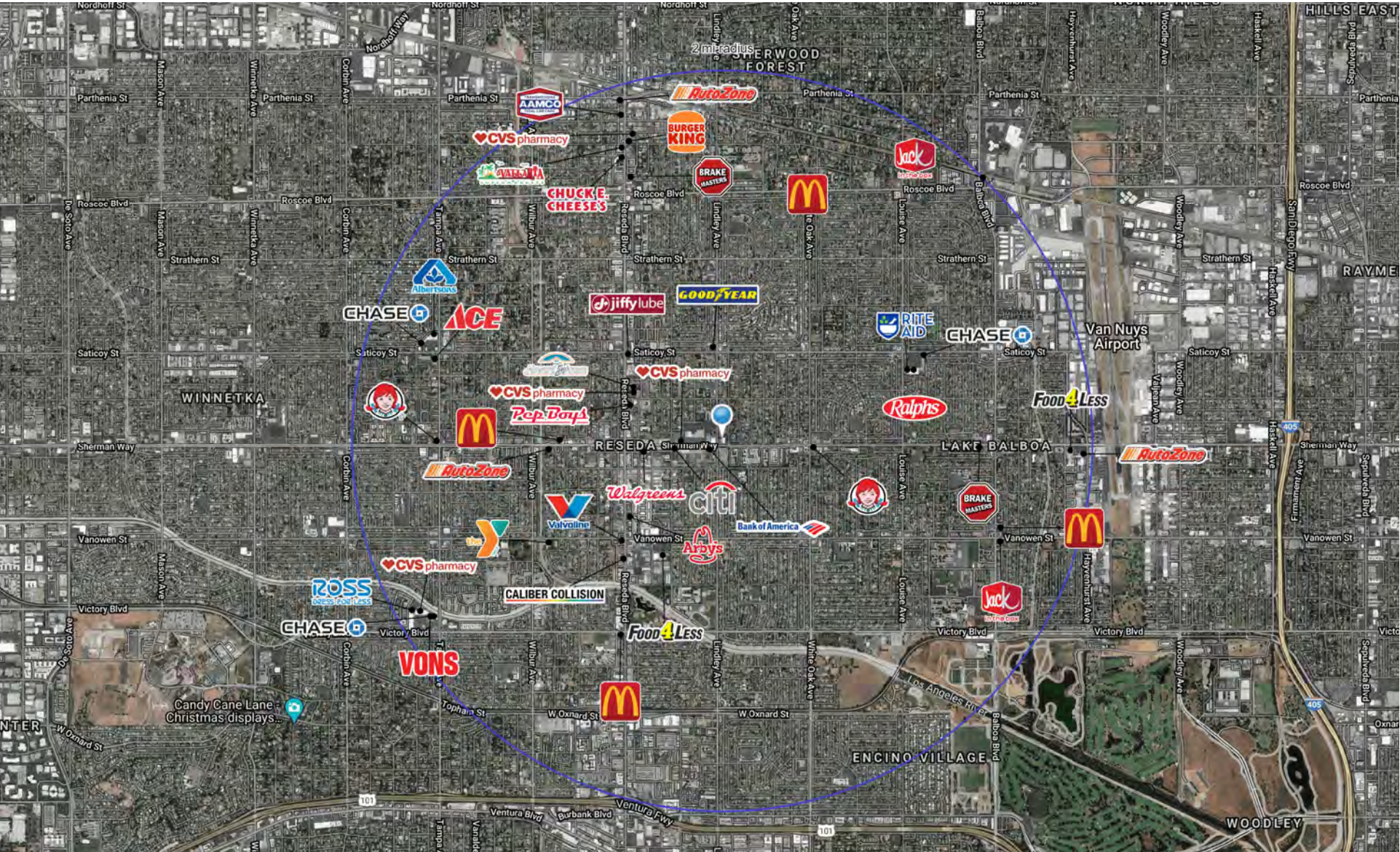
<b>Lindley Ave.</b>	25,460 CPD
<b>Sherman Way</b>	26,500 CPD



Aerial - Reseda



Aerial - Reseda



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# Firestone

**104 S. MACLAY AVE. | SAN FERNANDO, CA 91340**

**18051 SHERMAN WAY | RESEDA, CA 91335**

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