

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

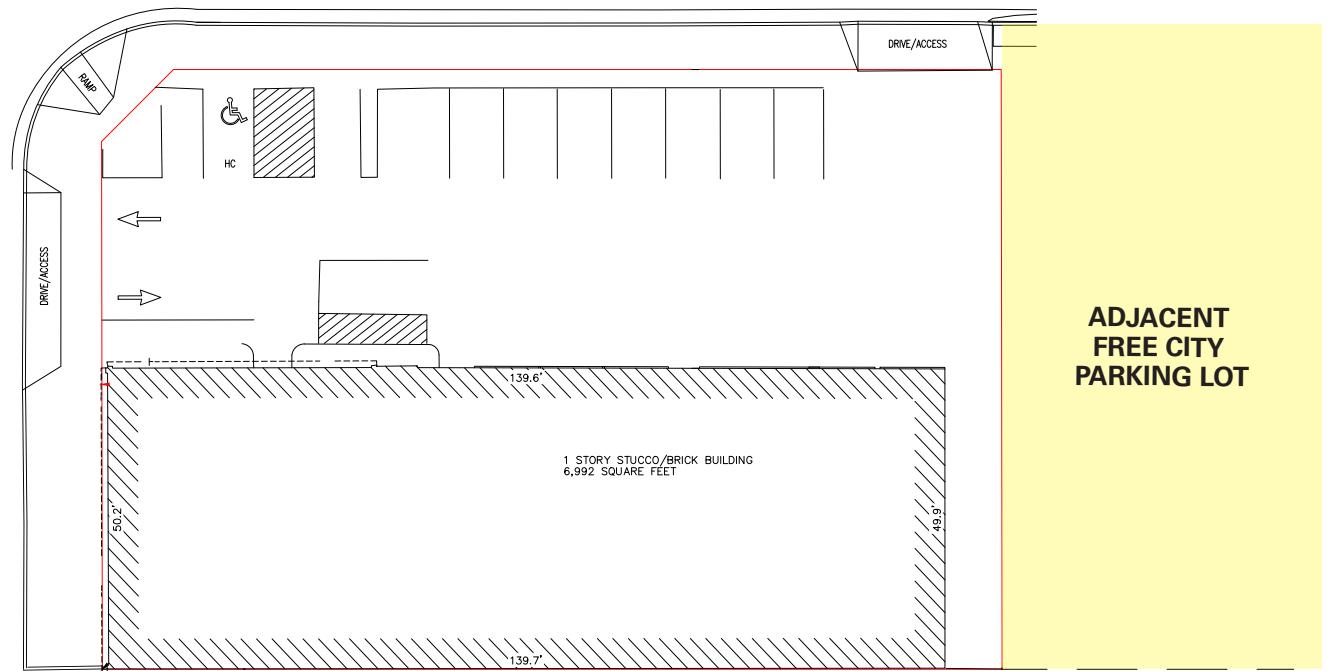
1 mile	12,077
3 miles	52,913
5 miles	106,565

Average Household Income

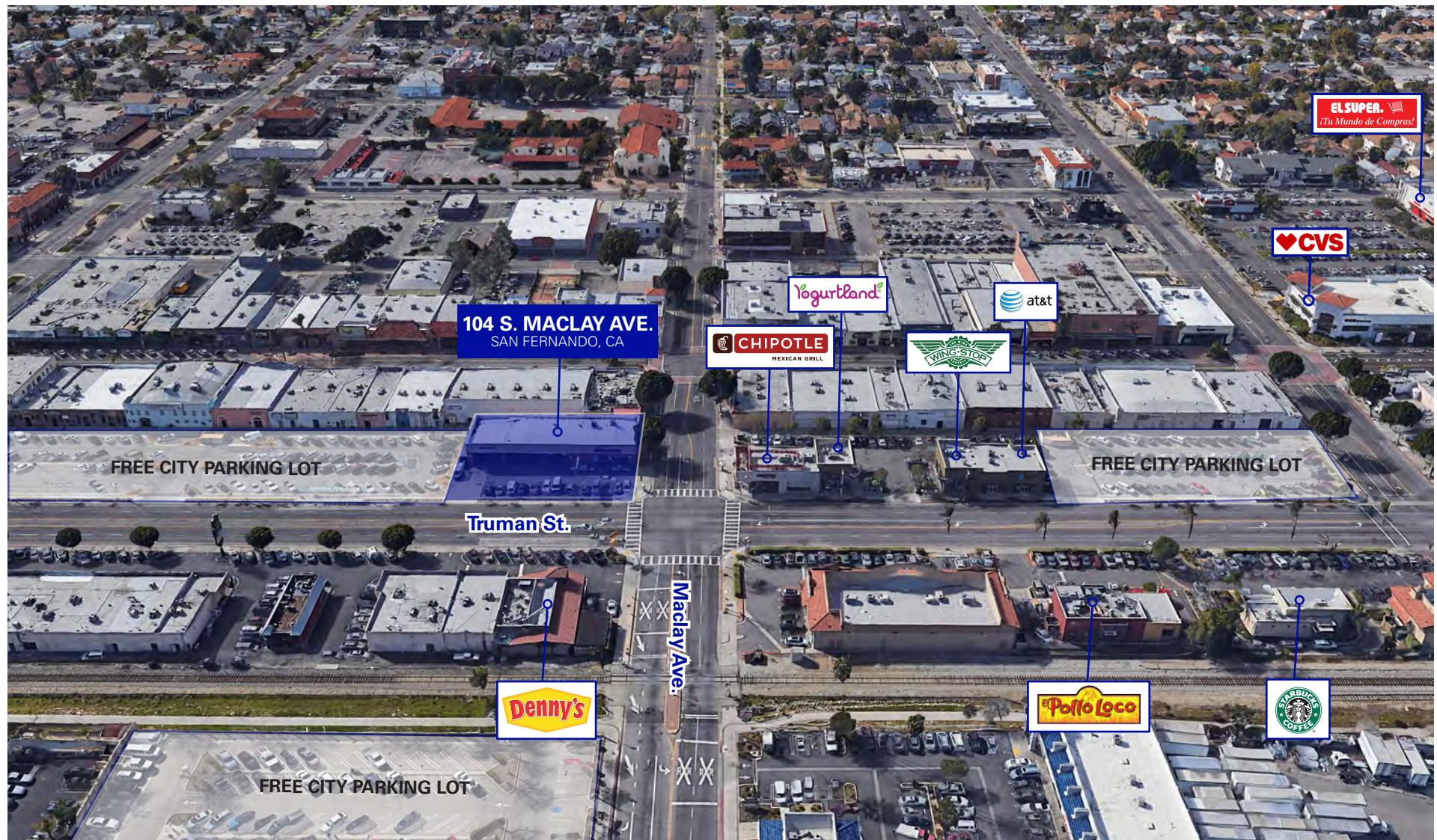
1 mile	\$74,867
3 miles	\$82,438
5 miles	\$87,700

Traffic Counts

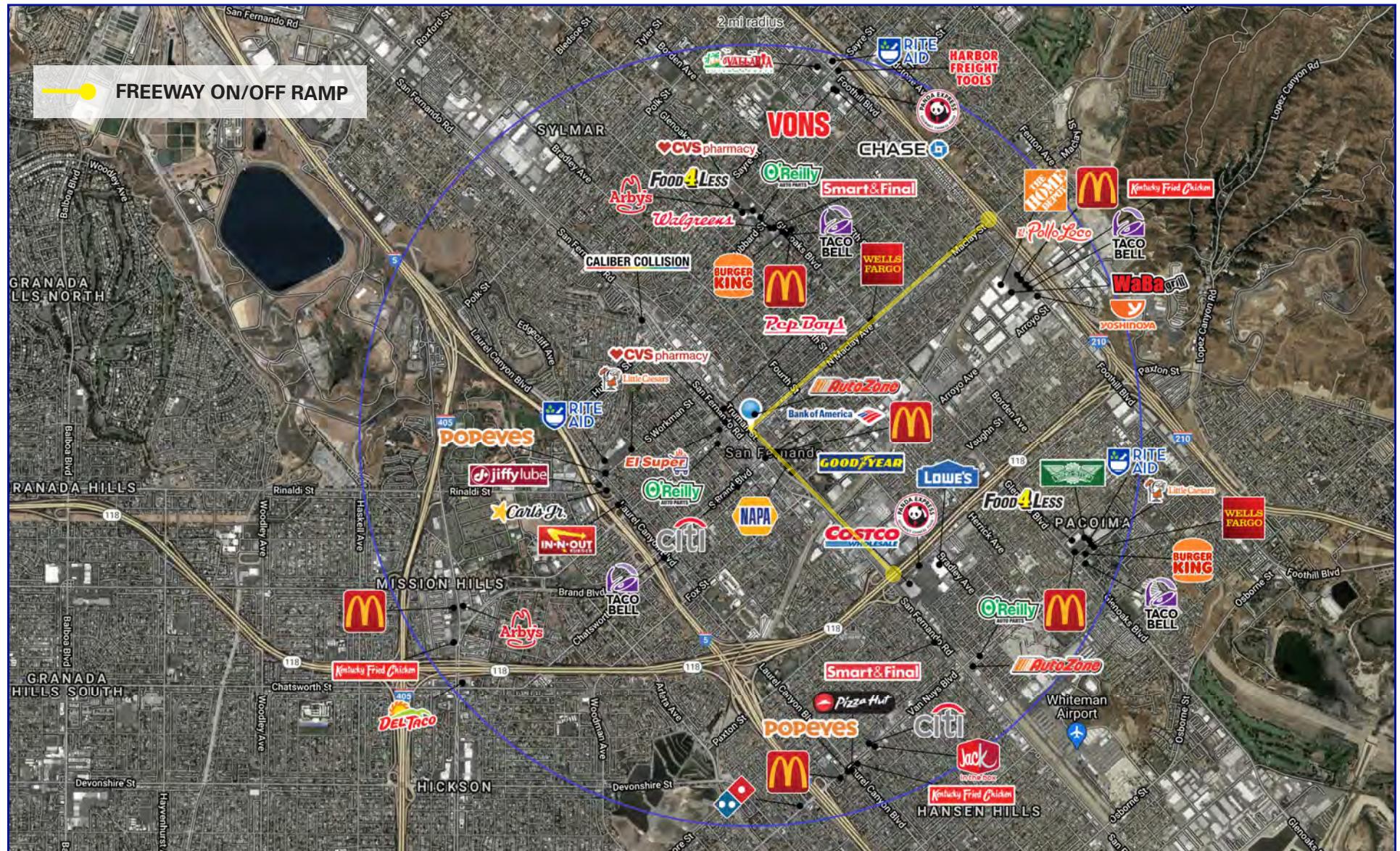
Triumph St.	14,500 CPD
N Maclay Ave.	19,000 CPD



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

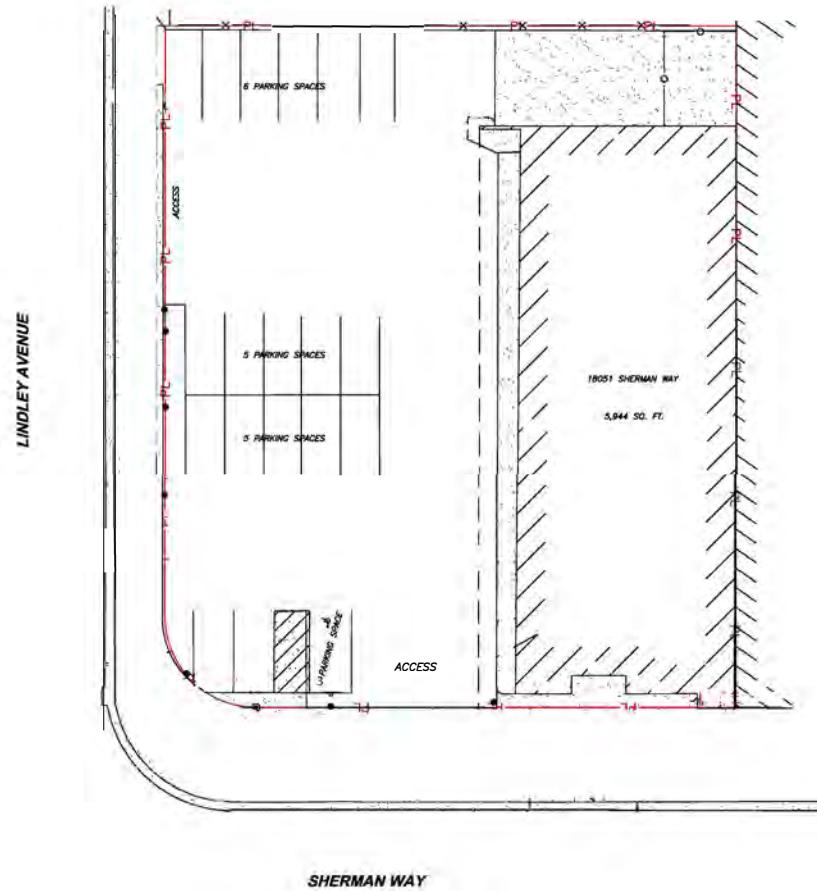
1 mile	8,342
3 miles	90,201
5 miles	283,614

Average Household Income

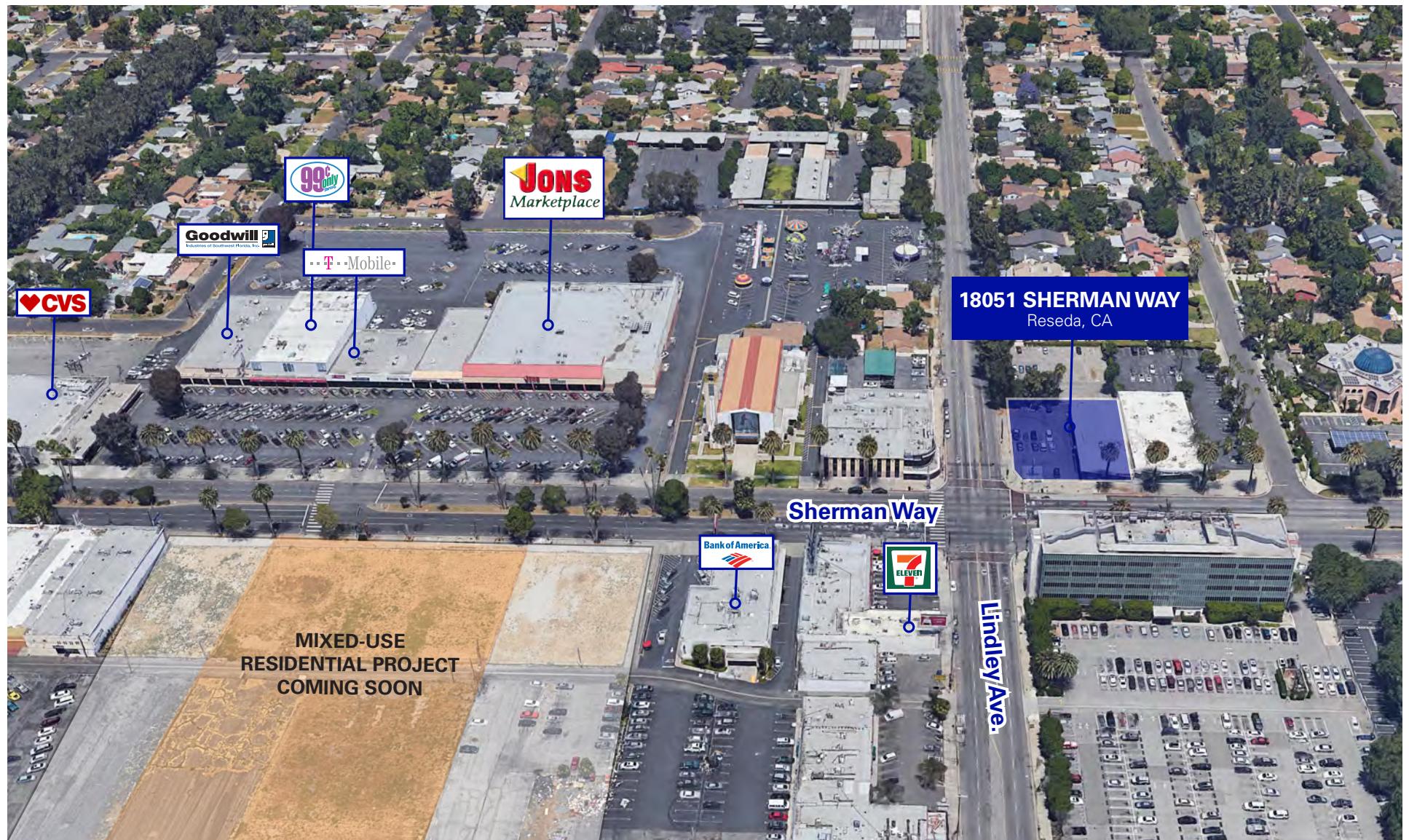
1 mile	\$83,026
3 miles	\$93,525
5 miles	\$98,697

Traffic Counts

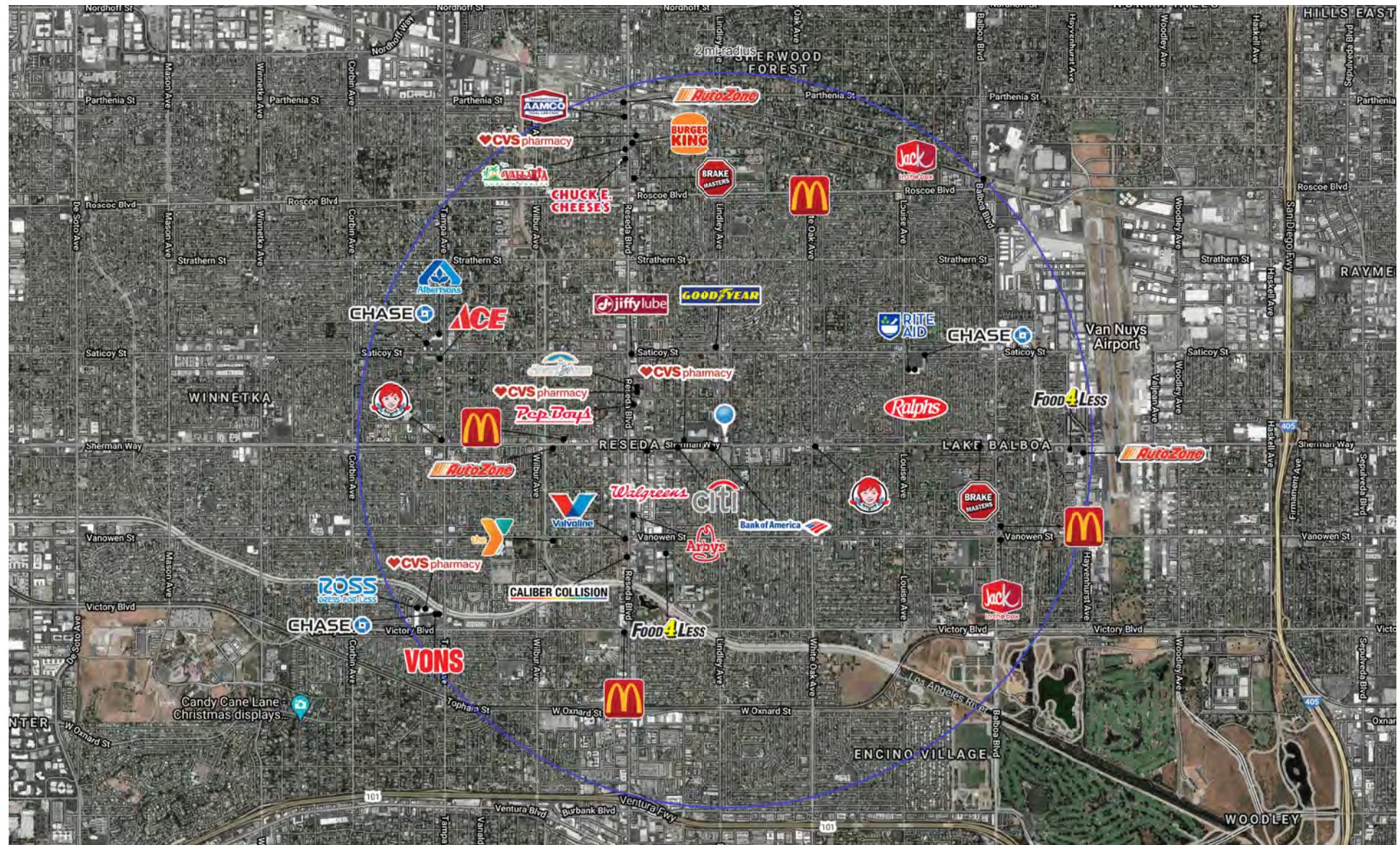
Lindley Ave.	25,460 CPD
Sherman Way	26,500 CPD



Aerial - Reseda



Aerial - Reseda



Firestone

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

18051 SHERMAN WAY | RESEDA, CA 91335

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