



**FOR LEASE | ±1,175 SF**

**CORNER END CAP RETAIL SPACE AVAILABLE**

**N San Fernando Rd & Verdugo Rd | Los Angeles, CA**

**beta.**

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**BetaAgency.com**  
137 Eucalyptus Dr, El Segundo, CA 90245



# PROPERTY HIGHLIGHTS

- ±1,175 SF Corner End Cap Retail Space available
- 7-Eleven anchored center, in Glassell Park at the bottom of Mt Washington and across the LA River from Frogtown
- High Visibility in Emerging Neighborhood (Recent Home Sales Above \$2M)
- 47,000+ Cars Per Day
- Located across the street from Sotomayor Learning Academies High School
- Close Proximity to 5 & 2 Freeways
- Ingress/Egress from San Fernando Rd and Cypress Ave



## POPULATION

1 mile	3 mile	5 mile
<b>24,085</b>	<b>294,632</b>	<b>950,524</b>



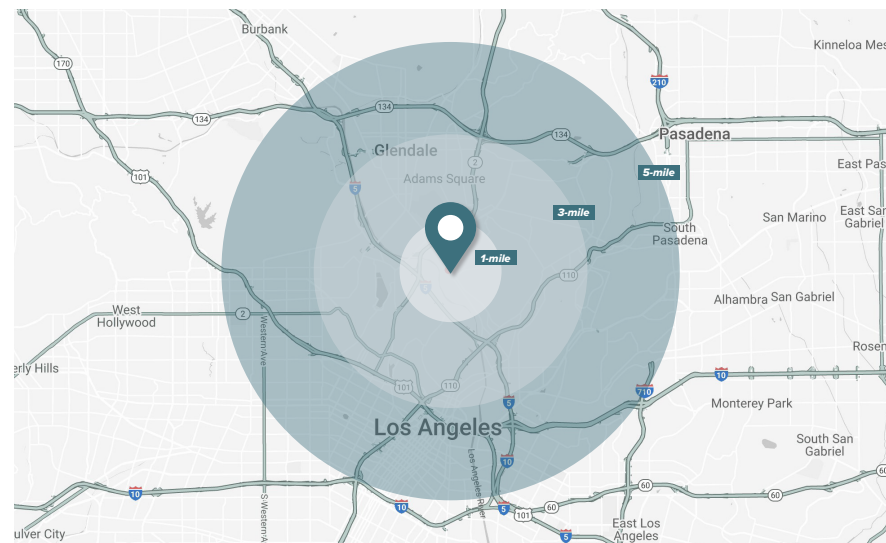
## AVG. HOUSEHOLD INCOME

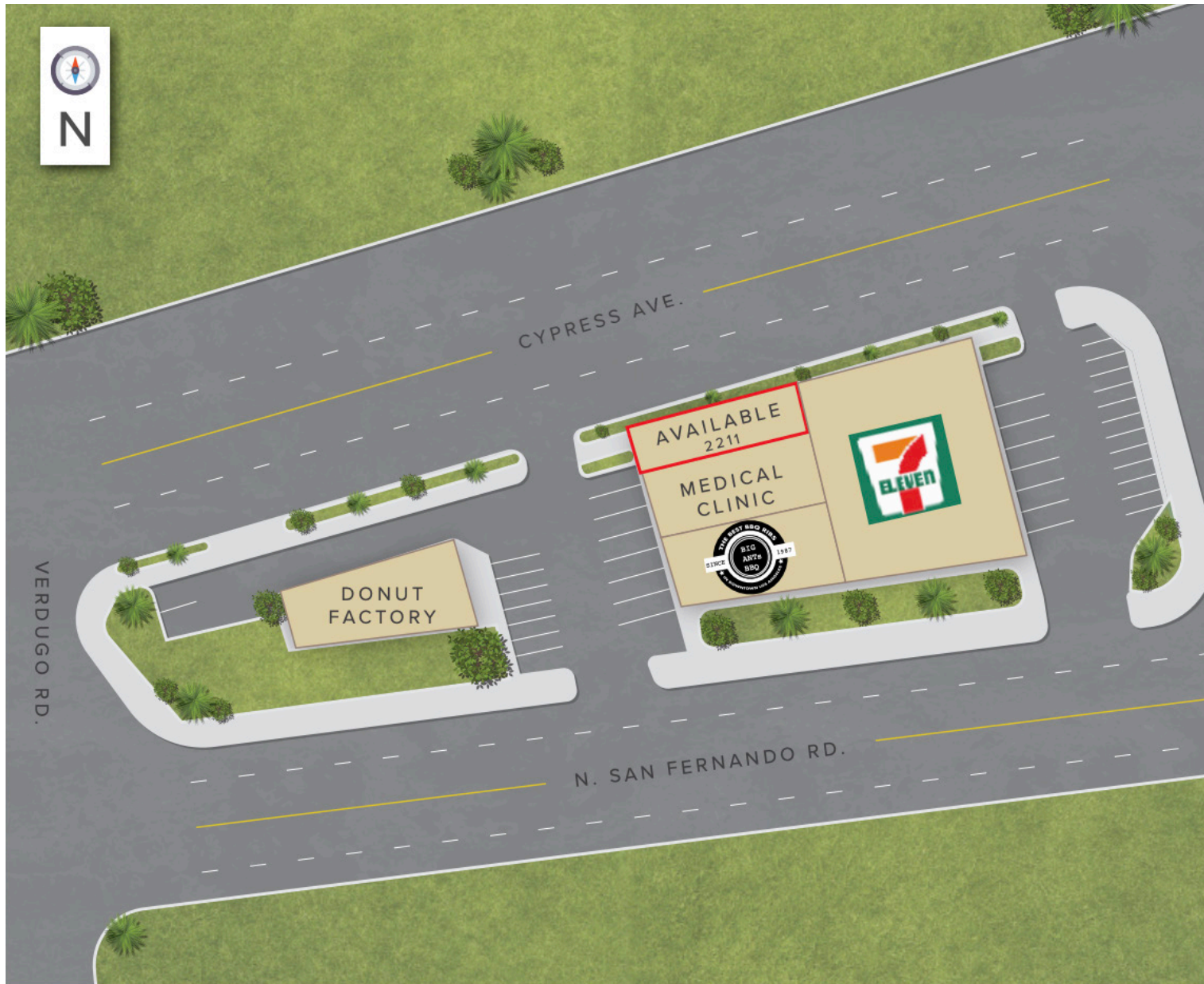
1 mile	3 mile	5 mile
<b>\$135,456</b>	<b>\$132,393</b>	<b>\$112,127</b>



## DAYTIME POPULATION

1 mile	3 mile	5 mile
<b>14,497</b>	<b>173,924</b>	<b>750,014</b>









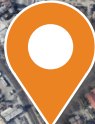
STAPLES *Pep Boys*



Denny's SUBWAY *Pollo Loco*  
Waba Grill McDonald's YOSHINOYA

SK  
SUPER KING  
MARKETS

ExtraSpace  
Storage



SUPER A FOODS  
DOMINO'S

citibank WHOLE FOODS MARKET WELLS FARGO

2

RIO DE LOS ANGELES  
STATE PARK

King of Cakes DOLLAR TREE



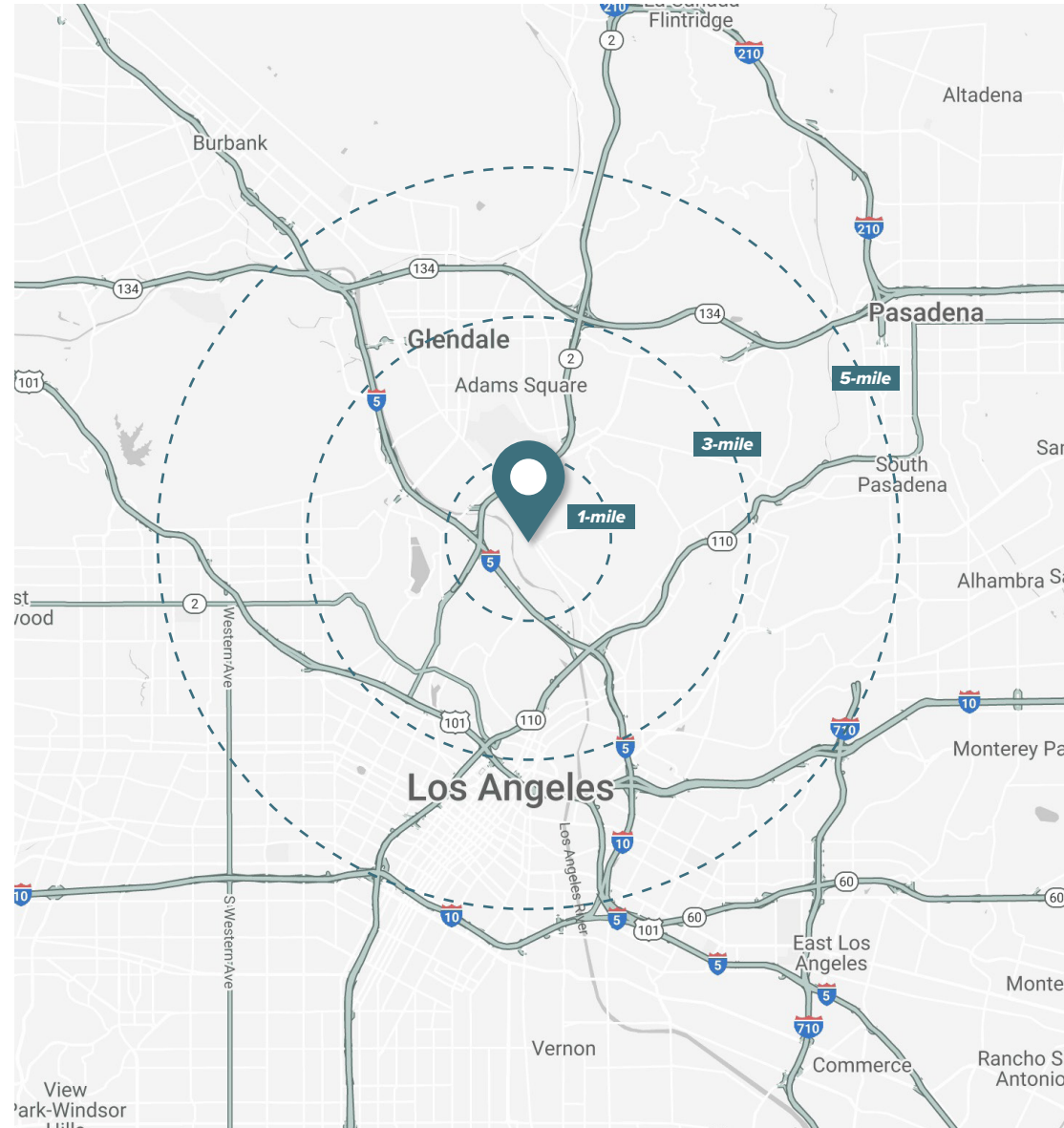
# Demographic Report

# N San Fernando & Verdugo |

Population	1 Mile	3 Mile	5 Mile
Total population	24,085	294,632	950,524
Average age	37.8	38.1	37.3
Average age (Male)	37.2	37.5	36.9
Average age (Female)	38.3	38.8	38.1

Households & Income	1 Mile	3 Mile	5 Mile
Total households	8,511	117,112	386,624
# of persons per HH	2.8	2.5	2.4
Average HH income	\$135,456	\$132,393	\$112,127
Average house value	\$948,953	\$1.04 M	\$1.02 M

Race (%)	1 Mile	3 Mile	5 Mile
White	31.6%	39.5%	34.2%
Hispanic	55.6%	44.8%	47.2%
Black	2.9%	3.8%	5.9%
Asian	17.5%	18.1%	19.0%
Hawaiian	-	0.1%	0.1%
American Indian	1.9%	1.4%	1.8%
Other	30.2%	23.0%	26.2%



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SPACE AVAILABLE

*For leasing, please contact:*

**Matt Saker**

Lic. 02016706

T 424 282 5236

Matt.Saker@BetaAgency.com

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