

# 602 MACLAY AVENUE, SAN FERNANDO MIXED-USED PROPERTY **FOR SALE**

ASKING PRICE REDUCED TO **\$1.225M**



MEDICAL OFFICE USES ALLOWED THROUGHOUT PROJECT

## OFFERING MEMORANDUM

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# SECTION I

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## EXECUTIVE OVERVIEW



<b>THE PROPERTY:</b>	<b>602 N. Maclay Ave. San Fernando, CA 91340</b>		<b>Property is on a signalized corner</b>	
<b>PRICE:</b>	\$1.225M			
<b>YEAR BUILT:</b>	1923			
<b>BUILDING SIZE:</b>	2,312 SF			
<b>TYPE:</b>	MIXED-USE			
<b>TOTAL LAND AREA:</b>	4,337 SF			
<b>ZONING:</b>	SFC2 (MIXED-USE)			
<b>APN:</b>	2515 - 001 - 013			
<b>CONSTRUCTION TYPE:</b>	MASONRY/ WOOD FRAME			
	<b>SQUARE FEET</b>	<b>TENANT</b>	<b>LEASE EXPIRATION</b>	<b>OPTION</b>
<b>RETAIL UNIT 1:</b>	715 SF	Optical Store	December 31, 2024	(1) 2-Year Option
<b>RETAIL UNIT 2:</b>	715 SF	Recruitment Center	June 30, 2025	No Option
<b>HOUSE:</b>	883 SF	N/A	N/A	Month-to-Month Tenancy



## SECTION II

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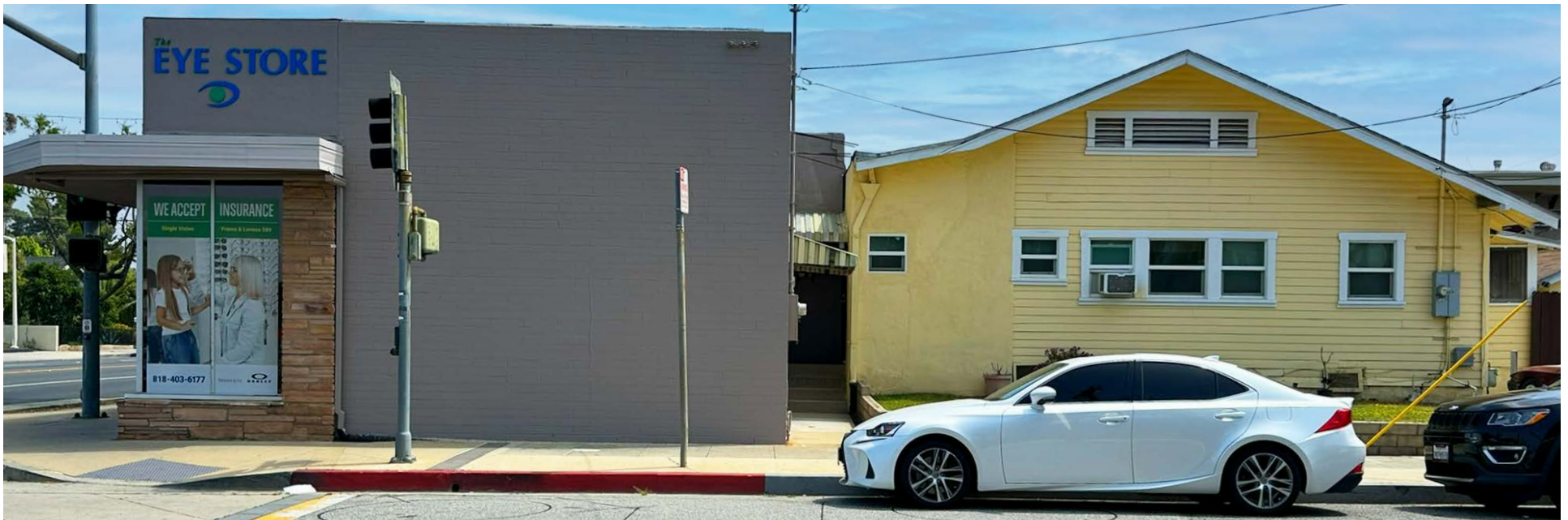
# PROPERTY OVERVIEW & DESCRIPTION



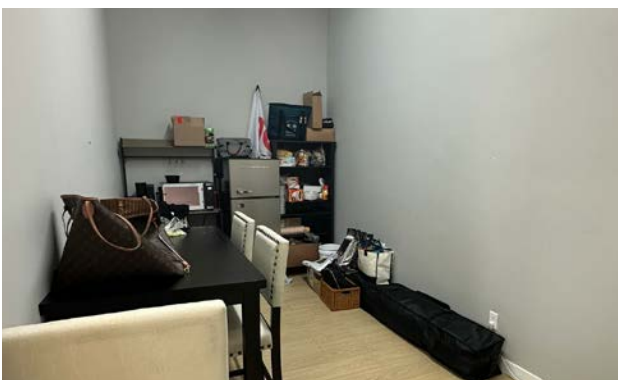
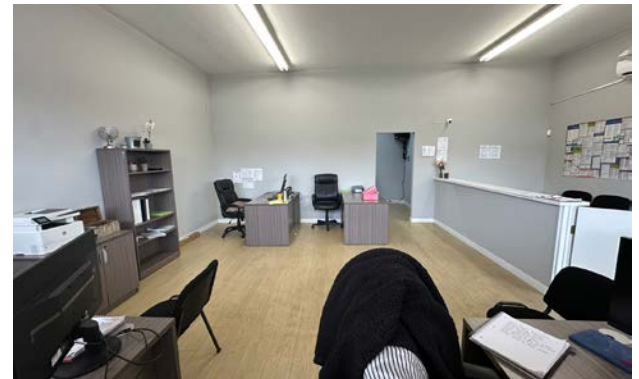
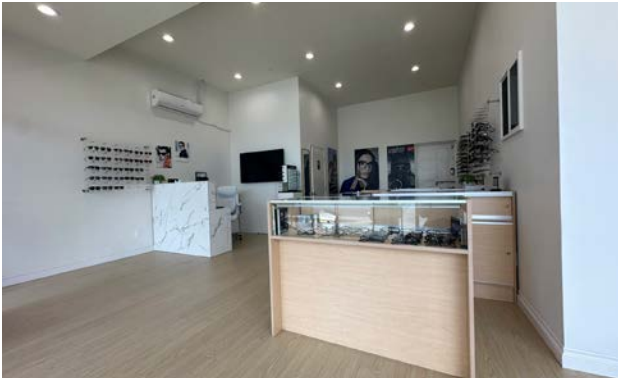
The mixed-use property which is on a signalized corner consists of three units totaling 2,312 square feet situated on 4,337 square feet of land zoned SFC2 (Mixed-Use). The residential unit is of wood frame construction and was built in 1923. The Retail portion of the property consisting of the remaining two units is of masonry construction and was built circa 1960. All the windows on the property have been replaced. Roofing was replaced about twelve years old.

The Retail portion was recently renovated inside and out including two newly constructed ADA-compliant restrooms. The two units are occupied. Lease details are available upon request. The Residential Unit is occupied by a tenant on a month-to-month basis. The Zoning allows medical office in any part of the project. During the Occupancy Permit application process, the parking requirement can be satisfied by providing evidence of a parking agreement from neighboring projects in addition to the existing on-site parking and some street parking which can be included in the calculations.

The property is located close to downtown San Fernando a bustling and vibrant business hub. A part of the Downtown Master Plan study area, the City of San Fernando is anchored by San Fernando Road and Maclay Avenue. The property benefits from the walkable blocks and historic charm felt in the surrounding buildings, architecture and streetscape. The proposed Metro Link Station will be a boon for businesses in the area.

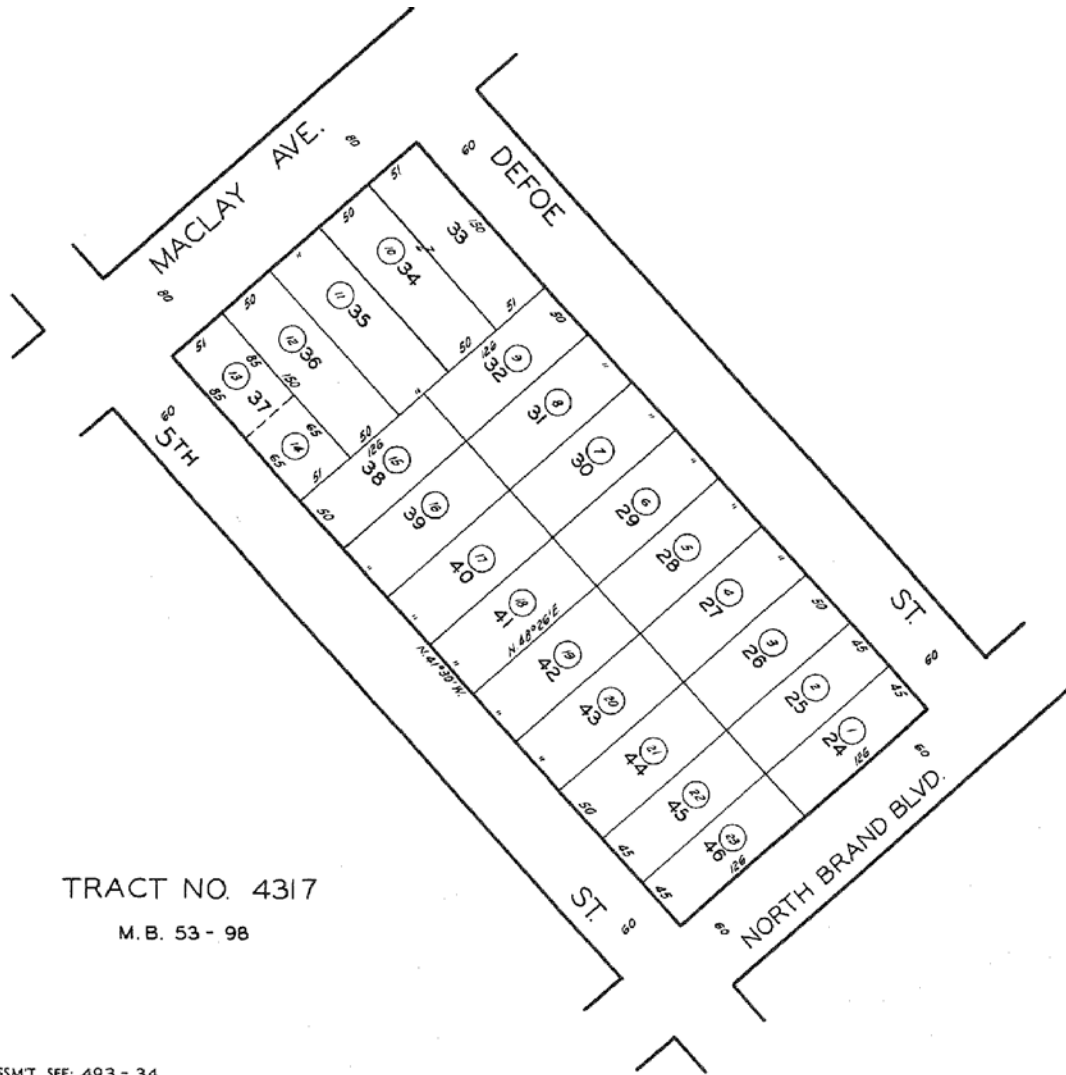








2515  
SCALE 1" = 80'

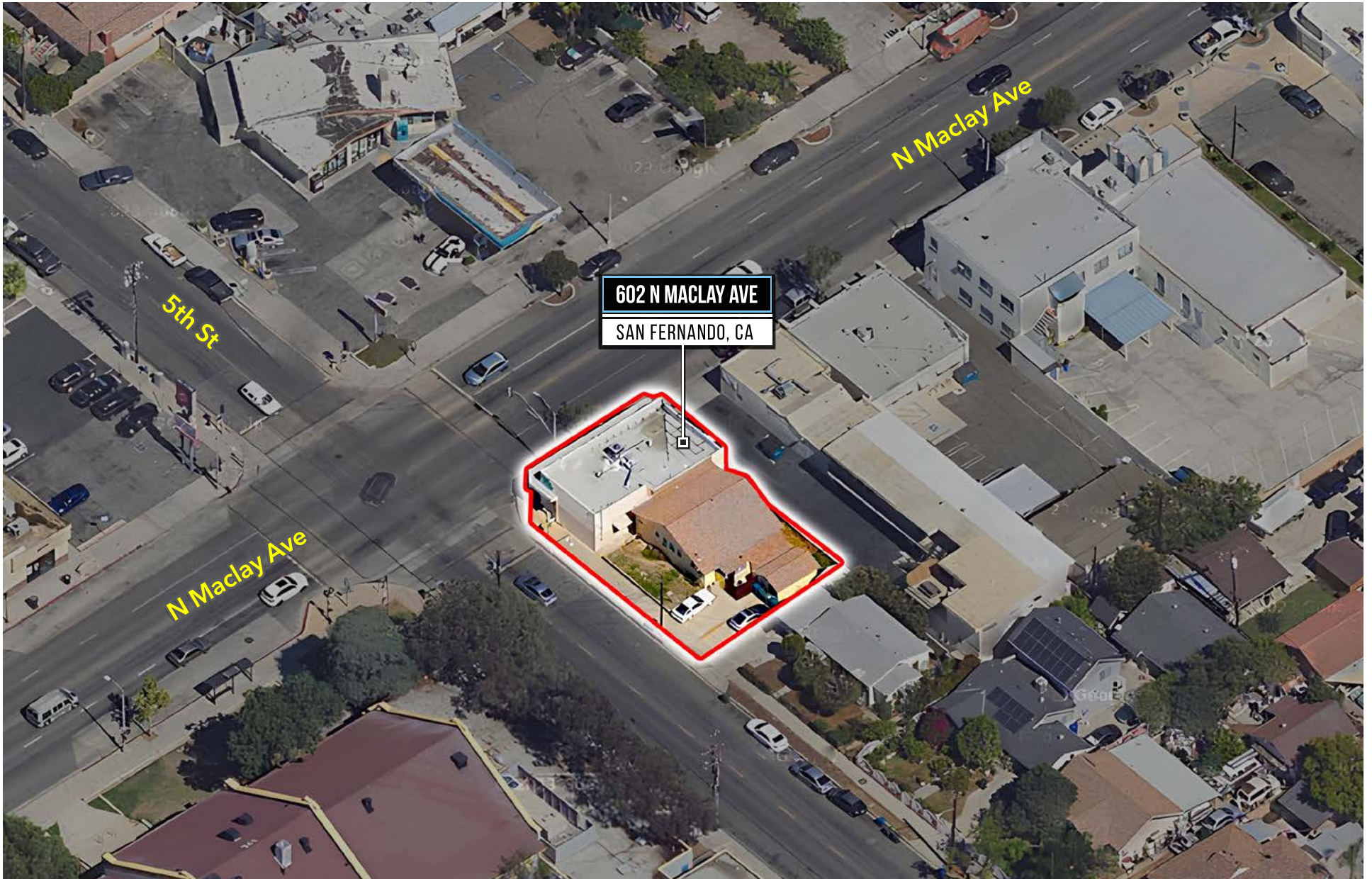


TRACT NO. 4317  
M.B. 53 - 98

FOR PREV. ASSMT. SEE: 493 - 34

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.







## SECTION IV

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### AREA DESCRIPTION



**602 Maclay Avenue** is located in the North East San Fernando Valley in the City of San Fernando, CA in Los Angeles County.

About 22 miles from Downtown Los Angeles and considered to be part of the Greater Los Angeles area, the City of San Fernando has attracted many businesses thanks to its location, business-friendly economic policies and a diverse workforce and housing stock.

San Fernando is completely surrounded by the city of Los Angeles, with the neighborhoods of Sylmar to the north, Lake View Terrace to the east, Pacoima to the south, and Mission Hills to the west. It is served by the Golden State (Interstate 5), Foothill (Interstate 210), Ronald Reagan (State Route 118), and San Diego (Interstate 405) freeways. The Sylmar/San Fernando Metrolink station serves the city on the Antelope Valley Line that passes through the city on a route adjacent to and parallel with San Fernando Boulevard. The city will become the future northern terminus of the East San Fernando Valley Transit Corridor, the valley's first light rail line by 2027.

At the 2020 census San Fernando had a population of 25,180 and provides a significant pool of employees for local businesses.

The City of San Fernando's business-friendly environment is evident by the list of major of employees in the City which include:

- Pharmavite LLC
- Home Depot
- Pepsi Bottling Company
- Pure Tek
- Production Resource Group LLC
- Vallarta Supermarkets
- Ricon Corp
- Valley Crest Landscape Co.
- Monster Energy





**POPULATION 2023 Est.**

1 Mile: 30,842  
 3 Miles: 209,605  
 5 Miles: 412,301

**POPULATION 2028 Projection**

1 Mile: 31,196  
 3 Miles: 212,218  
 5 Miles: 419,272

**EDUCATION | BACHELOR'S DEGREE**

1 Mile: 8.9%  
 3 Miles: 10.9%  
 5 Miles: 14.7%

**MEDIAN AGE**

1 Mile: 33.3  
 3 Miles: 34.4  
 5 Miles: 35.2

**AVERAGE HOUSEHOLD INCOME**

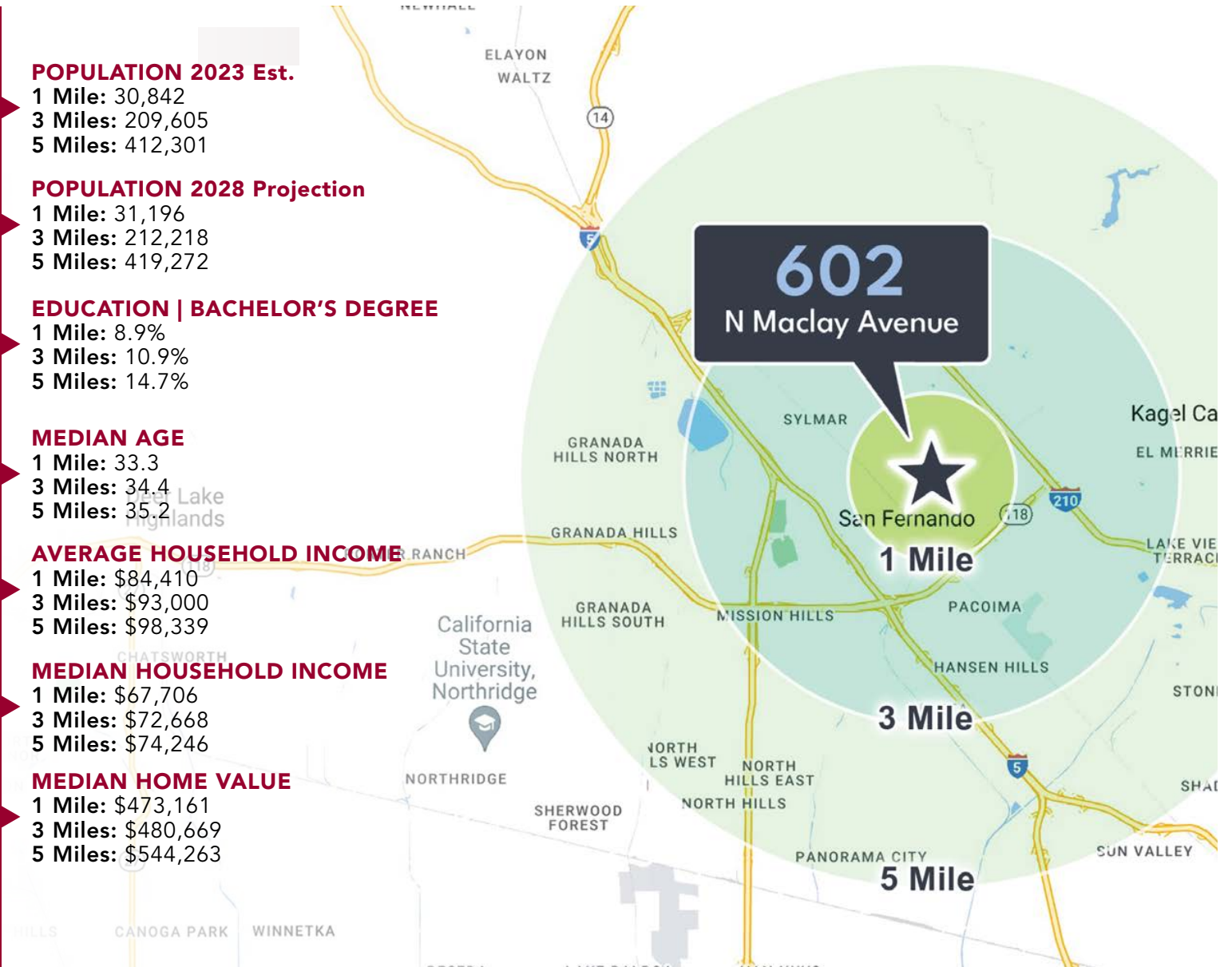
1 Mile: \$84,410  
 3 Miles: \$93,000  
 5 Miles: \$98,339

**MEDIAN HOUSEHOLD INCOME**

1 Mile: \$67,706  
 3 Miles: \$72,668  
 5 Miles: \$74,246

**MEDIAN HOME VALUE**

1 Mile: \$473,161  
 3 Miles: \$480,669  
 5 Miles: \$544,263



With the largest population and economy of any county in the U.S., Los Angeles County would rank as the 21st largest nation in the world if it were a country. It is home to more than 244,000 businesses generating 3.66 million jobs. The county is the headquarters address for numerous public companies including Walt Disney Co., Occidental Petroleum, Amgen and Mattel. And it is the nation's top international trade and manufacturing center with the Number 1 import/export port in the country.

Los Angeles' standing as the "Entertainment Capital of the World" doesn't begin to cover the wealth and diversity of its makeup. In addition to being home to all the major film studios, Los Angeles boasts 300 museums, major stadium venues, concert halls, centers of higher learning, medical centers and industries ranging from high-tech to fashion along with 75 miles of stunning coastline and 177 parks, sanctuaries and trails.

The county's 88 incorporated cities and more than 100 unincorporated communities each has its own distinct character ranging from the artsy beach community of Venice to the craftsman-era elegance of Pasadena, the international ambiance of Beverly Hills and the Asian influenced city of San Gabriel. Los Angeles, the largest city in the county, has a population of 3.9 million.

### AREA ATTRACTIONS & HIGHLIGHTS

- |                                  |                    |
|----------------------------------|--------------------|
| Walt Disney Concert Hall         | Huntington Gardens |
| Dorothy Chandler Pavilion        | Santa Monica Pier  |
| Los Angeles County Museum of Art | Venice Beach       |
| Getty Center                     | Rose Bowl          |
| Dodger Stadium                   | UCLA/USC           |
| The Grove at Farmer's Market     |                    |
| Rodeo Drive                      |                    |



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