



**COMMERCIAL  
REAL ESTATE**

*the sign of a profitable property*



DO NOT DISTURB EXISTING TENANT

## **FREESTANDING RETAIL BUILDING**

1101-1103 San Fernando Rd, San Fernando, CA 91340



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# PROPERTY FEATURES

1101-1103 San Fernando Rd, San Fernando, CA 91340



## APPROX. 4,500 SF





RETAIL SPACE AVAILABLE

- ✓ Highly visible corner retail space available
- ✓ Beautiful San Fernando historic shopping district with high pedestrian traffic
- ✓ Highly visible building with great signage

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## AREA AMENITIES

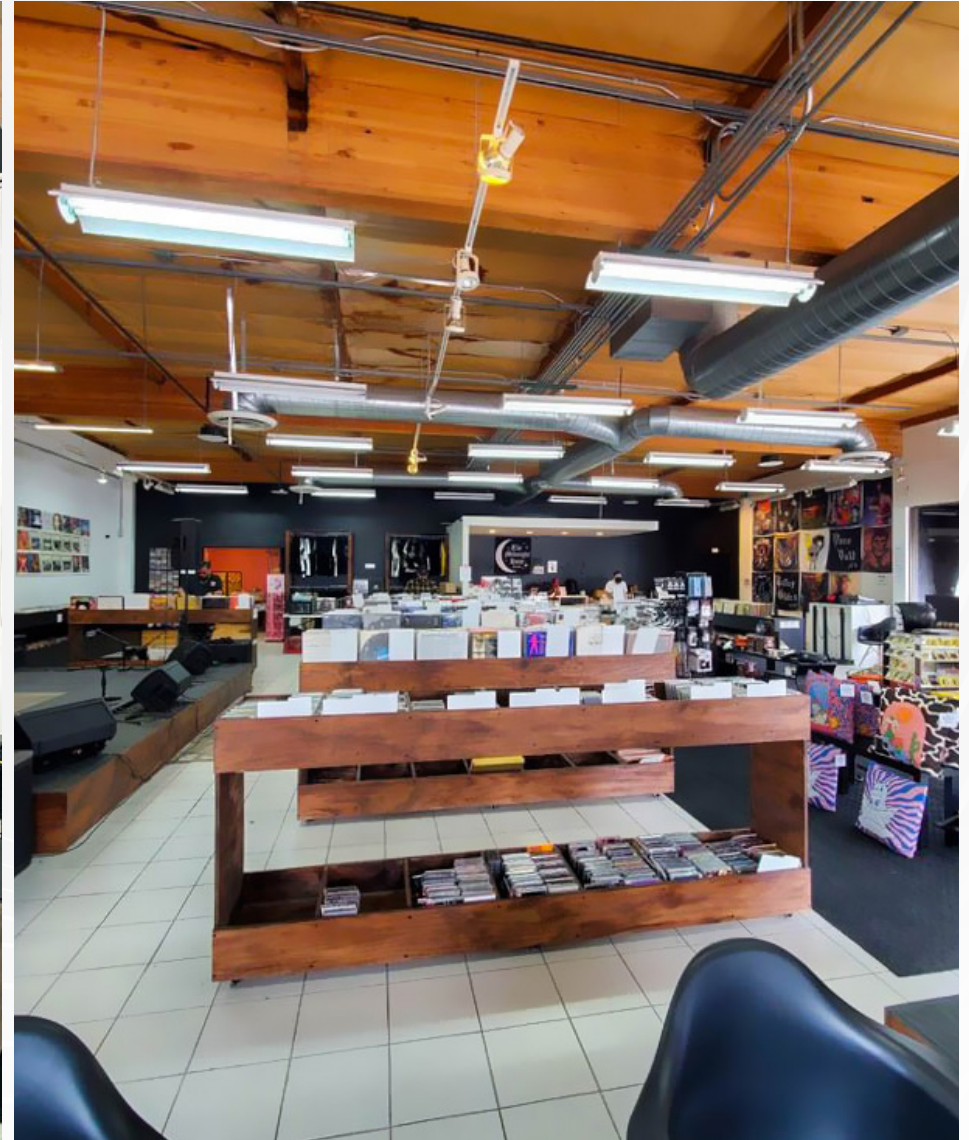
- ✓ Population of over 400,000 in a 3 mile radius and over 119,000 in a 2 mile radius
- ✓ Traffic count is in excess of ±20,000 cars per day
- ✓ Abundant free parking nearby and metered parking in front
- ✓ Nearby tenants include: Chipotle, McDonald's, Firestone Auto, El Pollo Loco, Denny's, Starbucks, Yogurtland, & T-Mobile
- ✓ Median Home Value over \$701,000 within 3 mile radius

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	29,295	219,367	444,748
 Avg. HH Income	\$105,907	\$110,632	\$110,375
 Daytime Pop	27,192	199,156	406,770
 Traffic Count	± 21,165 CPD ON SAN FERNANDO RD & S MACLAY AVE		

RETAIL SPACE  
SAN FERNANDO, CA

# INTERIOR PHOTOS

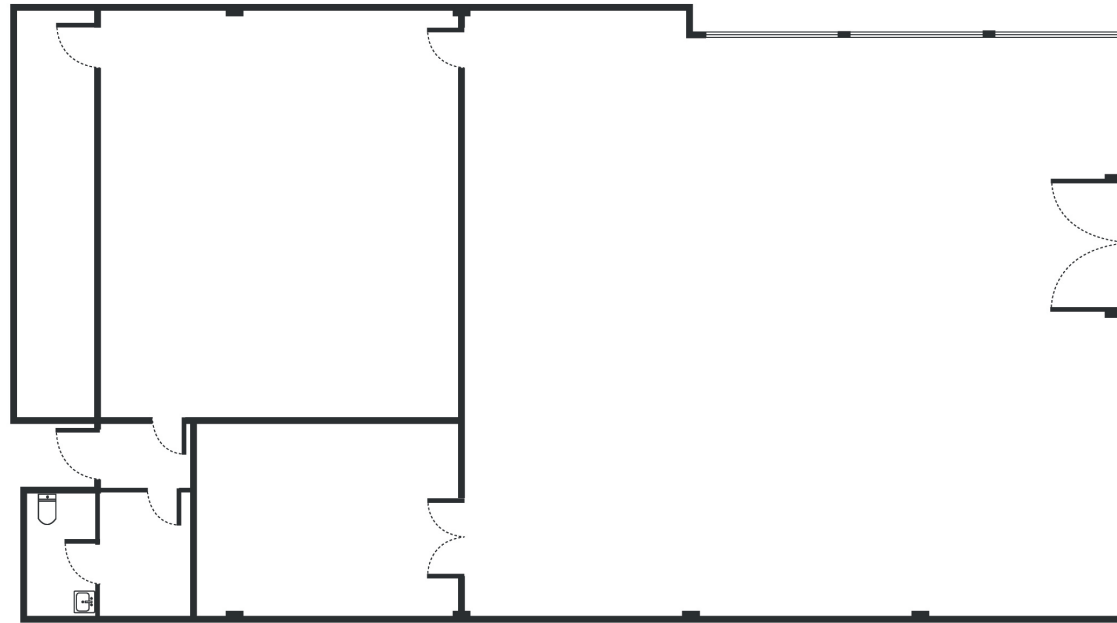
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RETAIL SPACE  
SAN FERNANDO, CA

# FLOOR PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



**AVAILABLE**



**AERIAL MAP**



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.