

**2 SERVICE BAYS AVAILABLE  
FOR LEASE**



**AUTO REPAIR**



**1412 SAN FERNANDO RD,  
SAN FERNANDO, CA 91340**



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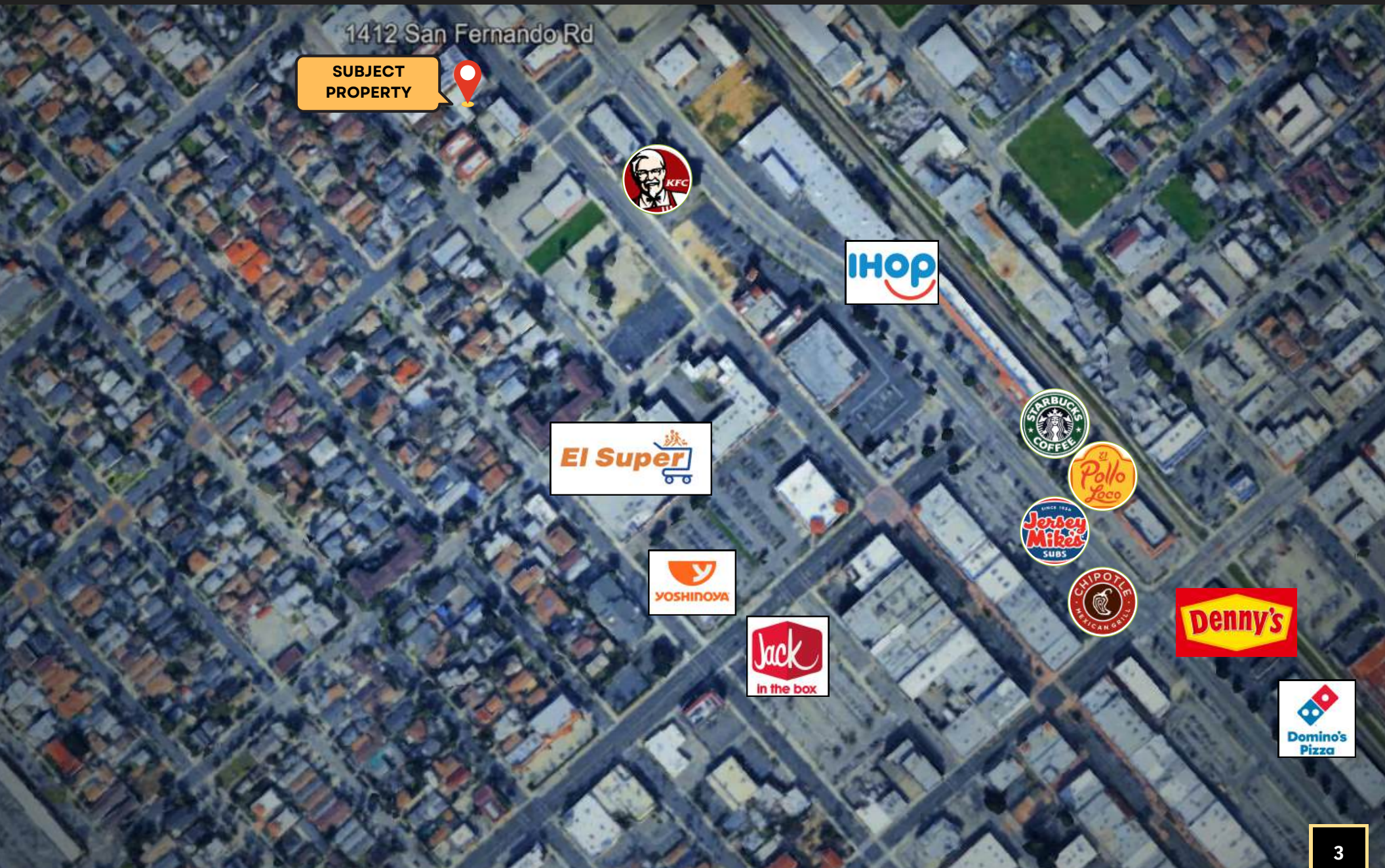
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Community Profile 07

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# ON THE MAP







## PROPERTY OVERVIEW

1412 SAN FERNANDO RD,  
SAN FERNANDO, CA 91340



Service Bays  
2 Available  
for Lease



RATE  
\$5,000/mo



TERM  
Negotiable



YEAR BUILT  
1994



ZONING  
SFC2

# PROPERTY SHOWCASE

1412 San Fernando Rd, San Fernando, CA 91340



- Two bays available for lease, ideal for automotive repair, detailing, or mechanical work
- All utilities included, with electricity, water, and gas covered
- Comes with a car lift, electric machinery, electric and gas welders, and a brake lathe for rotor work
- Prime location on a high-visibility main road, perfect for attracting drive-by business
- Ready-to-use setup for mechanics or automotive entrepreneurs



# PROPERTY PHOTOS

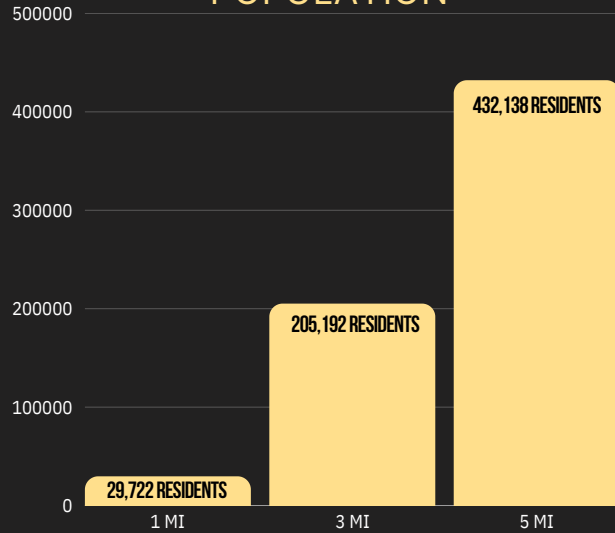
1412 San Fernando Rd, San Fernando, CA 91340



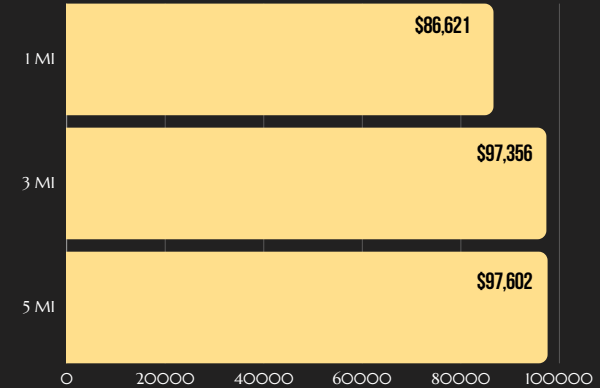
# COMMUNITY PROFILE

1412 San Fernando Rd, San Fernando, CA 91340

## POPULATION



## AVERAGE HOUSEHOLD INCOME



## TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
San Fernando Rd	S Huntington St	10,327 vehicles/day	.04 miles
San Fernando Rd	S Huntington St	10,321 vehicles/day	.04 miles
Truman St	S Huntington St	14,562 vehicles/day	.07miles
1st St	N Huntington St	3,761 vehicles/day	.16 miles
1st St	N Huntington St	3,716 vehicles/day	.16 miles
S Workman St	Hollister St	5,922 vehicles/day	.20 miles
S Workman St	Hollister St	5,925 vehicles/day	.20 miles
S Kalisher St	Hewitt St	1,775 vehicles/day	.25 miles
Hollister St	San Fernando Mission Blvd	1,585 vehicles/day	.26 miles
Truman St	San Fernando Mission Blvd	14,828 vehicles/day	.31 miles





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