

Former Medical Space Available with Prominent Street Frontage

412-418 San Fernando Mission Boulevard, San Fernando, CA 91340



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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 footage 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.

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PROPERTY FEATURES

- Great street visibility and frontage
- Prominent signage
- Private entrance
- Ample parking lot
- 4 operatories/exam rooms, 2 offices, reception with large waiting room, and lab

AREA AMENITIES

- Across the street from El Super
- In the heart of downtown San Fernando
- Good walk in traffic area
- On the bus line



DEMOS	1 mile	3 mile	5 mile
Population	29,206	232,038	472,156
Avg. HH Income	\$76,068	\$88,188	\$89,968
Daytime Pop.	22,969	183,006	375,000
Traffic Count	±19,073 cars per day		



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