

FOR LEASE

RETAIL / OFFICE / MEDICAL

1161 - 1172

N. MACLAY AVENUE

SAN FERNANDO, CA

ROMO PLAZA III
1172 N. MACLAY AVE

AVAILABLE

1,073 SF

AVAILABLE

1,071 SF

TRAFFIC COUNT
14,472 VPD

ROMO PLAZA
1161 N. MACLAY AVE

AVAILABLE

892 SF

8TH STREET

TRAFFIC COUNT
4,426 VPD



127,796
VPD

YAIR HAIMOFF, SIOR
Executive Managing Director
818.203.5429
yhaimoff@spectrumcre.com
CA DRE Lic. #01414758

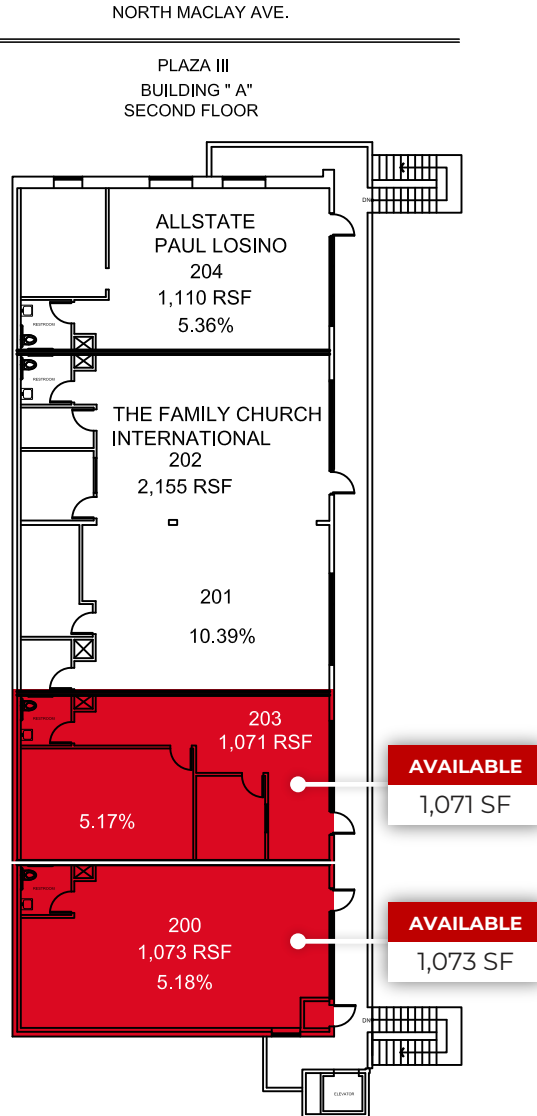
CHRIS ALIHEMMAT
Vice President
419.280.3361
calihemmat@spectrumcre.com
CA DRE Lic. #02105695

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805

SPECTRUM
COMMERCIAL REAL ESTATE, INC.
spectrumcre.com | 818.252.9900

SITE PLAN

ROMO PLAZA III - 1172 N. MACLAY AVE



| UNITS | TENANT | GLA (SF) |
|---------|----------------------|----------|
| 200 | AVAILABLE | 1,073 |
| 201/202 | The Family Church | 2,155 |
| 203 | AVAILABLE | 1,071 |
| 204 | Allstate Paul Losino | 1,110 |

SPACE AVAILABLE

1,071 SF & 1,073 SF

FORMER TENANT

200 | Zumba Fitness Space

203 | Fitness Space

USE TYPE

Retail + Office

LOCATION

Close to 210 Freeway Maclay Exit

Nextdoor to Industrial Park in San Fernando

TRAFFIC COUNTS

- CPD @ Intersection
 - N. Maclay Avenue 19,342 VPD
 - 8th Street 4,426 VPD
- Highway 210 109,000 VPD



YAIR HAIMOFF, SIOR

Executive Managing Director
818.203.5429

yhaimoff@spectrumcre.com

CA DRE Lic. #01414758

CHRIS ALIHEMMAT

Vice President

419.280.3361

calihemmat@spectrumcre.com

CA DRE Lic. #02105695

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805

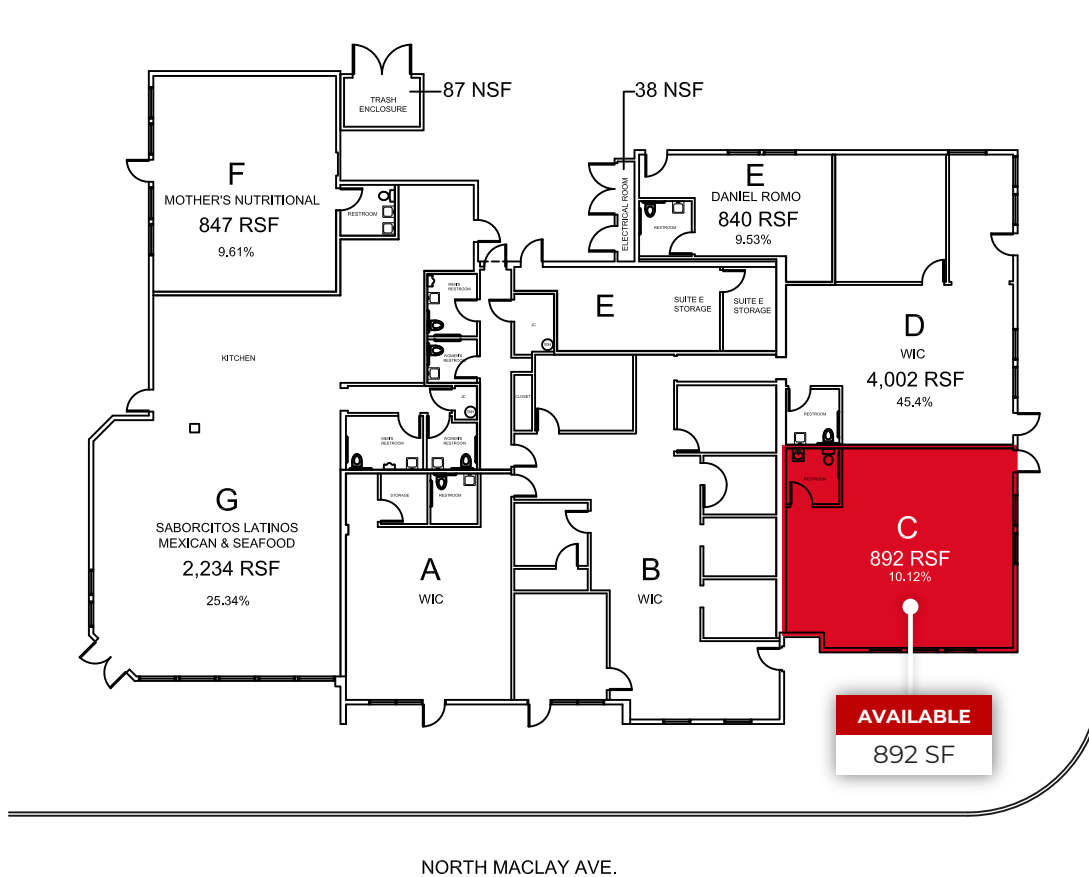
SPECTRUM
COMMERCIAL REAL ESTATE, INC.

spectrumcre.com | 818.252.9900

SITE PLAN

ROMO PLAZA - 1161 N. MACLAY AVE

PLAZA II
1161-1173 NORTH MACLAY AVE
SAN FERNANDO, CA 91340



| UNITS | TENANT | GLA (SF) |
|-------|----------------------|----------|
| A | WIC | - |
| B | WIC | - |
| C | AVAILABLE | 892 |
| D | WIC | 4,002 |
| E | Daniel Romo | 840 |
| F | Mother's Nutritional | 847 |
| G | Soborcitos Latinos | 2,234 |

SPACE AVAILABLE

892 SF

FORMER TENANT

Insurance Office

USE TYPE

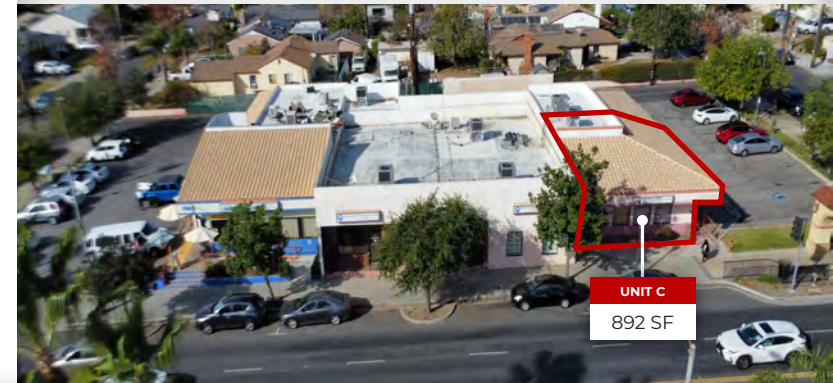
Retail + Office

LOCATION

Close to 210 Freeway Maclay Exit
Nextdoor to Industrial Park in San Fernando

TRAFFIC COUNTS

- CPD @ Intersection
 - N. Maclay Avenue: 16,262 VPD
 - N. Maclay Avenue - 8th Street: 14,472 VPD
 - 8th Street: 1,790 VPD
- Highway 210: 127,796 VPD



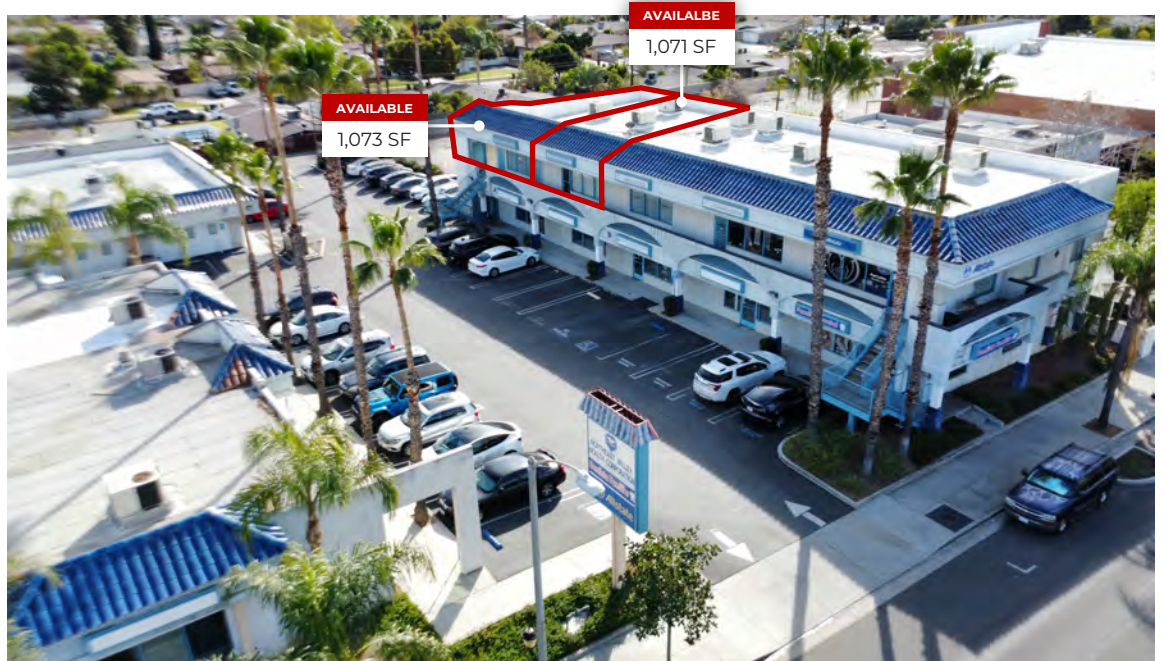
YAIR HAIMOFF, SIOR
Executive Managing Director
818.203.5429
yhaimoff@spectrumcre.com
CA DRE Lic. #01414758

CHRIS ALIHEMMAT
Vice President
419.280.3361
calihemmat@spectrumcre.com
CA DRE Lic. #02105695

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805

SPECTRUM
COMMERCIAL REAL ESTATE, INC.
spectrumcre.com | 818.252.9900

1172 N. MACLAY AVE



1161 N. MACLAY AVE



AMENITIES MAP

INTERSTATE CALIFORNIA
210
127,796
VPD

TRAFFIC COUNT
14,472
VPD



Little Caesars
Domino's

WILD WINGS
BASKIN BR ROBBINS
HARBOR FREIGHT
usbank
Starbucks
Denny's
SUBWAY
CHASE
Jack In the Box
MARRIOTT
VONS
RITE AID
Santitas
SANTITAS

Habit
Smart&Final
Walgreens
Food 4 Less
DEL TACO
POPEYES
TACO BELL
BURGER KING
MCDONALD'S
Bank of America
CVS pharmacy
Pizza Hut

CVS pharmacy
TACO BELL
Krispy Krem
SUBWAY
Starbucks
YOSHINOYA
WaBa
target
MCDONALD'S
ROBEKS
Pollo Loco

CVS pharmacy
YOSHINOYA
Jack
Yogurtland
Jack
MARRIOTT
El Super
Denny's
IHOP
MCDONALD'S
SUBWAY
Starbucks
Pollo Loco
Krispy Krem

BASKIN BR ROBBINS
WELLS FARGO
Pizza Hut

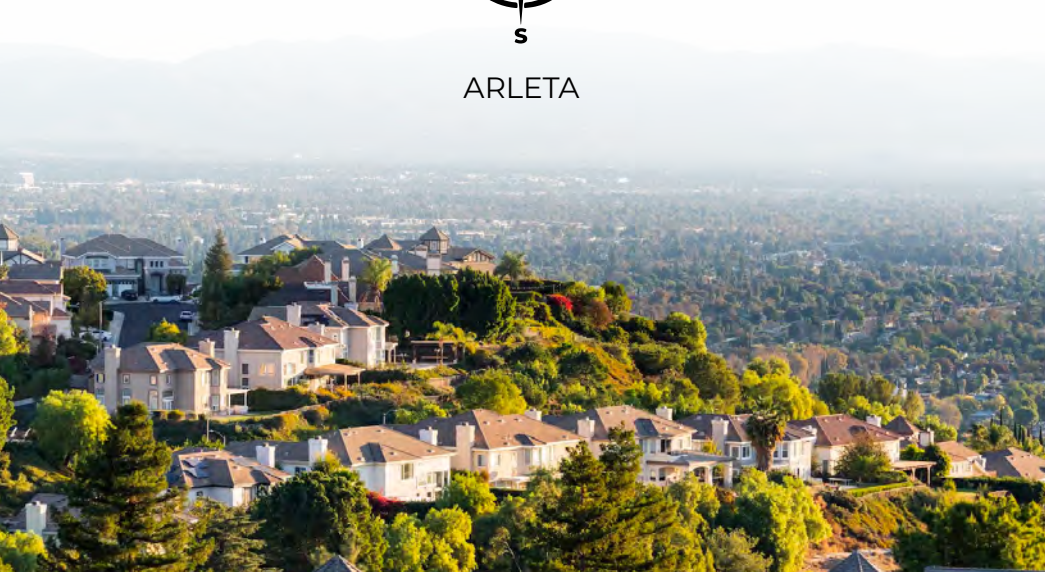
AREA OVERVIEW

SAN FERNANDO OVERVIEW

Comprised of nearly 350 square miles of prime southland real estate, the San Fernando Valley is home to more than 1.8 million residents. About 80 percent of the San Fernando Valley is actually part of the City of Los Angeles, but the Valley also includes other independent cities which are attractive locations for business: Burbank, Calabasas, Glendale, Hidden Hills, and San Fernando.

As the Valley's population grew in the 20th Century so did the region's business opportunities. One of the earliest industries to arrive in the Valley was film making and today this "Valley of the Stars" is the center of motion picture and television production in America. Disney, Warner Bros., Universal Studios, and Dreamworks Animation are all headquartered here.

SURROUNDING NEIGHBORHOODS



QUALITY OF LIFE



Living in San Fernando offers residents a sparse suburban feel and most residents own their homes. In San Fernando there are a lot of parks. Many families live in San Fernando and residents tend to be liberal. The public schools in San Fernando are above average.

HISTORY & EVENTS



San Fernando is also the "Christmas Capital of the Philippines", and every December, it holds the Giant Lantern (Parol) Festival, showcasing the handmade star-shaped Christmas lanterns created by local crafters. The city also has a Christmas-themed park, which is open all year round.

RESTAURANTS & DINING



There are restaurants in San Fernando catering to a variety of tastes. Check out Papa Juan's Baja Grill for a seafood restaurant with outdoor seating or Rocamar Seafoods, a landmark San Fernando restaurant that's good for date night and a staple in the community.

TRANSPORTATION & FREEWAY ACCESS



The San Fernando Trolley is a fixed-route trolley service that run daily using 28 stops to link the City's residential and commercial areas. Fares are Free until further notice and stops include Cesar E. Chavez Learning Academies, The San Fernando Swap Meet, Shopping Centers, etc.



DEMOGRAPHIC DATA



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Estimated Population | 28,355 | 181,371 | 343,487 |
| Estimated Households | 7,170 | 46,610 | 92,712 |
| Median Age | 34.6 | 34.8 | 36 |

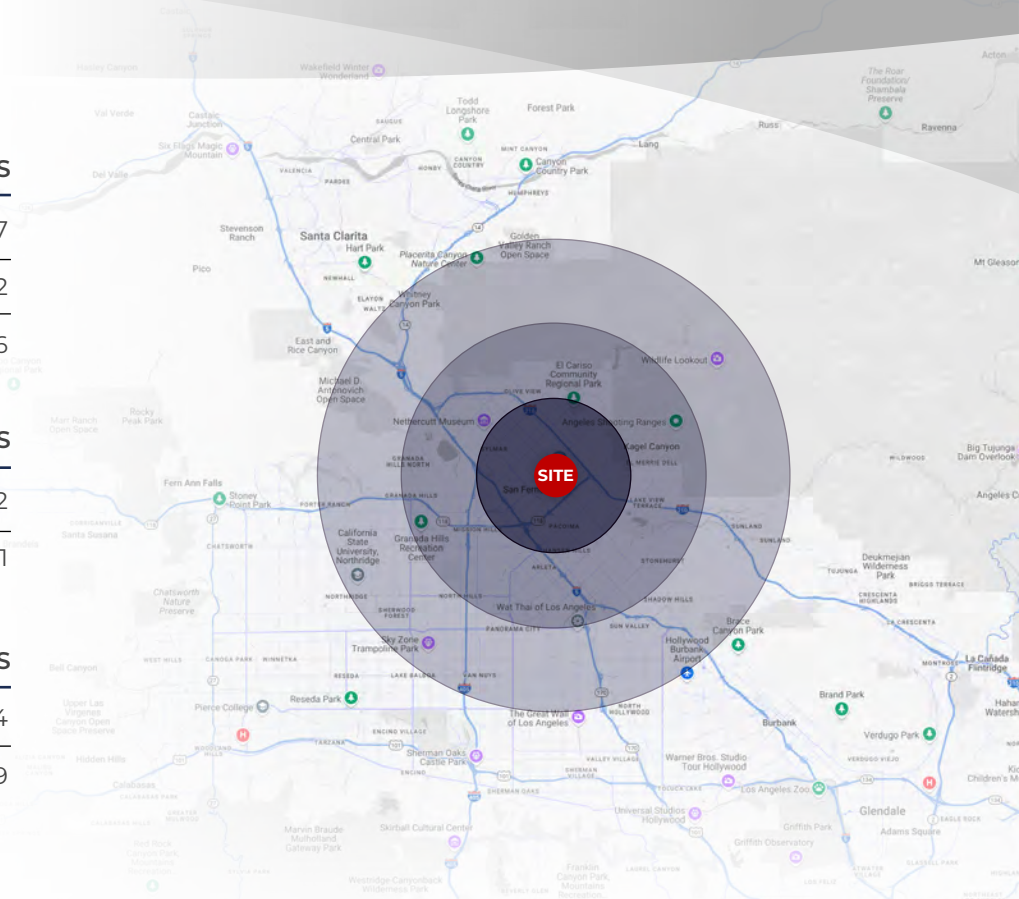
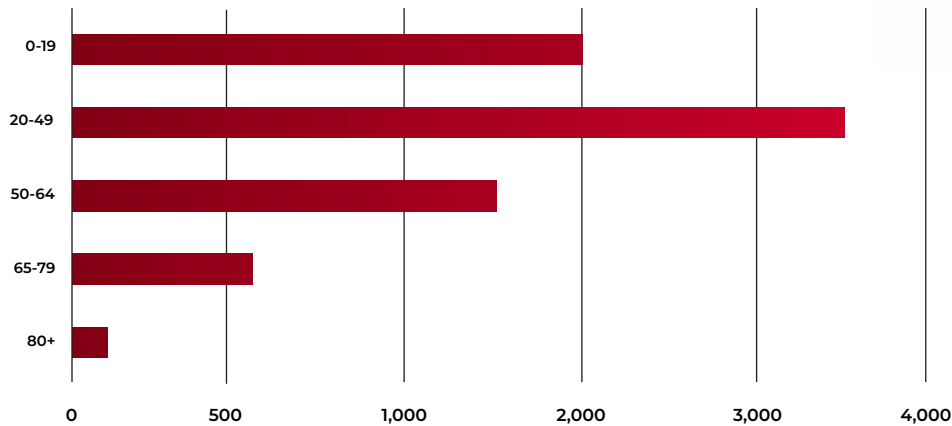


| HOUSEHOLD INCOME | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|-----------|-----------|-----------|
| Average Household Income | \$126,272 | \$109,428 | \$114,092 |
| Median Household Income | \$98,022 | \$86,001 | \$88,801 |



| DAYTIME POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------|--------|---------|---------|
| Total Businesses | 918 | 4,711 | 9,834 |
| Total Employees | 9,139 | 45,618 | 87,349 |

AGE DISTRIBUTION



343,487*
TOTAL POPULATION



\$114,092*
AVERAGE INCOME



87,349*
DAYTIME EMPLOYMENT



9,834*
TOTAL BUSINESSES

* 5 MILE RADIUS

1161 - 1172

N. MACLAY AVENUE

SAN FERNANDO, CA

FOR LEASE



YAIR HAIMOFF, SIOR

Executive Managing Director
818.203.5429
yhaimoff@spectrumcre.com
CA DRE Lic. #01414758



CHRIS ALIHEMMAT

Vice President
419.280.3361
calihemmat@spectrumcre.com
CA DRE Lic. #02105695

SPECTRUM
COMMERCIAL REAL ESTATE, INC.

spectrumcre.com | 818.252.9900

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805