

EXECUTIVE SUMMARY



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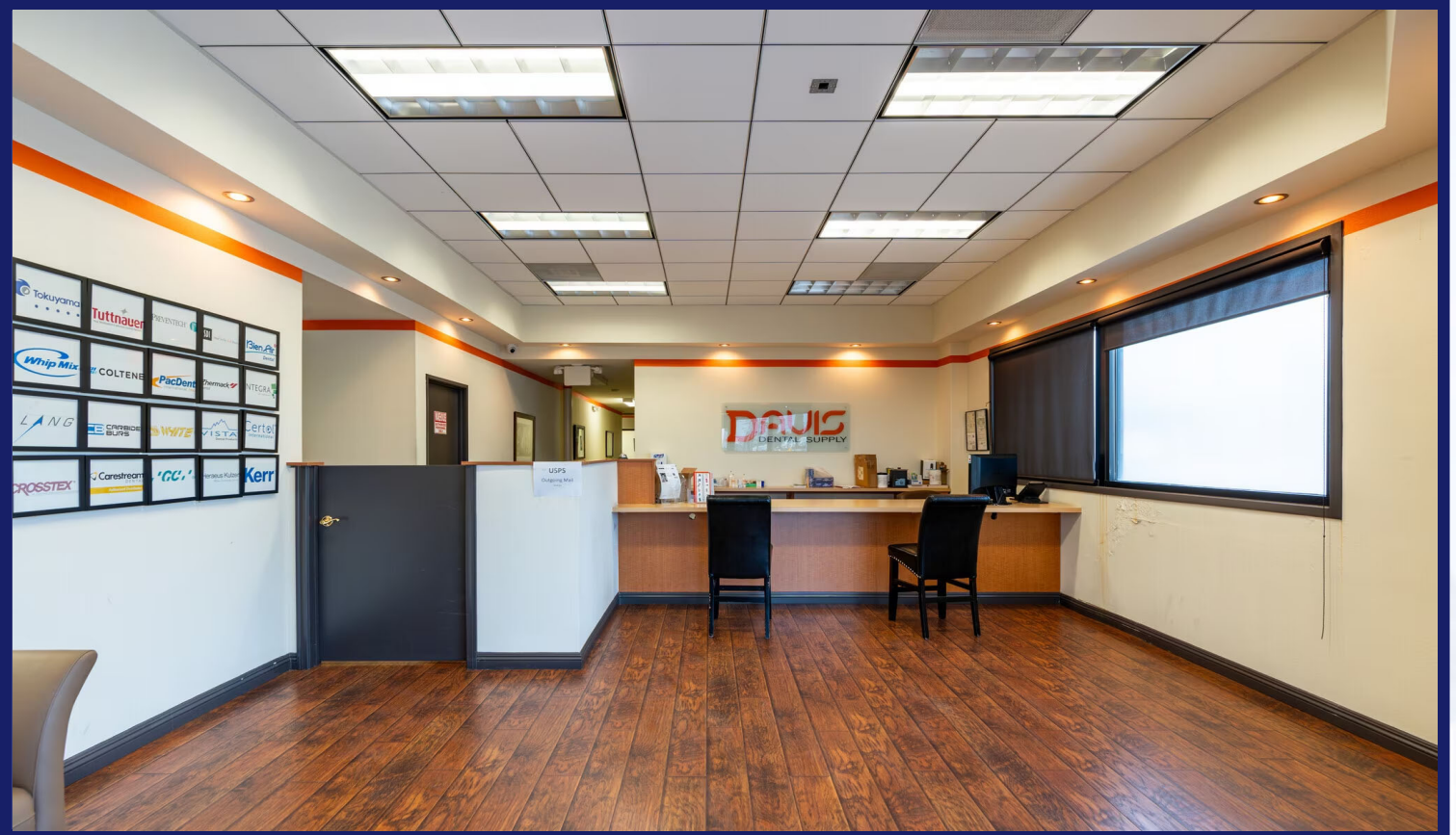
HIGHLIGHTS:

- 3,750 SF Flex Space with Easy Access to 5 Freeways (5, 405, 210, 118 & 14)
- 12 -15 Feet High Warehouse with Skylights
- One Roll-up Door, approx. 10.5 Feet High
- Large Windowed Office Space with Natural Light, Kitchenette, Private Offices & Conference Room
- Power: 200 Amp 3 Phase & 200 Amp Single Phase
- Covered & Gated Secure Loading Area for 4 Car Tandem Parking
- Easy Walking Access to all Amenities 82/100 Walk Score

OFFERING SUMMARY: 1825 1st St, San Fernando offers a tenant roughly 750 SF of high end office space with approximately 3,000 SF of warehouse space. The M-1 zoned property allows for light industrial use. The large windowed office space (see attached pictures) offers natural light, reception & waiting area, conference room, private offices, kitchenette and large partitioned office. The warehouse has skylights, roughly 12-15 feet high ceilings with one roll-up door roughly 10.5 feet high from the back alley. The power in the warehouse is 200 Amp 3 phase as well as 200 Amp single phase. Landlord pays for water and electricity is separately metered. The space comes with 2 x 4 ton HVAC units.

LEASE RATE: \$1.50/SF – 3,750 SF (Approx. 750 SF Office and 3,000 SF Warehouse)

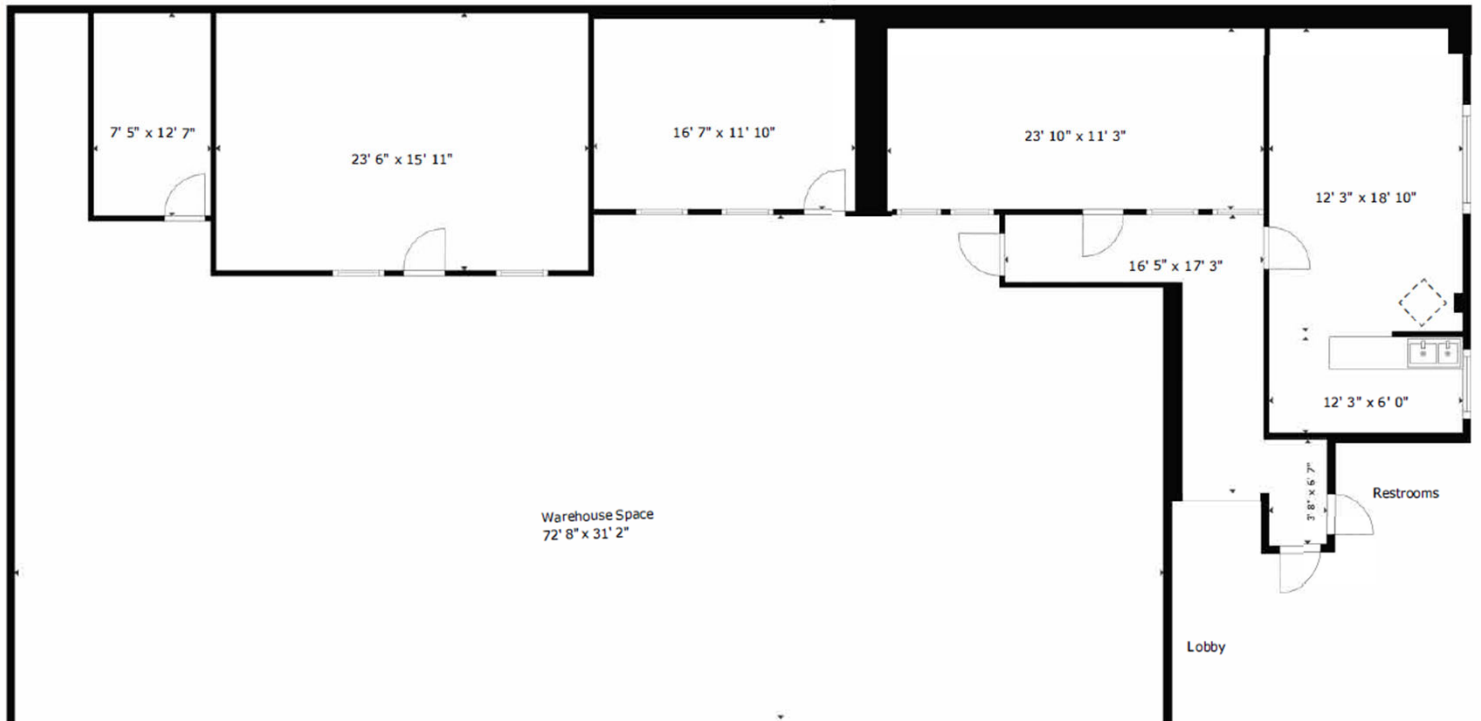
PROPERTY PICTURES



PROPERTY PICTURES



1825 1st St, San Fernando



FLOOR PLAN

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

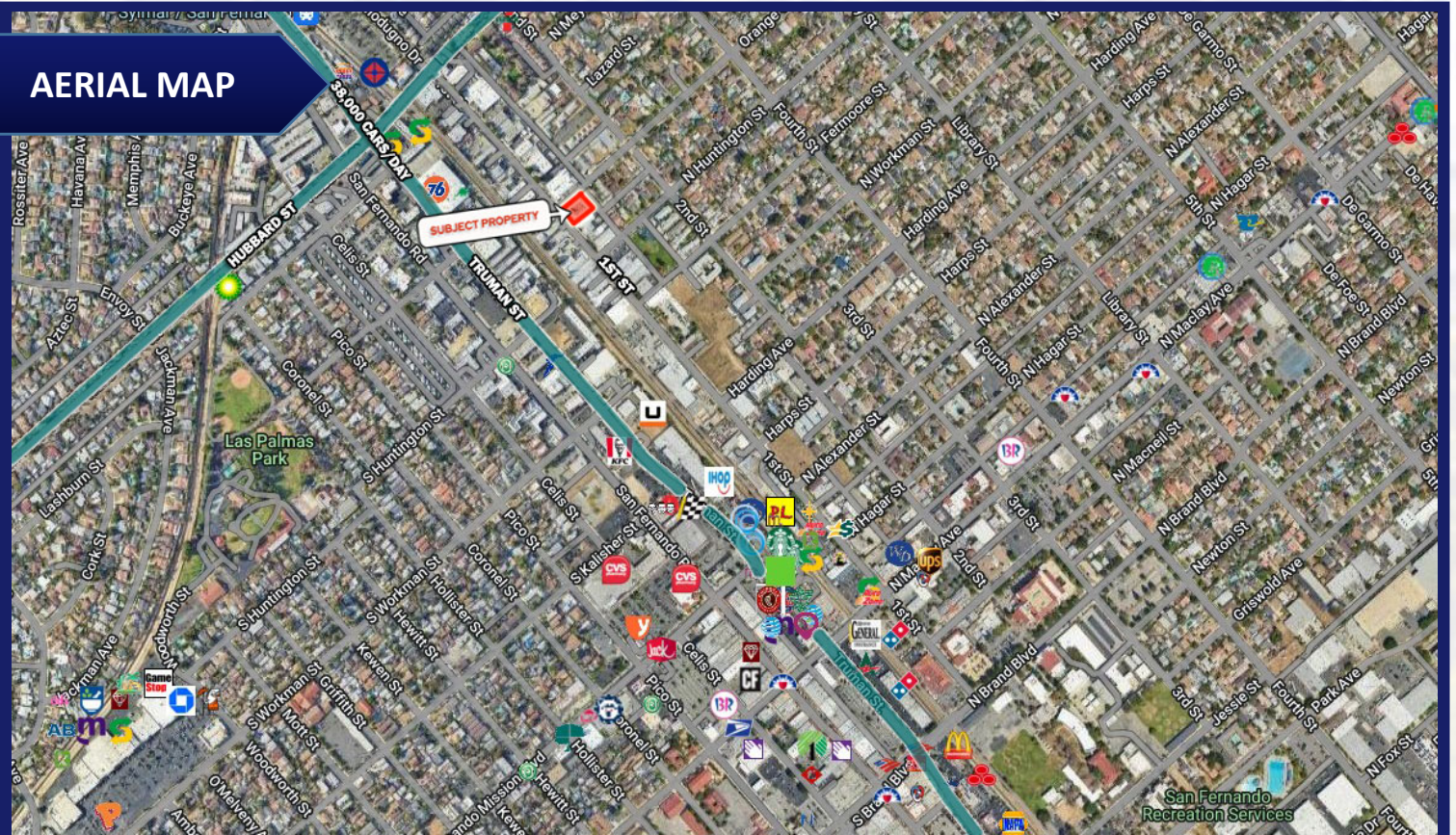
PROPERTY PICTURES



PROPERTY PICTURES



AERIAL MAP

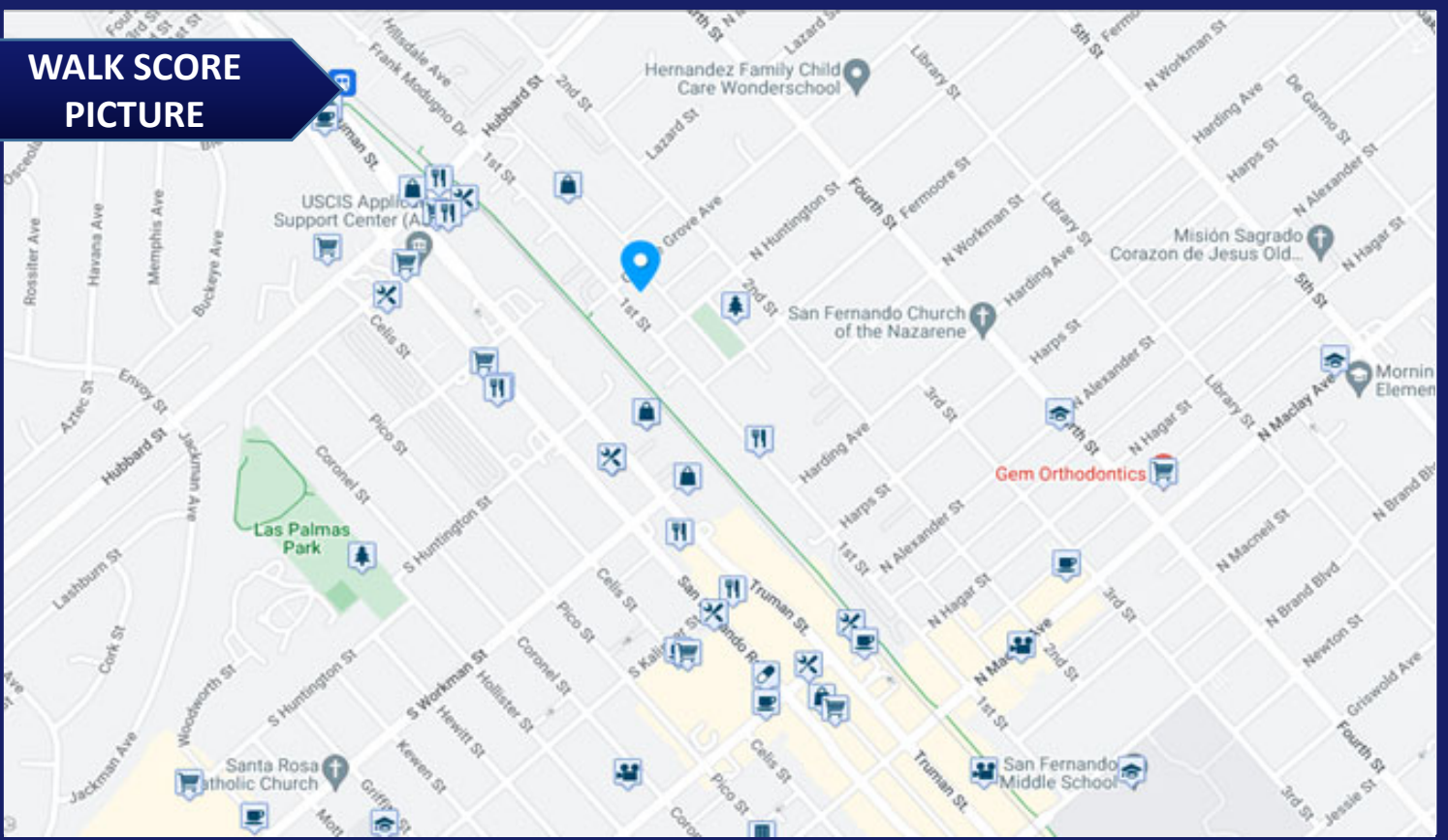


PROPERTY PICTURES



PROPERTY PICTURES

WALK SCORE PICTURE



Walk Score
82

Transit Score
56

Bike Score
70

WALK SCORE SUMMARY

Walk Score

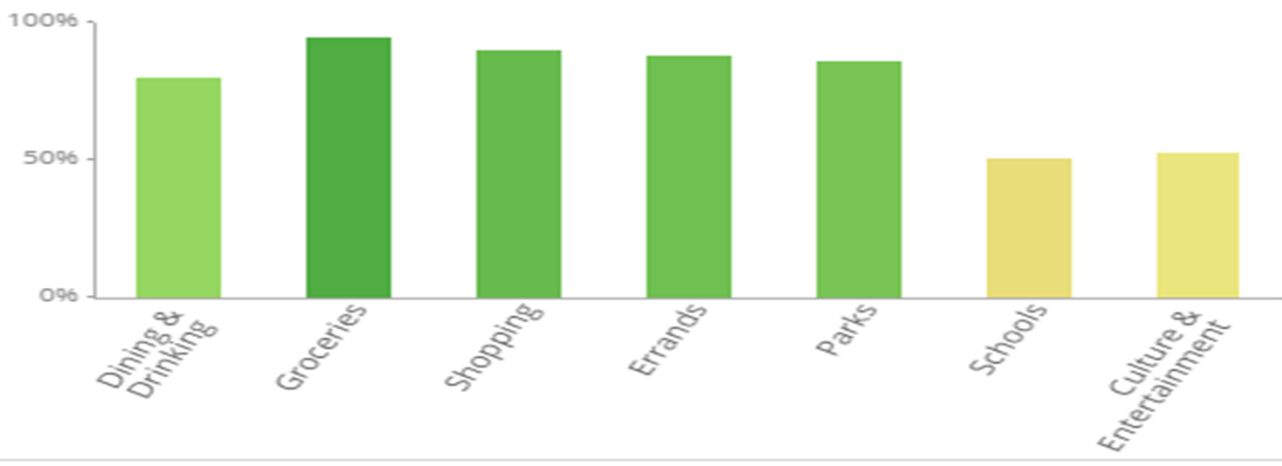
Transit Score

Bike Score

Score Details

What is Walk Score

The Walk Score for 1817 1st St is based on the following categories.



DEMOGRAPHICS

DEMOGRAPHICS BY 5-MILE RADIUS



AVERAGE HH INCOME

\$95,655



POPULATION

409,778



HOUSEHOLDS

104,669



OWNER-OCCUPIED HOUSING

59,058



RENTER-OCCUPIED HOUSING

42,376



BUSSINESSES

12,492

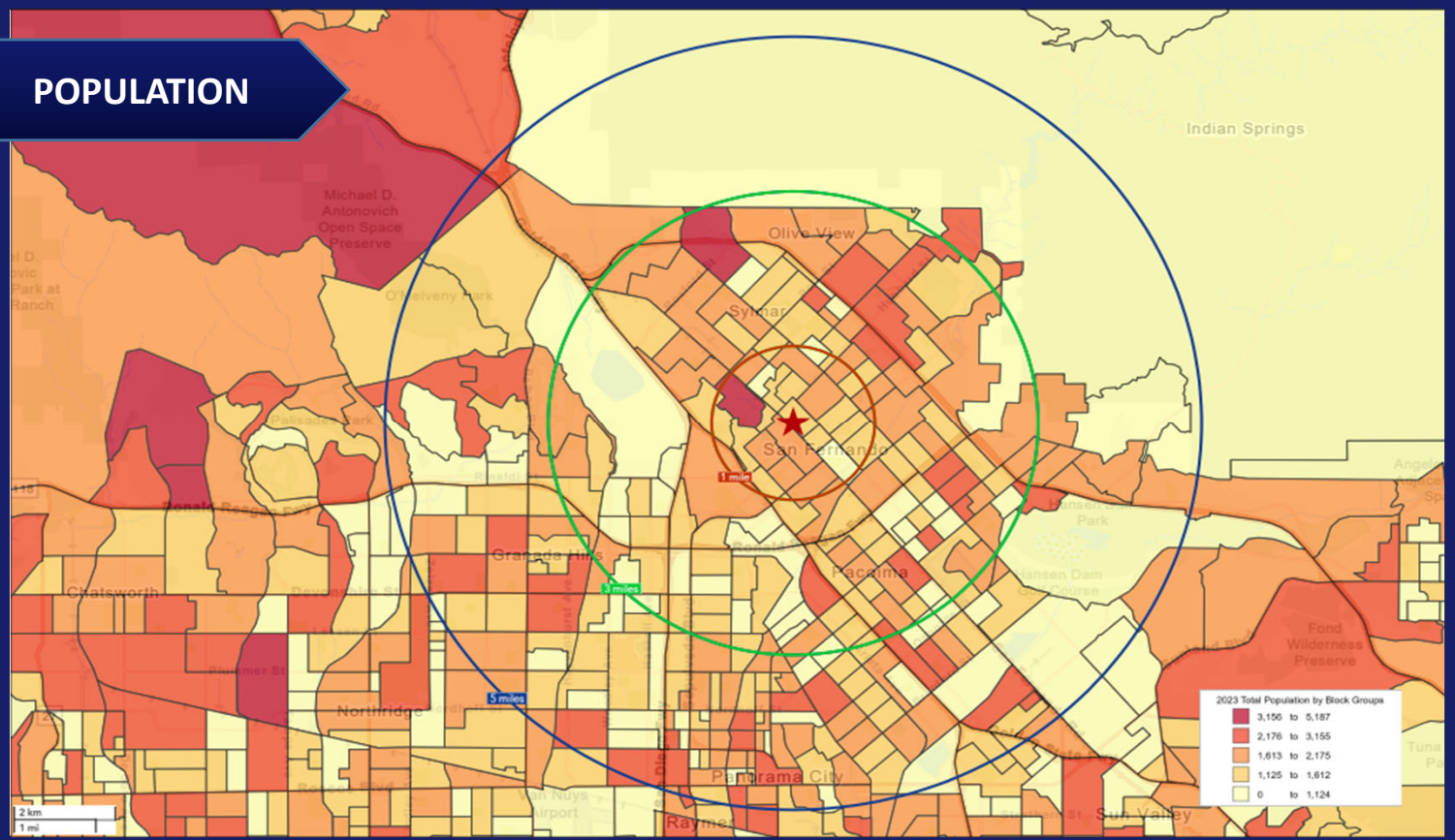
POPULATION	2-MILE	5-MILE	10-MILE
2010 POPULATION	107,286	425,498	1,374,269
2023 POPULATION	102,163	409,778	1,395,491
2028 POPULATION PROJECTION	99,125	398,518	1,371,499
ANNUAL GROWTH 2010-2023	-0.4%	-0.3%	0.1%
ANNUAL GROWTH 2023-2028	-0.6%	-0.6%	-0.3%
MEDIAN AGE	35.1	36.2	38.5

INCOME	2-MILE	5-MILE	10-MILE
AVG HH INCOME	\$89,399	\$95,655	\$99,255
MEDIAN HH INCOME	\$72,226	\$75,478	\$74,571

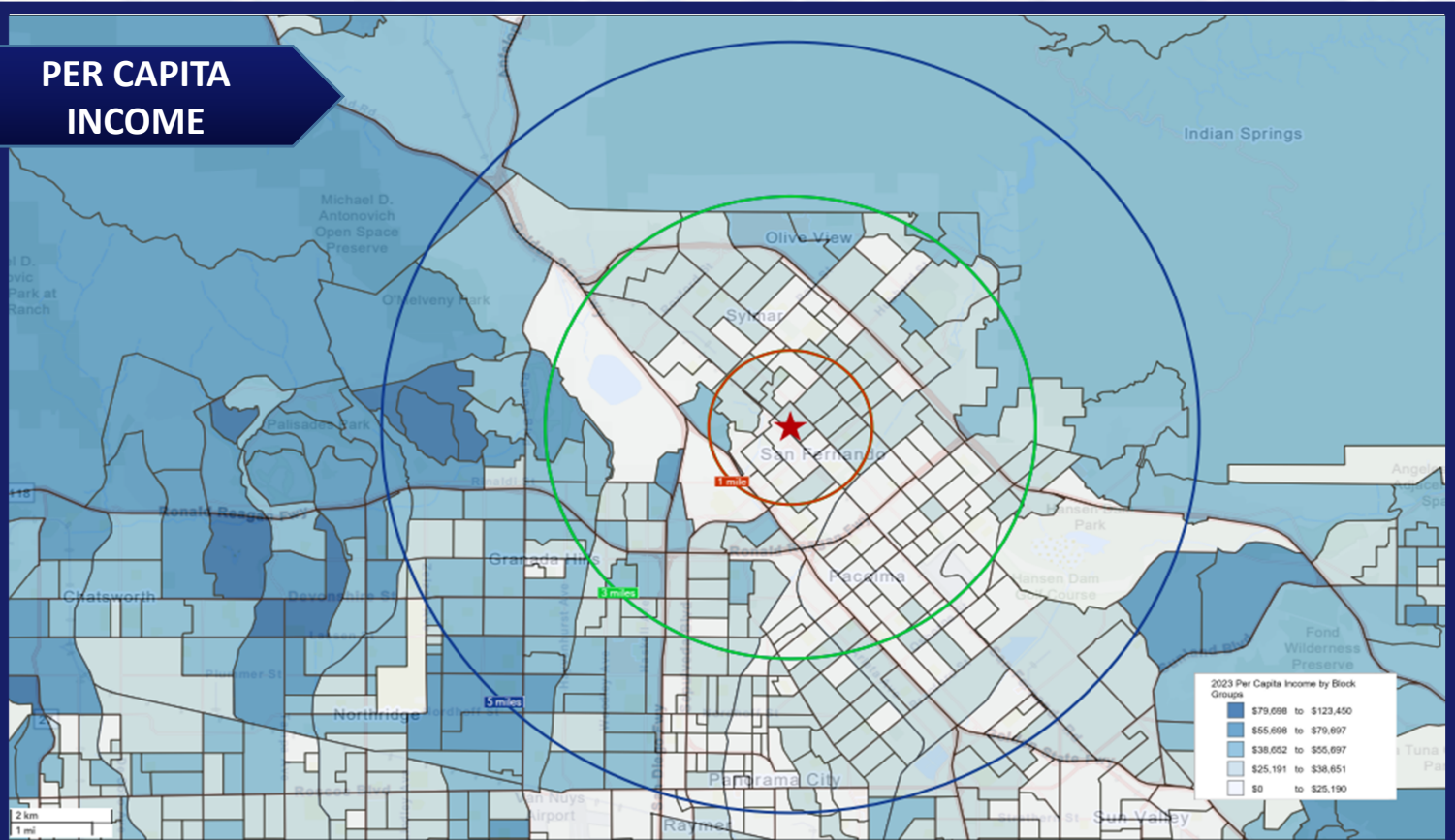
HOUSEHOLDS	2-MILE	5-MILE	10-MILE
2010 HOUSEHOLDS	25,602	110,038	441,769
2023 HOUSEHOLDS	24,189	104,669	445,571
2028 HOUSEHOLDS	23,410	101,434	436,884

DEMOGRAPHICS

POPULATION

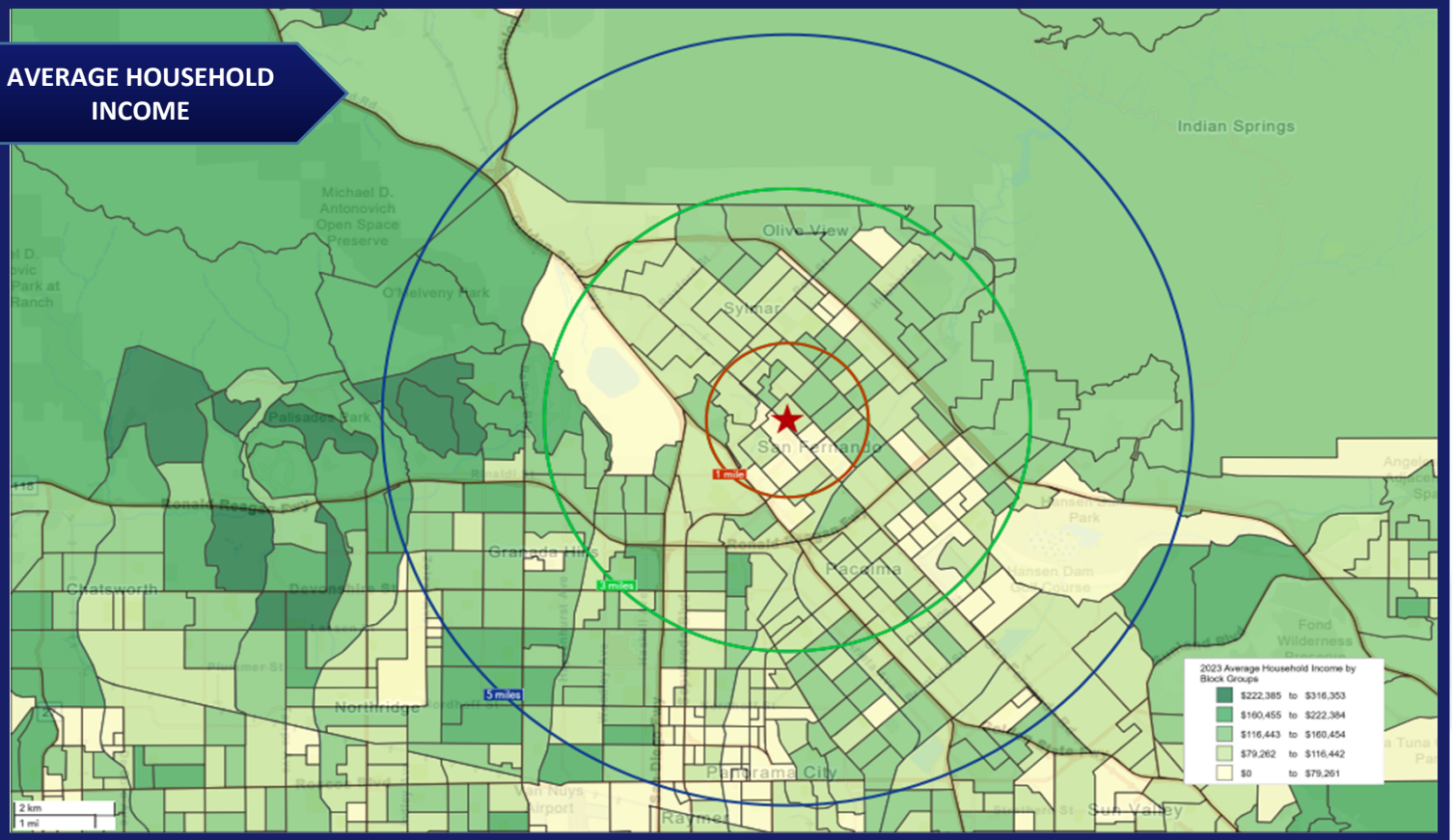


PER CAPITA INCOME

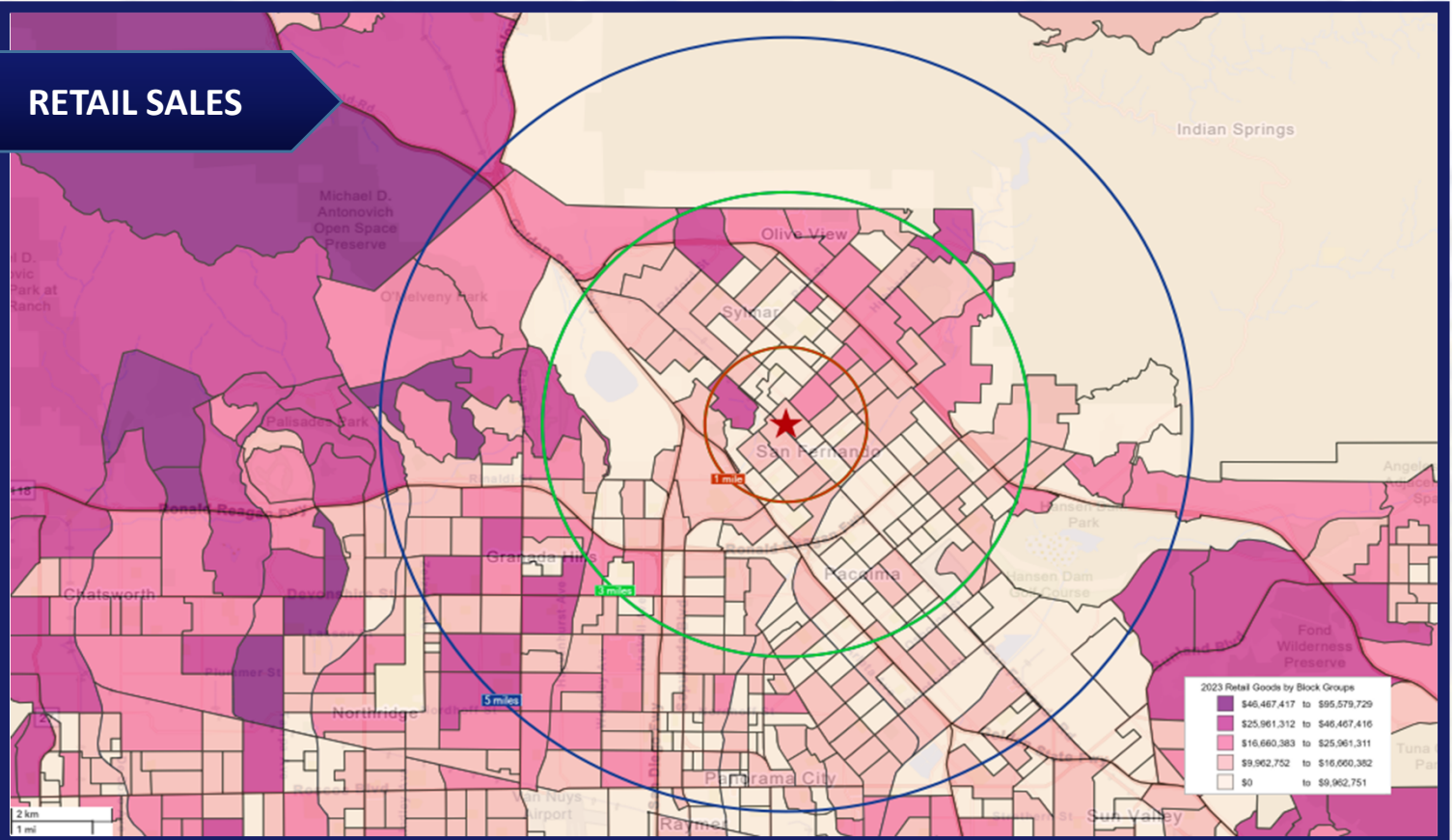


DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME

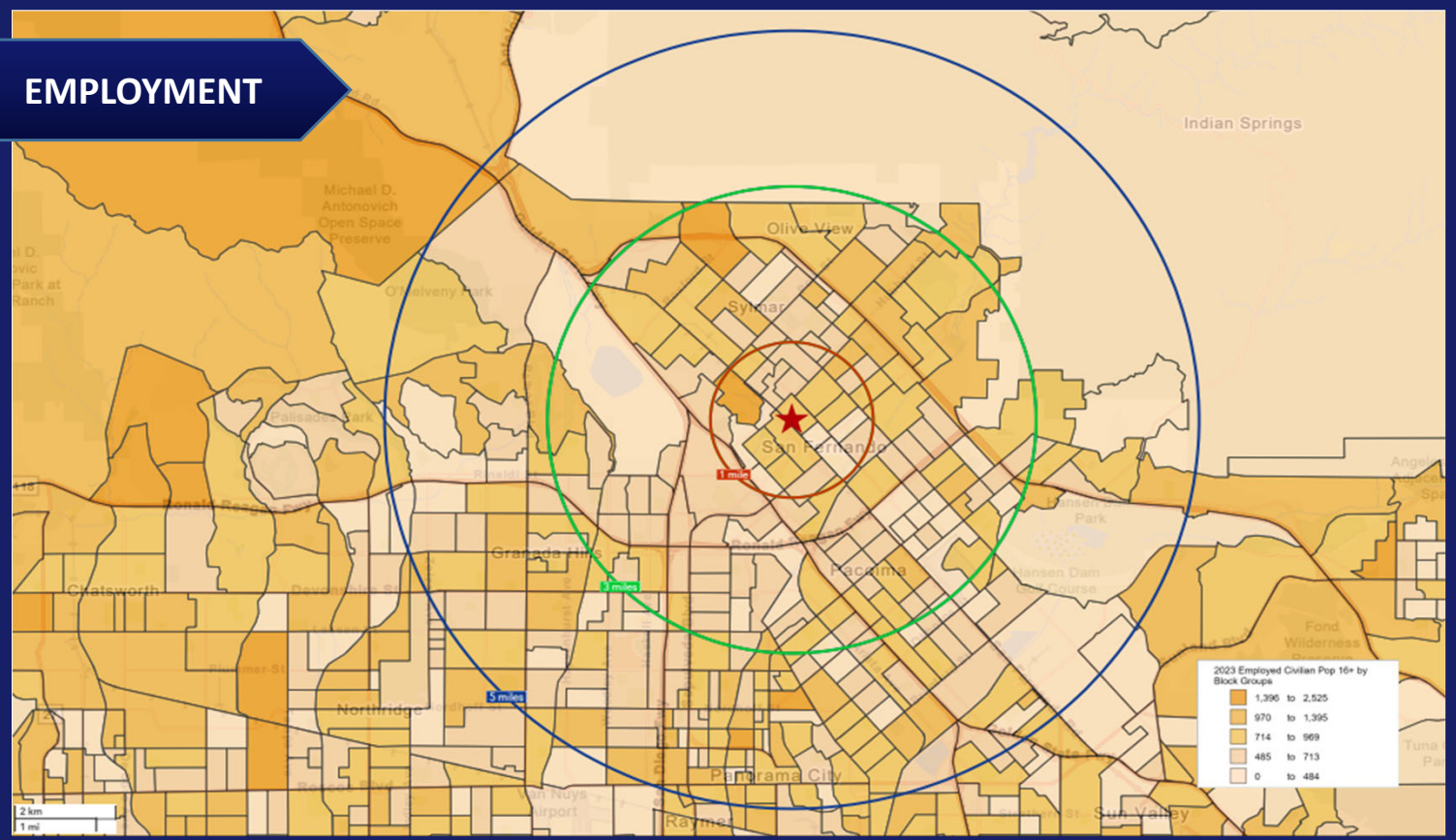


RETAIL SALES



DEMOGRAPHICS

EMPLOYMENT



CRIME INDEX

