

1130 N MACLAY AVE, SAN FERNANDO, CA 91340

 **FOR LEASE**  
BLAS FERNANDEZ  
818.319.9191  
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FOR LEASE

  
**IKON**  
PROPERTIES

# PROPERTY SUMMARY

**1130 N MACLAY AVE,  
SAN FERNANDO, CA 91340**

**Property type: Industrial**

**Year built: 1958**

**Parcel number: 2515-030-018**

**Available for Lease: 3,600 SF**

**Lot: 7,009/.16 SF/AC**

**Zoning: SFC2**



# LOCAL COMMUNITY MAP



SUBJECT  
PROPERTY

*N Maclay Ave*

*8th St*

*Knox St*

# PROPERTY HIGHLIGHTS



- ✓ Prime San Fernando Location, Close to Shopping, Dining, and Schools
- ✓ Driveway with Ample Parking Spaces
- ✓ Easy access for local residents supports sustained business growth
- ✓ Strong Demographics and Traffic Counts
- ✓ Close Proximity to 210 Freeway

SUBJECT  
PROPERTY

N Maclay Ave

7th St

# PROPERTY PHOTOS

1130 N MACLAY AVE • SAN FERNANDO, CA 91340



# DEMOGRAPHICS

1130 N MACLAY AVE • SAN FERNANDO, CA 91340

## POPULATION

	1 Mile	3 Mile	5 Mile
2028 Projection	27,022	170,128	329,900
2023 Estimate	27,707	175,720	340,075
2010 Census	28,375	186,445	357,455
Growth 2023 - 2028	-2.47%	-3.18%	-2.99%
Growth 2010 - 2023	-2.35%	-5.75%	-4.86%

## 2023 POPULATION

	1 Mile	3 Mile	5 Mile
White	24,719 89.22%	152,275 86.66%	280,078 82.36%
Black	982 3.54%	7,935 4.52%	14,068 4.14%
Am. Indian & Alaskan	619 2.23%	3,642 2.07%	6,195 1.82%
Asian	758 2.74%	7,777 4.43%	30,893 9.08%
Hawaiian & Pacific Island	71 0.26%	407 0.23%	807 0.24%
Other	559 2.02%	3,684 2.10%	8,034 2.36%
U.S. Armed Forces	0	30	69

## HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
2028 Projection	6,157	39,893	82,007
2023 Estimate	6,326	41,332	84,823
2010 Census	6,517	44,313	90,196
Growth 2023 - 2028	-2.67%	-3.48%	-3.32%
Growth 2010 - 2023	-2.93%	-6.73%	-5.96%
Owner Occupied	4,103 64.86%	25,295 61.20%	51,864 61.14%
Renter Occupied	2,223 35.14%	16,037 38.80%	32,959 38.86%

# DEMOGRAPHICS DETAILED REPORT

1130 N MACLAY AVE • SAN FERNANDO, CA 91340

## 2023 POPULATION BY OCCUPATION

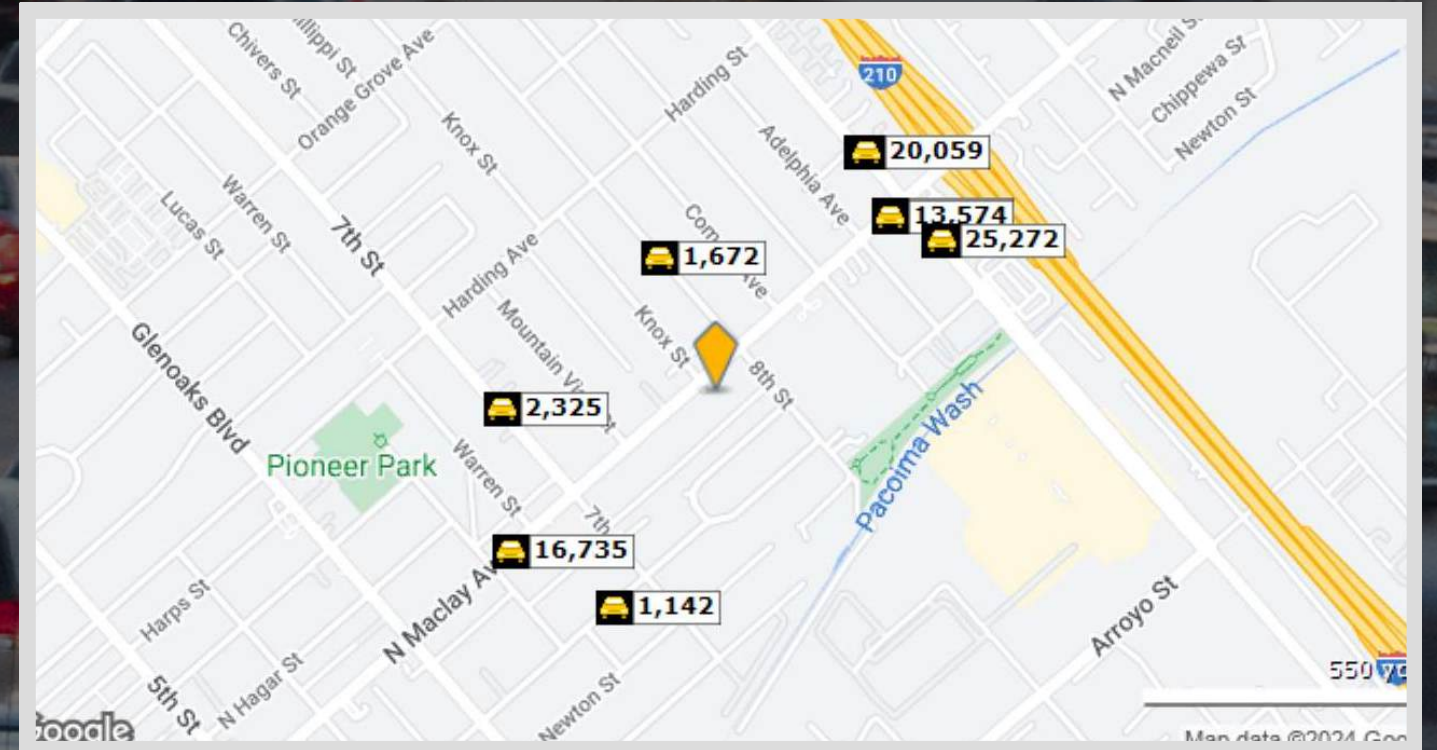
	1 Mile		3 Mile		5 Mile	
Real Estate & Finance	638	2.53%	3,629	2.33%	8,557	2.74%
Professional & Management	4,285	17.00%	28,234	18.16%	61,899	19.84%
Public Administration	461	1.83%	2,750	1.77%	5,263	1.69%
Education & Health	2,869	11.38%	17,000	10.94%	33,718	10.81%
Services	2,698	10.70%	17,773	11.43%	36,141	11.58%
Information	271	1.07%	1,742	1.12%	4,430	1.42%
Sales	3,255	12.91%	19,320	12.43%	37,162	11.91%
Transportation	561	2.23%	3,320	2.14%	8,609	2.76%
Retail	1,471	5.83%	9,729	6.26%	19,769	6.34%
Wholesale	286	1.13%	1,878	1.21%	3,902	1.25%
Manufacturing	1,884	7.47%	10,750	6.92%	19,132	6.13%
Production	2,791	11.07%	16,028	10.31%	29,243	9.37%
Construction	1,673	6.64%	10,857	6.99%	20,444	6.55%
Utilities	863	3.42%	5,249	3.38%	9,847	3.16%
Agriculture & Mining	253	1.00%	1,234	0.79%	1,629	0.52%
Farming, Fishing, Forestry	164	0.65%	872	0.56%	1,070	0.34%
Other Services	787	3.12%	5,066	3.26%	11,156	3.58%

## 2010 HOUSEHOLDS BY HH SIZE

	1 Mile		3 Mile		5 Mile	
1-Person Households	651	9.99%	5,166	11.66%	11,610	12.87%
2-Person Households	1,066	16.36%	7,706	17.39%	17,512	19.42%
3-Person Households	1,001	15.36%	6,772	15.28%	14,496	16.07%
4-Person Households	1,209	18.55%	7,819	17.64%	16,041	17.78%
5-Person Households	952	14.61%	6,396	14.43%	12,181	13.51%
6-Person Households	597	9.16%	3,928	8.86%	7,257	8.05%
7-or more Person Households	1,041	15.97%	6,526	14.73%	11,099	12.31%

# TRAFFIC COUNT

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TRAFFIC COUNT

Street	Street	Distance	Traffic Volume	Distance from Subject
8th St	Harding St	0.11 NW	1,672	MPSI .17
7th St	Harding St	0.12 NW	2,325	MPSI .24
N Brand Blvd	Lucas St	0.04 SW	1,142	MPSI .26
N MacLay Ave	Not Available	0.00	13,030	MPSI .29
N MacLay Ave	Not Available	0.00	13,574	MPSI .29
N MacLay Ave	Not Available	0.00	16,735	MPSI .29
Foothill Blvd	Maclay St	0.06 NW	24,236	MPSI .31
Foothill Blvd	Maclay St	0.06 NW	25,272	MPSI .31
Foothill Blvd	Maclay St	0.08 SE	19,330	MPSI .33
Foothill Blvd	Maclay St	0.08 SE	20,059	MPSI .33



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