

For Lease: 500 San Fernando Mission Blvd
San Fernando, CA

Highlights:

- **Established infill Demographic area**
- **Retail or Medical/Office Use**

New Construction

Two Story Building

3,000 SF ground floor (divisible)

3,000 SF second floor (Leased)

\$2.50/SF NNN



Contact

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500 San Fernando Mission Blvd

Expansive street window line

Great visibility



The information above has been obtained from sources believed reliable. While TNG Real Estate Services feels that the above information is correct, we make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. TNG Real Estate Services respects your privacy if you would no longer want email updates please contact info@tngres.com to opt out of our update list.

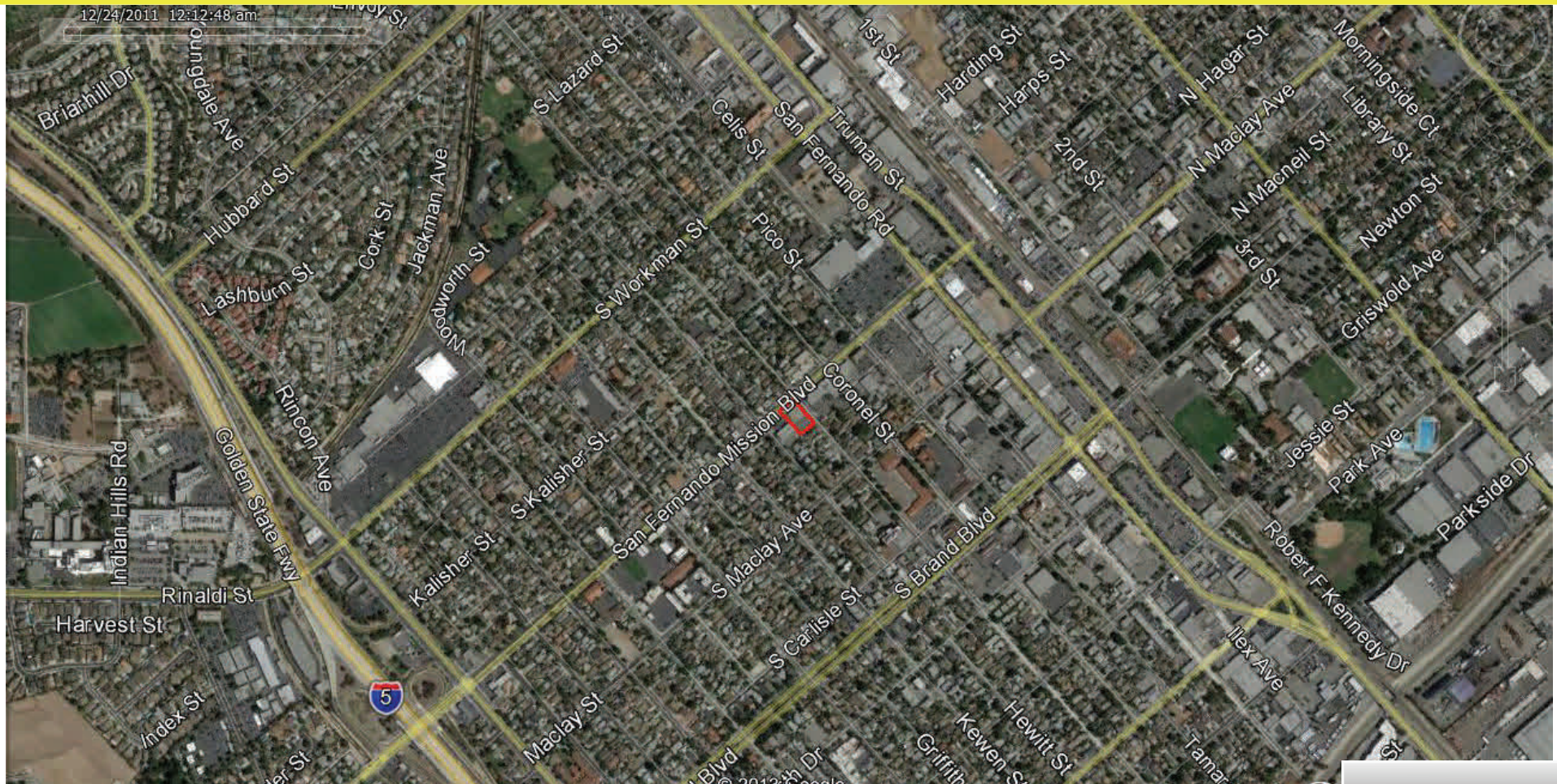


500 San Fernando Mission Blvd

Central San Fernando Location

Convenient Access to the 5, 405, 118 & 210 Freeways

Aerial



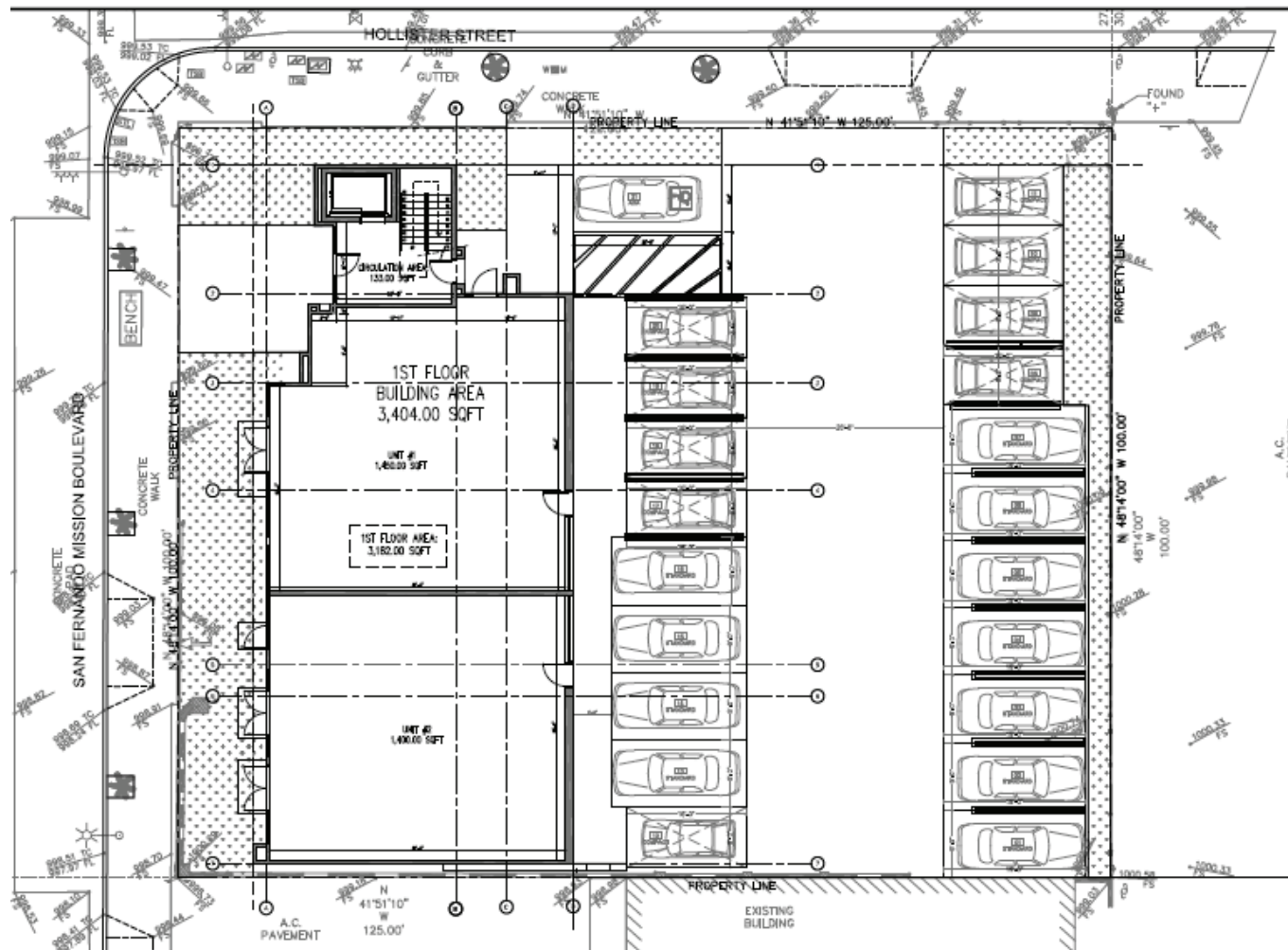
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- Excellent visibility
- +4/1000 parking ratio and convenient street parking
- Hard corner location with signage

Site Plan



500 San Fernando Mission Blvd

Demographics/Location

Location

In 1874, San Fernando became the first organized community in Southern California. The City grew out from rancheros that surrounded Mission de San Fernando Rey.

Today, the City of San Fernando offers some of the lowest business tax, no utility tax and a large labor pool. Government agencies along with some of the nations largest companies have offices located in the City of San Fernando because of its business friendly environment.

Top Employers

of Employees

1. LAUSD	490
2. Pure Tek	400
3. Pepsi Beverage Company	300
4. Samco Scientific	300
5. County of Los Angeles	275

Radius

1 Mile

3 Mile

5 Mile

2011 Population

28,195

239,126

468,168

Household Income

\$48,003

\$53,139

\$53,087

