

# Lease Availability Report

## 1621 1st St

San Fernando, CA 91340 - East San Ferndo Villy Submarket



### BUILDING

Type:	Class B Flex
Year Built:	2016
RBA:	12,945 SF
Floors:	1
Typical Floor:	12,945 SF

### AVAILABILITY

Min Divisible:	1,288 SF
Max Contig:	1,288 SF
Total Available:	1,288 SF
Asking Rent:	\$27.00/MG

### EXPENSES

Taxes:	\$1.99 (2020)
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### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	7	Flex	Direct	1,288	1,288	1,288	\$27.00/MG	Oct 2022	Negotiable

### LAND

Land Area:	0.63 AC
Zoning:	M1
Parcel	2520-011-045

### TRANSPORTATION

Parking:	44 Surface Spaces are available; Ratio of 3.39/1,000 SF
Commuter Rail:	4 minute drive to Sylmar/San Fernando Commuter Rail (Antelope Valley Line)
Airport:	14 minute drive to Bob Hope Airport
Walk Score ®:	Very Walkable (85)
Transit Score ®:	Good Transit (55)

### KEY TENANTS

Cali Craft Cocktails	1,250 SF	Creation Consultation	1,250 SF
Latency: Zero	1,250 SF	Viva La Bonita	1,150 SF
Most Valuable Plumber	1,094 SF	Cw California	500 SF



# Lease Availability Report

## 1901 1st St

San Fernando, CA 91340 - East San Ferndo Villy Submarket



### BUILDING

Type:	Class B Industrial
Subtype:	Manufacturing
Tenancy:	Multiple
Year Built:	1951
RBA:	14,800 SF
Floors:	1
Typical Floor:	14,800 SF
Ceiling Ht:	10'

### AVAILABILITY

Min Divisible:	4,200 SF
Max Contig:	14,800 SF
Total Available:	14,800 SF
Asking Rent:	\$16.32/NNN

### EXPENSES

Taxes:	\$1.27 (2021)
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### SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Direct	4,200 - 14,800	14,800	14,800	\$16.32/NNN	Vacant	Negotiable

### SALE

Last Sale: Sold on Sep 5, 2006 for \$1,600,000 (\$108.11/SF)

### LOADING

Docks:	None	Drive Ins:	1 tot./8'h
Cross Docks:	None	Rail Spots:	None

### POWER & UTILITIES

Power:	1,400a 3p Heavy
Utilities:	Lighting, Sewer, Water

### FEATURES

Air Conditioning, Reception

### LAND

Land Area:	0.53 AC
Zoning:	M1, San Fernando
Parcel	2520-002-023



# Lease Availability Report

**1901 1st St**  
San Fernando, CA 91340 - East San Ferndo Villy Submarket



**TRANSPORTATION**

Parking:	28 Surface Spaces are available; Ratio of 1.89/1,000 SF
Commuter Rail:	2 minute drive to Sylmar/San Fernando Commuter Rail (Antelope Valley Line)
Airport:	16 minute drive to Bob Hope Airport

**KEY TENANTS**

Northridge Mills Holdings Inc	14,800 SF	Howard Barmazel	500 SF
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# Lease Availability Report

## 701-719 Arroyo Ave

San Fernando, CA 91340 - East San Ferndo Villy Submarket



### BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1971
RBA:	60,290 SF
Floors:	1
Typical Floor:	60,290 SF
Ceiling Ht:	14'

### AVAILABILITY

Min Divisible:	1,600 SF
Max Contig:	1,600 SF
Total Available:	1,600 SF
Asking Rent:	\$19.80/IG

### EXPENSES

Taxes:	\$0.36 (2021)
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### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	B	Industrial	Direct	1,600	1,600	1,600	\$19.80/IG	Vacant	Negotiable

### LOADING

Drive Ins:	12 tot./10'w x 12'h	Rail Spots:	None
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### POWER & UTILITIES

Power:	200a 3p
Utilities:	Gas - Natural, Heating, Sewer - City, Water - City

### FEATURES

Buss Ducts, Front Loading

### LAND

Land Area:	2.37 AC
Zoning:	M2

### PARCEL

2515-008-022, 2515-008-024



# Lease Availability Report

**701-719 Arroyo Ave**  
San Fernando, CA 91340 - East San Ferndo Villy Submarket



**TRANSPORTATION**

Parking:	36 Surface Spaces are available; Ratio of 0.60/1,000 SF
Commuter Rail:	6 minute drive to Sylmar/San Fernando Commuter Rail (Antelope Valley Line)
Airport:	15 minute drive to Bob Hope Airport

**KEY TENANTS**

D & M Motors	500 SF	Dreiling Manufacturing	500 SF
Morflow Air & Heating Inc	500 SF		





# Lease Availability Report

## 1145 Arroyo Ave

San Fernando, CA 91340 - East San Ferndo Vly Submarket



### BUILDING

Type:	Class C Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1988
RBA:	147,019 SF
Floors:	1
Typical Floor:	147,019 SF
Ceiling Ht:	24'

### AVAILABILITY

Min Divisible:	36,898 SF
Max Contig:	36,898 SF
Total Available:	36,898 SF
Asking Rent:	\$22.68/NNN

### EXPENSES

Taxes:	\$2.92 (2021)
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### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	A	Industrial	Direct	36,898/6,266 ofc	36,898	36,898	\$22.68/NNN	Vacant	Negotiable

### SALE

Last Sale: Portfolio of 5 Industrial Properties in San Fernando, CA Sold on Apr 25, 2019 for \$118,100,000 (\$199.61/SF)

### LOADING

Docks:	6 ext	Drive Ins:	3 tot./10'w x 12'h
Rail Spots:	None		

### POWER & UTILITIES

Power:	400-1,200a/277-480v 3p 4w Heavy
Utilities:	No Heating, Sewer - City, Water - City

### FEATURES

Air Conditioning, Skylights

### LAND

Land Area:	7.36 AC
Zoning:	SFM2
Parcel	2514-001-055



# Lease Availability Report

**1145 Arroyo Ave**  
San Fernando, CA 91340 - East San Ferndo Villy Submarket



**TRANSPORTATION**

Parking:	120 Surface Spaces are available; Ratio of 0.81/1,000 SF
Commuter Rail:	7 minute drive to Sylmar/San Fernando Commuter Rail (Antelope Valley Line)
Airport:	17 minute drive to Bob Hope Airport

**KEY TENANTS**

German Light Products	30,000 SF	Puretek	1,000 SF
Fresh & Ready Foods Llc	500 SF		



# Lease Availability Report

## 601 S Brand Blvd

San Fernando, CA 91340 - Eastern SFV Submarket



### BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1962
RBA:	16,212 SF
Floors:	3
Typical Floor:	5,404 SF

### AVAILABILITY

Min Divisible:	1,564 SF
Max Contig:	1,564 SF
Total Available:	1,564 SF
Asking Rent:	\$27.60/FS

### EXPENSES

Taxes:	\$0.80 (2021)
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### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	104	Office	Direct	1,564	1,564	1,564	\$27.60/FS	Vacant	Negotiable

### SALE

Last Sale: Sold on Feb 1, 1999 for \$580,000 (\$35.78/SF)

### AMENITIES

Air Conditioning, Central Heating, Signage

### TRANSPORTATION

Parking:	23 Surface Spaces are available; Ratio of 1.42/1,000 SF
Commuter Rail:	4 minute drive to Sylmar/San Fernando Commuter Rail (Antelope Valley Line)
Airport:	14 minute drive to Bob Hope Airport
Walk Score ®:	Very Walkable (86)
Transit Score ®:	Good Transit (50)

### KEY TENANTS

Mission Real Estate on Brand	600 SF	CNG Solar Engineering	505 SF
Dr. Jose Cardenas	500 SF	Everardo Valencia	500 SF
Needham Electric	500 SF	North Hills Recycling	500 SF





# Lease Availability Report

## 1030 Celis St - San Fernando Valley Office/Retail

San Fernando, CA 91340 - Eastern SFV Submarket



### BUILDING

Type:	Retail
Subtype:	Storefront Retail/O...
Tenancy:	Multiple
Year Built:	1949; Renov 1964
GLA:	31,774 SF
Floors:	2
Typical Floor:	15,887 SF
Docks:	2 ext

### AVAILABILITY

Min Divisible:	15,399 SF
Max Contig:	15,399 SF
Total Available:	15,399 SF
Asking Rent:	Withheld

### EXPENSES

Taxes:	\$1.84 (2020)
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### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	B	Office	Direct	15,399	15,399	15,399	Withheld	60 Days	Negotiable

### SALE

Last Sale: Sold on Sep 12, 2014 for \$2,575,000 (\$81.04/SF)

### AMENITIES

Bus Line

### KEY TENANTS

DISA Global Solutions Inc	32,000 SF
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### TRAFFIC & FRONTAGE

Traffic Volume: 6,348 on San Fernando Rd & S Maclay St (2022)

14,471 on S Brand Blvd & Hollister St (2022)

Frontage: Celis St

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# Lease Availability Report

**1030 Celis St - San Fernando Valley Office/Retail**  
San Fernando, CA 91340 - Eastern SFV Submarket



**TRANSPORTATION**

Parking:	35 Surface Spaces are available; Ratio of 1.10/1,000 SF
Commuter Rail:	3 minute drive to Sylmar/San Fernando Commuter Rail (Antelope Valley Line)
Airport:	15 minute drive to Bob Hope Airport
Walk Score ®:	Walker's Paradise (96)
Transit Score ®:	Good Transit (52)



# Lease Availability Report

## 12980 Foothill Blvd - Value Square

San Fernando, CA 91340 - Eastern SFV Submarket



### BUILDING

Type:	Retail
Center Type:	Community Center
Tenancy:	Multiple
Year Built:	1988; Renov 2002
GLA:	5,400 SF
Floors:	1
Typical Floor:	5,400 SF
Docks:	None

### AVAILABILITY

Min Divisible:	1,450 SF
Max Contig:	1,450 SF
Total Available:	2,900 SF
Asking Rent:	Withheld

### EXPENSES

Taxes:	\$4.37 (2021)
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### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	12980-1	Off/Ret	Direct	1,450	1,450	1,450	Withheld	Vacant	Negotiable
P 1st	12980-1	Off/Ret	Direct	1,450	1,450	1,450	Withheld	Vacant	Negotiable

### SALE

Last Sale: Portfolio of 7 Retail Properties Sold on Jan 21, 2022 for \$36,000,000 (\$274.68/SF)

### AMENITIES

Restaurant, Signage

### KEY TENANTS

Starbucks	2,500 SF	Asia Tasty	1,450 SF
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### TRAFFIC & FRONTAGE

Traffic Volume: 24,236 on Foothill Blvd & Maclay St (2022)

134,706 on Foothill Freeway (2020)

Frontage: 148' on Foothill Blvd

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# Lease Availability Report

**12980 Foothill Blvd - Value Square**  
San Fernando, CA 91340 - Eastern SFV Submarket



**TRANSPORTATION**

Parking:	20 Surface Spaces are available; Ratio of 3.70/1,000 SF
Commuter Rail:	7 minute drive to Sylmar/San Fernando Commuter Rail (Antelope Valley Line)
Airport:	17 minute drive to Bob Hope Airport
Walk Score ®:	Somewhat Walkable (61)
Transit Score ®:	Some Transit (37)



# Lease Availability Report

## 2000-2030 Glenoaks Blvd - San Fernando Plaza

San Fernando, CA 91340 - Eastern SFV Submarket



### BUILDING

Type:	Retail
Subtype:	Storefront
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	1980
GLA:	20,025 SF
Floors:	1
Typical Floor:	20,025 SF

### AVAILABILITY

Min Divisible:	2,522 SF
Max Contig:	2,522 SF
Total Available:	2,522 SF
Asking Rent:	\$27.00/NNN

### EXPENSES

Taxes:	\$1.91 (2020)
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### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	2002	Retail	Direct	2,522	2,522	2,522	\$27.00/NNN	Vacant	Negotiable

### KEY TENANTS

Graciana's Mexican Rest	500 SF	My Bakery	500 SF
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### TRAFFIC & FRONTAGE

Traffic Volume:	19,266 on Hubbard St & Glenoaks Blvd (2022)
	17,843 on Glenoaks Blvd & Orange Grove Ave (2018)

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### TRANSPORTATION

Commuter Rail:	4 minute drive to Sylmar/San Fernando Commuter Rail (Antelope Valley Line)
Airport:	18 minute drive to Bob Hope Airport
Walk Score ®:	Very Walkable (75)
Transit Score ®:	Some Transit (48)





# Lease Availability Report

## 2027-2055 Glenoaks Blvd - Glen Plaza

San Fernando, CA 91340 - Eastern SFV Submarket



### BUILDING

Type:	Retail
Subtype:	Storefront
Center Type:	Strip Center
Tenancy:	Multiple
Year Built:	1967
GLA:	16,529 SF
Floors:	1
Typical Floor:	16,529 SF
Docks:	None

### AVAILABILITY

Min Divisible:	1,250 SF
Max Contig:	1,250 SF
Total Available:	1,250 SF
Asking Rent:	\$18.00/NNN

### EXPENSES

Taxes:	\$3.06 (2020)
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### SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,250	1,250	1,250	\$18.00/NNN	Vacant	Negotiable

### SALE

Last Sale: Sold on Aug 6, 2014 for \$3,250,000 (\$196.62/SF)

### AMENITIES

Bus Line, Pylon Sign, Signage

### KEY TENANTS

Mariscos Camarena	3,000 SF	Robin's World	1,450 SF
McPherson	1,250 SF	Herbal life	1,199 SF
Imagination Works	1,100 SF	Mr Trims	950 SF

### TRAFFIC & FRONTAGE

Traffic Volume:	17,342 on Glenoaks Blvd & Hubbard St (2022)
	19,266 on Hubbard St & Glenoaks Blvd (2022)
Frontage:	174' on Glenoaks Blvd (with 1 curb cut)

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# Lease Availability Report

**2027-2055 Glenoaks Blvd - Glen Plaza**  
San Fernando, CA 91340 - Eastern SFV Submarket



**TRANSPORTATION**

Parking:	62 free Surface Spaces are available; Ratio of 3.75/1,000 SF
Commuter Rail:	4 minute drive to Sylmar/San Fernando Commuter Rail (Antelope Valley Line)
Airport:	17 minute drive to Bob Hope Airport
Walk Score ®:	Very Walkable (82)
Transit Score ®:	Some Transit (47)



# Lease Availability Report

## 2040 Glenoaks Blvd - San Fernando Plaza

San Fernando, CA 91340 - Eastern SFV Submarket



### BUILDING

Type:	Retail
Subtype:	Storefront
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	1973
GLA:	12,980 SF
Floors:	1
Typical Floor:	12,980 SF
Docks:	1 ext

### AVAILABILITY

Min Divisible:	1,440 SF
Max Contig:	1,440 SF
Total Available:	1,440 SF
Asking Rent:	\$42.00/NNN

### EXPENSES

Taxes:	\$7.44 (2020)
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### SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	114	Retail	Direct	1,440	1,440	1,440	\$42.00/NNN	Vacant	10 Yrs

### SALE

Last Sale: Sold on Dec 24, 2015 for \$6,318,000 (\$486.75/SF) at 6.40% Cap

### AMENITIES

Signage

### KEY TENANTS

Supercuts	1,500 SF	Farmers Insurance	1,000 SF
Markosyan Insurance	900 SF		

### TRAFFIC & FRONTAGE

Traffic Volume: 17,342 on Glenoaks Blvd & Hubbard St (2022)

19,266 on Hubbard St & Glenoaks Blvd (2022)

Frontage: 288' on Glenoaks Blvd

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# Lease Availability Report

**2040 Glenoaks Blvd - San Fernando Plaza**  
San Fernando, CA 91340 - Eastern SFV Submarket



**TRANSPORTATION**

Parking:	31 Surface Spaces are available; Ratio of 2.20/1,000 SF
Commuter Rail:	4 minute drive to Sylmar/San Fernando Commuter Rail (Antelope Valley Line)
Airport:	17 minute drive to Bob Hope Airport
Walk Score ®:	Very Walkable (82)
Transit Score ®:	Some Transit (47)



# Lease Availability Report

## 110 N Maclay Ave

San Fernando, CA 91340 - Eastern SFV Submarket



### BUILDING

Type:	Retail
Subtype:	Restaurant
Tenancy:	Multiple
Year Built:	1927; Renov 2009
GLA:	5,264 SF
Floors:	1
Typical Floor:	5,264 SF
Docks:	None

### AVAILABILITY

Min Divisible:	175 SF
Max Contig:	175 SF
Total Available:	175 SF
Asking Rent:	Withheld

### EXPENSES

Taxes:	\$2.75 (2020)
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### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	111	Office	Direct	175	175	175	Withheld	Vacant	Negotiable

### AMENITIES

Bus Line

### KEY TENANTS

San Fernando GE Repair	2,250 SF	The Document People	1,000 SF
Professional Modification Service	600 SF	A Corporation 4 Less	500 SF
Blue Line Investigations	500 SF	Gina Petrella, LMFT	500 SF

### TRAFFIC & FRONTAGE

Traffic Volume:	14,274 on Truman St & San Fernando Mission Blvd (2022)
	19,393 on Truman St & Wolfskill St (2022)

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### TRANSPORTATION

Parking:	Ratio of 0.00/1,000 SF
Commuter Rail:	3 minute drive to Sylmar/San Fernando Commuter Rail (Antelope Valley Line)
Airport:	15 minute drive to Bob Hope Airport
Walk Score ®:	Walker's Paradise (97)
Transit Score ®:	Good Transit (52)





# Lease Availability Report

## 226 N Maclay Ave

San Fernando, CA 91340 - Eastern SFV Submarket



### BUILDING

Type:	Retail
Subtype:	Storefront
Tenancy:	Multiple
Year Built:	2017
GLA:	3,400 SF
Floors:	1
Typical Floor:	3,400 SF
Docks:	None

### AVAILABILITY

Min Divisible:	451 SF
Max Contig:	451 SF
Total Available:	451 SF
Asking Rent:	Withheld

### EXPENSES

Taxes:	\$3.61 (2020)
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### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	107	Office	Direct	451	451	451	Withheld	30 Days	Negotiable

### SALE

Last Sale: Sold on Nov 30, 2004 for \$500,000 (\$147.06/SF)

### TRAFFIC & FRONTAGE

Traffic Volume: 18,704 on N Maclay Ave (2022)  
14,274 on Truman St & San Fernando Mission Blvd (2022)

Frontage: 50' on Maclay

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### TRANSPORTATION

Commuter Rail: 4 minute drive to Sylmar/San Fernando Commuter Rail (Antelope Valley Line)

Airport: 15 minute drive to Bob Hope Airport

Walk Score ®: Walker's Paradise (95)

Transit Score ®: Good Transit (53)



# Lease Availability Report

**1160-1172 N MacLay Ave - Romo Plaza III**  
San Fernando, CA 91340 - Eastern SFV Submarket



## BUILDING

Type:	<b>Class C Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1993</b>
RBA:	<b>20,901 SF</b>
Floors:	<b>2</b>
Typical Floor:	<b>14,223 SF</b>

## AVAILABILITY

Min Divisible:	<b>1,073 SF</b>
Max Contig:	<b>2,155 SF</b>
Total Available:	<b>3,228 SF</b>
Asking Rent:	<b>\$24.00/MG</b>

## EXPENSES

Taxes:	<b>\$2.05 (2021)</b>
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## SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	201	Office	Direct	2,155	2,155	2,155	\$24.00/MG	Vacant	Negotiable
P 2nd	200	Office	Direct	1,073	1,073	1,073	\$24.00/MG	Vacant	Negotiable

## AMENITIES

Bus Line

## TRANSPORTATION

Parking:	30 Surface Spaces are available; Ratio of 1.44/1,000 SF
Commuter Rail:	5 minute drive to Sylmar/San Fernando Commuter Rail (Antelope Valley Line)
Airport:	17 minute drive to Bob Hope Airport
Walk Score ®:	Very Walkable (72)
Transit Score ®:	Some Transit (41)

## KEY TENANTS

Northeast Valley Health Corporation	10,450 SF	Family Dental	2,090 SF
Zumba Fitness	1,150 SF	Tresierras Brors Corp	300 SF
Allstate Insurance Company	250 SF	Foothill Karate Club	150 SF



# Lease Availability Report

## 104 S Maclay Ave

San Fernando, CA 91340 - Eastern SFV Submarket



### BUILDING

Type:	Retail
Subtype:	Freestanding
Tenancy:	Single
Year Built:	1938
GLA:	6,992 SF
Floors:	1
Typical Floor:	6,992 SF
Docks:	None

### AVAILABILITY

Min Divisible:	3,000 SF
Max Contig:	6,992 SF
Total Available:	6,992 SF
Asking Rent:	Withheld

### EXPENSES

Taxes:	\$0.92 (2020)
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### SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Off/Ret	Direct	3,000 - 6,992	6,992	6,992	Withheld	Vacant	Negotiable

### AMENITIES

Corner Lot, Pylon Sign, Signalized Intersection

### TRAFFIC & FRONTAGE

Traffic Volume:	6,348 on San Fernando Rd & S Maclay St (2022)
	18,704 on N Maclay Ave (2022)
Frontage:	88' on S Maclay Ave
	138' on Truman St

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### TRANSPORTATION

Parking:	12 free Surface Spaces are available; Ratio of 1.71/1,000 SF
Commuter Rail:	3 minute drive to Sylmar/San Fernando Commuter Rail (Antelope Valley Line)
Airport:	14 minute drive to Bob Hope Airport
Walk Score ®:	Walker's Paradise (97)
Transit Score ®:	Good Transit (52)



# Lease Availability Report

## 255 Parkside Dr

San Fernando, CA 91340 - East San Ferndo Villy Submarket



### BUILDING

Type:	Class B Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1987
RBA:	29,672 SF
Floors:	1
Typical Floor:	29,672 SF
Ceiling Ht:	23'6"

### AVAILABILITY

Min Divisible:	10,000 SF
Max Contig:	10,000 SF
Total Available:	10,000 SF
Asking Rent:	\$18.00/MG

### EXPENSES

Taxes:	\$2.12 (2021)
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### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Wrhous	Industrial	Sublet	10,000	10,000	10,000	\$18.00/MG	Vacant	Thru Dec 2022

### SALE

Last Sale: Sold on May 22, 2007 for \$3,600,000 (\$121.33/SF)

### LOADING

Docks:	1 ext	Drive Ins:	1 tot./20'w x 14'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

### POWER & UTILITIES

Power:	800a/277-480v 3p 4w Heavy
Utilities:	Gas - Natural, Heating, Lighting - Sodium, Sewer - City, Water - City

### FEATURES

Air Conditioning, Skylights

### LAND

Land Area:	1.13 AC
Zoning:	M1
Parcel	2519-026-004



# Lease Availability Report

**255 Parkside Dr**  
San Fernando, CA 91340 - East San Ferndo Villy Submarket



**TRANSPORTATION**

Parking:	51 Surface Spaces are available; Ratio of 1.72/1,000 SF
Commuter Rail:	6 minute drive to Sylmar/San Fernando Commuter Rail (Antelope Valley Line)
Airport:	16 minute drive to Bob Hope Airport

**KEY TENANTS**

Global HVAC	29,672 SF
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# Lease Availability Report

## 901-903 San Fernando Rd

San Fernando, CA 91340 - Eastern SFV Submarket



### BUILDING

Type:	Retail
Subtype:	Storefront Retail/O...
Tenancy:	Multiple
Year Built:	1933
GLA:	7,096 SF
Floors:	2
Typical Floor:	3,548 SF
Docks:	None

### AVAILABILITY

Min Divisible:	729 SF
Max Contig:	729 SF
Total Available:	729 SF
Asking Rent:	\$36.96/NNN

### EXPENSES

Taxes:	\$1.80 (2021)
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### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	903	Retail	Direct	729	729	729	\$36.96/NNN	Vacant	2 Yrs

### SALE

Last Sale: Sold on Dec 12, 1991 for \$550,000 (\$77.51/SF) at 11.82% Cap

### TRAFFIC & FRONTAGE

Traffic Volume: 6,348 on San Fernando Rd & S Maclay St (2022)

19,393 on Truman St & Wolfskill St (2022)

Frontage: 50' on San Fernando

90' on N. Brand Bl.

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### TRANSPORTATION

Commuter Rail: 4 minute drive to Sylmar/San Fernando Commuter Rail (Antelope Valley Line)

Airport: 14 minute drive to Bob Hope Airport

Walk Score ®: Walker's Paradise (97)

Transit Score ®: Good Transit (52)



# Lease Availability Report

## 1150 San Fernando Rd

San Fernando, CA 91340 - Eastern SFV Submarket



### BUILDING

Type:	Retail
Subtype:	Restaurant
Tenancy:	Multiple
Year Built:	1951
GLA:	14,000 SF
Floors:	1
Typical Floor:	14,000 SF
Docks:	None

### AVAILABILITY

Min Divisible:	2,000 SF
Max Contig:	2,000 SF
Total Available:	2,000 SF
Asking Rent:	Withheld

### EXPENSES

Taxes:	\$2.19 (2021)
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### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	210	Retail	Direct	2,000	2,000	2,000	Withheld	Vacant	Negotiable

### SALE

Last Sale: Sold on Jul 20, 2004 for \$1,695,000 (\$121.07/SF) at 7.00% Cap

### AMENITIES

Bus Line

### TRAFFIC & FRONTAGE

Traffic Volume:	14,274 on Truman St & San Fernando Mission Blvd (2022)
	14,562 on Truman St & S Huntington St (2018)
Frontage:	167' on San Fernando
	201' on Mission

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### TRANSPORTATION

Parking:	15 Surface Spaces are available; Ratio of 1.50/1,000 SF
Commuter Rail:	2 minute drive to Sylmar/San Fernando Commuter Rail (Antelope Valley Line)
Airport:	15 minute drive to Bob Hope Airport
Walk Score ®:	Walker's Paradise (96)
Transit Score ®:	Good Transit (54)



# Lease Availability Report

## 1241-1245 San Fernando Rd

San Fernando, CA 91340 - Eastern SFV Submarket



### BUILDING

Type:	Retail
Subtype:	Storefront Retail/O...
Tenancy:	Multiple
Year Built:	2005
GLA:	17,000 SF
Floors:	2
Typical Floor:	8,500 SF
Docks:	None

### AVAILABILITY

Min Divisible:	3,222 SF
Max Contig:	3,222 SF
Total Available:	3,222 SF
Asking Rent:	\$30.00/MG

### EXPENSES

Taxes:	\$2.54 (2021)
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### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	200	Retail	Direct	3,222	3,222	3,222	\$30.00/MG	Vacant	Negotiable

### AMENITIES

Air Conditioning

### KEY TENANTS

Tacosway	500 SF
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### TRAFFIC & FRONTAGE

Traffic Volume:	14,274 on Truman St & San Fernando Mission Blvd (2022)
	14,562 on Truman St & S Huntington St (2018)
Frontage:	295' on San Fernando Rd
	301' on Truman St

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# Lease Availability Report

**1241-1245 San Fernando Rd**  
San Fernando, CA 91340 - Eastern SFV Submarket



**TRANSPORTATION**

Parking:	35 Surface Spaces are available; Ratio of 2.06/1,000 SF
Commuter Rail:	4 minute drive to Sylmar/San Fernando Commuter Rail (Antelope Valley Line)
Airport:	15 minute drive to Bob Hope Airport
Walk Score ®:	Walker's Paradise (95)
Transit Score ®:	Good Transit (54)





# Lease Availability Report

## 412-418 San Fernando Mission Blvd

San Fernando, CA 91340 - Eastern SFV Submarket



### BUILDING

Type:	Class C Office
Year Built:	1957
RBA:	5,250 SF
Floors:	1
Typical Floor:	5,250 SF

### AVAILABILITY

Min Divisible:	1,500 SF
Max Contig:	3,500 SF
Total Available:	5,000 SF
Asking Rent:	\$27.00/NNN

### EXPENSES

Taxes:	\$2.74 (2020)
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### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Medical	Direct	1,500 - 3,500	3,500	3,500	\$27.00/NNN	Vacant	Negotiable
P 1st	412	Medical	Direct	1,500	1,500	1,500	\$27.00/NNN	Vacant	5 Yrs

### AMENITIES

Reception

### TRANSPORTATION

Parking:	17 Surface Spaces are available; Ratio of 3.24/1,000 SF
Commuter Rail:	3 minute drive to Sylmar/San Fernando Commuter Rail (Antelope Valley Line)
Airport:	14 minute drive to Bob Hope Airport
Walk Score ®:	Walker's Paradise (95)
Transit Score ®:	Good Transit (51)

### KEY TENANTS

Hafeez Parray Inc	300 SF
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# Lease Availability Report

## 1201 Truman St - Mission Plaza

San Fernando, CA 91340 - Eastern SFV Submarket



### BUILDING

Type:	Retail
Subtype:	Storefront
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	1990
GLA:	18,976 SF
Floors:	1
Typical Floor:	18,976 SF

### AVAILABILITY

Min Divisible:	1,850 SF
Max Contig:	6,973 SF
Total Available:	6,973 SF
Asking Rent:	\$27.00/NNN

### EXPENSES

Taxes:	\$5.92 (2021)
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### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1201 A/I	Off/Ret	Direct	1,850 - 6,973	6,973	6,973	\$27.00/NNN	Vacant	Negotiable

### SALE

Last Sale: Portfolio of 3 Retail Properties in San Fernando, CA Sold on Sep 28, 2001 for \$6,000,000 (\$169.69/SF)

### KEY TENANTS

30/30 Fitness	7,943 SF	Surge Dance Center	6,973 SF
Worksource	6,973 SF	Maggies Family Apparel Llc	2,580 SF
● Menchie's	2,351 SF	Mariner Finance	2,096 SF

● Anchor

### TRAFFIC & FRONTAGE

Traffic Volume: 14,274 on Truman St & San Fernando Mission Blvd (2022)

18,704 on N Maclay Ave (2022)

Frontage: 405' on Truman St (with 1 curb cut)

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# Lease Availability Report

**1201 Truman St - Mission Plaza**  
San Fernando, CA 91340 - Eastern SFV Submarket



**TRANSPORTATION**

Parking:	72 free Surface Spaces are available; Ratio of 3.79/1,000 SF
Commuter Rail:	3 minute drive to Sylmar/San Fernando Commuter Rail (Antelope Valley Line)
Airport:	14 minute drive to Bob Hope Airport
Walk Score ®:	Walker's Paradise (96)
Transit Score ®:	Good Transit (54)



# Lease Availability Report

## 1431 Truman St

San Fernando, CA 91340 - East San Ferndo Villy Submarket



### BUILDING

Type:	Class B Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1987
RBA:	15,665 SF
Floors:	1
Typical Floor:	15,665 SF
Ceiling Ht:	14'

### AVAILABILITY

Min Divisible:	940 SF
Max Contig:	940 SF
Total Available:	940 SF
Asking Rent:	\$30.00/MG

### EXPENSES

Taxes:	\$1.69 (2021)
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### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	H	Industrial	Direct	940	940	940	\$30.00/MG	Vacant	Negotiable

### SALE

Last Sale: Sold on May 18, 2005 for \$1,400,000 (\$89.37/SF)

### LOADING

Docks:	None	Drive Ins:	11 tot.
Cross Docks:	None	Rail Spots:	None

### LAND

Land Area:	1.20 AC
Zoning:	M2, San Fernando
Parcel	2521-001-005

### TRANSPORTATION

Parking:	35 Surface Spaces are available; Ratio of 2.00/1,000 SF
Commuter Rail:	3 minute drive to Sylmar/San Fernando Commuter Rail (Antelope Valley Line)
Airport:	15 minute drive to Bob Hope Airport



# Lease Availability Report

**1431 Truman St**  
San Fernando, CA 91340 - East San Ferndo Villy Submarket



**KEY TENANTS**

Addax Inc	1,000 SF	Pet Grooming & Supplies	946 SF
Blue Love Music Inc	500 SF		

