

FOR SALE

**PREMIER INFILL
SAN FERNANDO VALLEY LOCATION**
±20,854 SF BUILDING ON ±65,385 SF (1.5 ACRES) OF LAND

**PURCHASE PRICE:
BEST OFFER**

638 SAN FERNANDO ROAD | SAN FERNANDO, CA 91340 90266



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Sotheby's
INTERNATIONAL REALTY



PROPERTY OVERVIEW

±20,854 SF BUILDINGS ON ±65,382 SF (1.5 ACRES) OF LAND



Site

638 San Fernando Road
San Fernando, CA 91340



Total Land Area:

±65,382 SF
(±1.5 acres)



Purchase Price:

Best Offer



Building Size:

±20,854 SF



APN:

2522-033-019



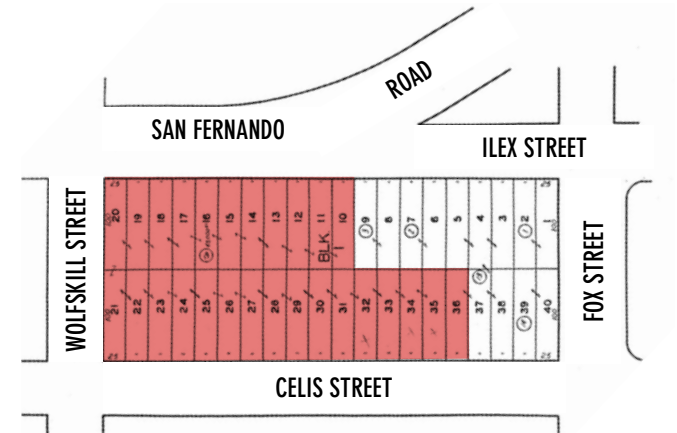
Year Built:

1956



Zoning:

SFM1



PROPERTY FEATURES

- ▲ Premier Infill San Fernando Valley Location
Strategically positioned along San Fernando Road in the heart of the City of San Fernando, serving one of the most densely populated trade areas in Los Angeles County.
- ▲ Excellent Visibility & Street Presence
Prominent frontage on San Fernando Road with exceptional visibility and convenient ingress/egress, providing strong exposure to thousands of vehicles daily.
- ▲ Strong Regional Accessibility
Convenient access to Interstate 5, State Route 118, State Route 170, and Interstate 210, allowing quick connectivity throughout the San Fernando Valley and Greater Los Angeles.
- ▲ Established Commercial Corridor
Located within a mature retail and service corridor surrounded by national retailers, automotive businesses, financial institutions, restaurants, and neighborhood services that generate consistent consumer traffic.



AERIAL

±20,854 SF BUILDINGS ON ±65,382 SF (1.5 ACRES) OF LAND



SUBJECT PROPERTY

638 SAN FERNANDO ROAD | SAN FERNANDO, CA 91340

WESTPAC
PARTNERS

RENT ROLL AND INCOME EXPENSE

±20,854 SF BUILDINGS ON ±65,382 SF (1.5 ACRES) OF LAND

ADDRESS	TENANT NAME	LEASE TERM	MONTHLY RENT	ANNUAL RENT
638 San Fernando Road Blvd, San Fernando	Enterprise Rent-A-Car	10/1/12-9/30/27	\$4,350.00	\$52,200.00
638 San Fernando Road Blvd, San Fernando	Superior Auto Collision Centers	7/1/23-6/30/28	\$17,650.00	\$211,800.00
TOTAL			\$22,000.00	\$264,000.00



638 SAN FERNANDO ROAD | SAN FERNANDO, CA 91340

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PARTNERS

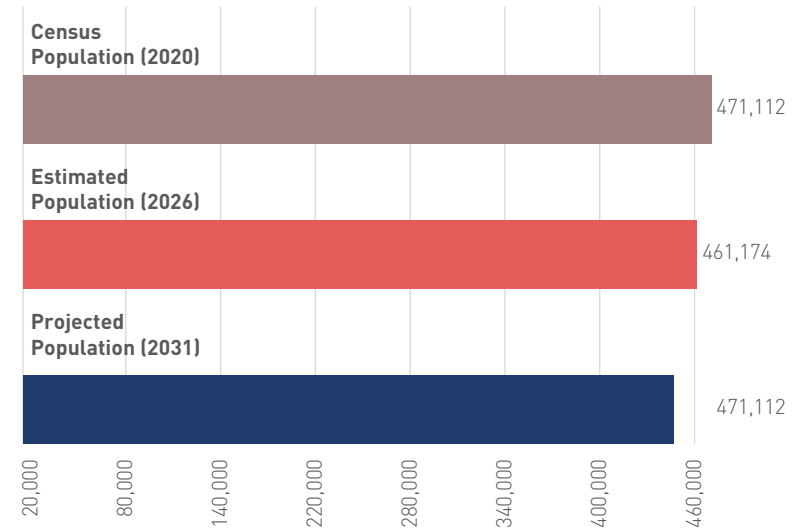
DEMOGRAPHICS

±20,854 SF BUILDINGS ON ±65,382 SF (1.5 ACRES) OF LAND

	1 MILE		3 MILES		5 MILES	
POPULATION						
Estimated Population (2026)	26,992		233,232		461,174	
Projected Population (2031)	25,732		223,192		445,419	
Census Population (2020)	28,303		242,267		471,112	
Census Population (2010)	28,403		239,656		467,663	
Projected Annual Growth (2026-2031)	-1,260	-0.9%	-10,040	-0.9%	-15,755	-0.7%
Historical Annual Growth (2020-2026)	-1,311	-	-9,035	-0.6%	-9,938	-0.4%
Historical Annual Growth (2010-2020)	-99	-	2,612	0.0%	3,449	-
Estimated Population Density (2026)	8,596	psm	8,250	psm	5,875	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
HOUSEHOLDS						
Estimated Households (2026)	6,952		61,263		129,498	
Projected Households (2031)	6,704		59,300		126,426	
Census Households (2020)	6,938		60,424		126,837	
Census Households (2010)	6,688		57,595		121,480	
Projected Annual Growth (2026-2031)	-248	-0.7%	-1,964	-0.6%	-3,071	-0.5%
Historical Annual Change (2010-2026)	246	0.2%	3,669	0.4%	8,018	0.4%
AVERAGE HOUSEHOLD INCOME						
Estimated Average HH Income (2026)	\$112,589		\$118,989		\$121,855	
Projected Average HH Income (2031)	\$112,473		\$118,989		\$121,589	
Census Average HH Income (2010)	\$53,507		\$60,127		\$64,748	
Census Average HH Income (2000)	\$46,088		\$52,286		\$55,373	
Projected Annual Change (2026-2031)	-\$116	-	-	-	\$267	-
Historical Annual Change (2000-2026)	\$66,501	5.5%	\$66,703	4.9%	\$66,482	4.6%
MEDIAN HOUSEHOLD INCOME						
Estimated Median HH Income (2026)	\$91,582		\$94,322		\$97,235	
Projected Median HH Income (2031)	\$91,533		\$94,530		\$97,200	
Census Median Household Income (2010)	\$47,242		\$53,693		\$56,318	
Census Median Household Income (2000)	\$38,678		\$44,522		\$56,669	
Projected Annual Change (2026-2031)	-\$49	-	-\$208	-	-\$35	-
Historical Annual Change (2010-2026)	\$52,904	5.3%	\$49,800	4.3%	\$50,566	4.2%

Source: Applied Geographic Solutions 05/2026, TIGER Geography

POPULATION (WITHIN 3 MILE RADIUS)



INCOME (WITHIN 5 MILE RADIUS)



EMPLOYMENT (WITHIN 5 MILE RADIUS)



AREA OVERVIEW

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San Fernando Market Overview

The City of San Fernando is a historic, independent city of approximately 24,000 residents located in the northeastern portion of the San Fernando Valley. Although completely surrounded by the City of Los Angeles, San Fernando maintains its own city government and has a distinct

identity rooted in manufacturing, small business, and Hispanic heritage. The city is strategically located at the intersection of Interstate 5, Interstate 210, State Route 118, and Interstate 405, providing exceptional regional connectivity throughout Southern California..

Los Angeles County Market Overview

Los Angeles County is the most heavily populated county in the country with approximately 10.4 million people calling it home, including about 1 million living in unincorporated areas of the county. The Los Angeles metropolis is formed by the six neighboring counties of Los Angeles, Ventura, Kern, San Bernardino, Riverside, and Orange. Approximately 3.9 million residents call the City of Los Angeles home.

Los Angeles County is home to one of the most educated labor pools in the U.S. and offers a labor force of more than 4.98 million, of which approximately 40% are college graduates. Los Angeles County's continued economic growth, in

contrast to other areas of the state and nation, is due to its diversified economy and abundant, well-trained workforce.

Los Angeles International Airport (LAX) also services the Los Angeles County area. It is the fourth busiest airport in the world, serving nearly 87.5 million passengers in 2018. It is supplemented by its proximity to Ontario International Airport in the City of Ontario (San Bernardino County), Burbank Airport in Burbank (Los Angeles County) and John Wayne Airport in Santa Ana (Orange County). Municipal bus and light rail service is provided by the Los Angeles County Metropolitan Transportation Authority (MTA).



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