

EXECUTIVE SUMMARY



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01450751 - RE License

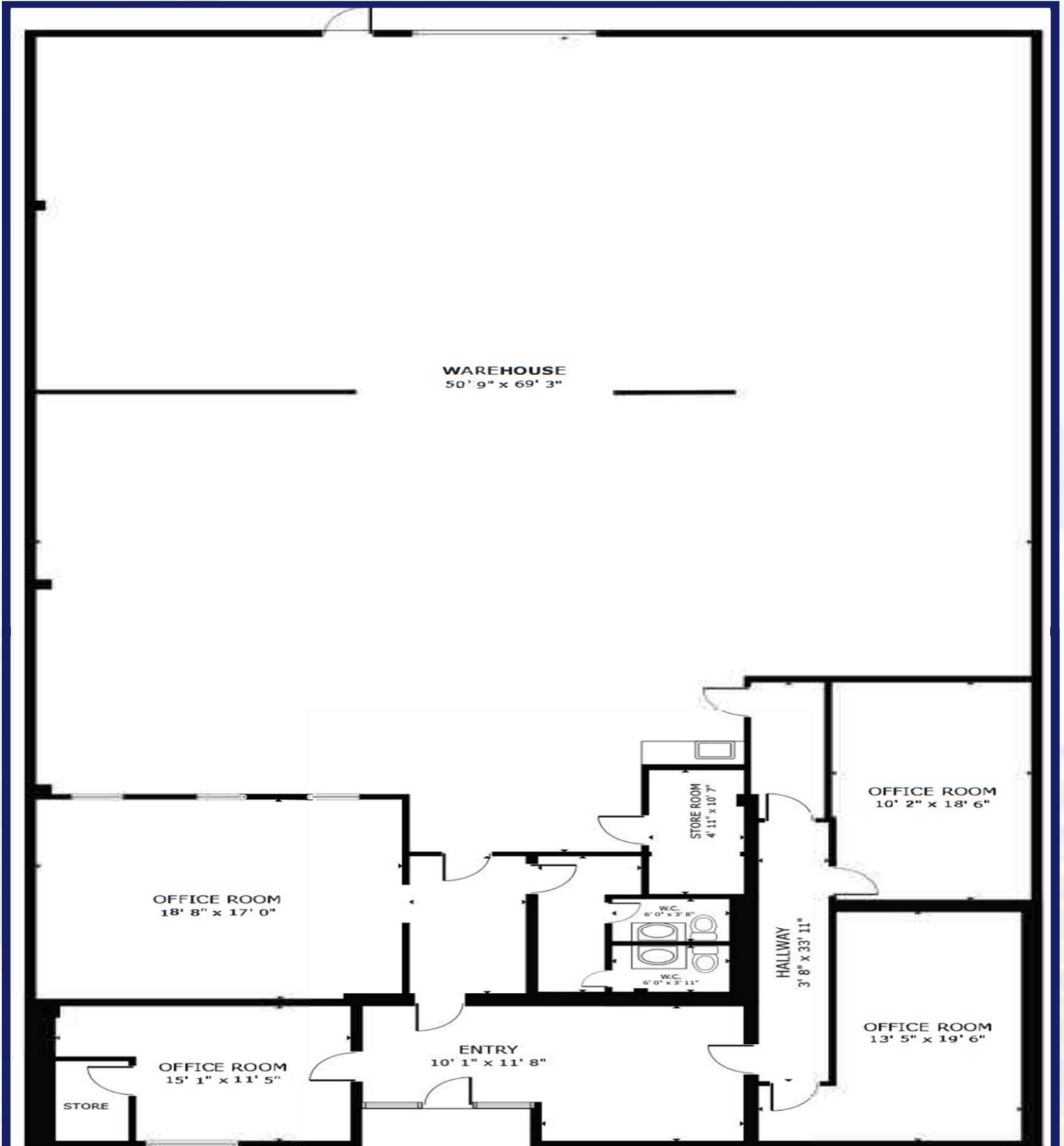
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HIGHLIGHTS:

- 5,000 SF Flex Space with Easy Access to 5 Freeways (5, 405, 210, 118 & 14)
- Approx. 11 Feet High Warehouse
- One Roll-up Door, approx. 9 Feet High
- HVAC throughout Offices and Warehouse Space
- Reception Area, Open Kitchenette, 3 Private Offices and Open Bullpen Area
- Power: 400 Amp 3 Phase & 400 Amp Single Phase
- Gated Secure Loading Area or 6 Car Tandem Parking
- Easy Walking Access to all Amenities 82/100 Walk Score

OFFERING SUMMARY: 1817 1st St, San Fernando offers a tenant a flex space of approx. 1,500 SF of office and 3,500 SF of warehouse with easy freeway access. The warehouse is fully air conditioned and has roughly 11 feet ceilings and a 9-foot-high roll up door. The office space has 2 non-ADA restrooms, 3 private offices and an open bullpen area. The property is close to numerous restaurants and all amenities as shown by the 82/100 WalkScore.

LEASE RATE: \$1.60/SF – 5,000 SF (Roughly 1,500 SF Office and 3,500 SF Warehouse)



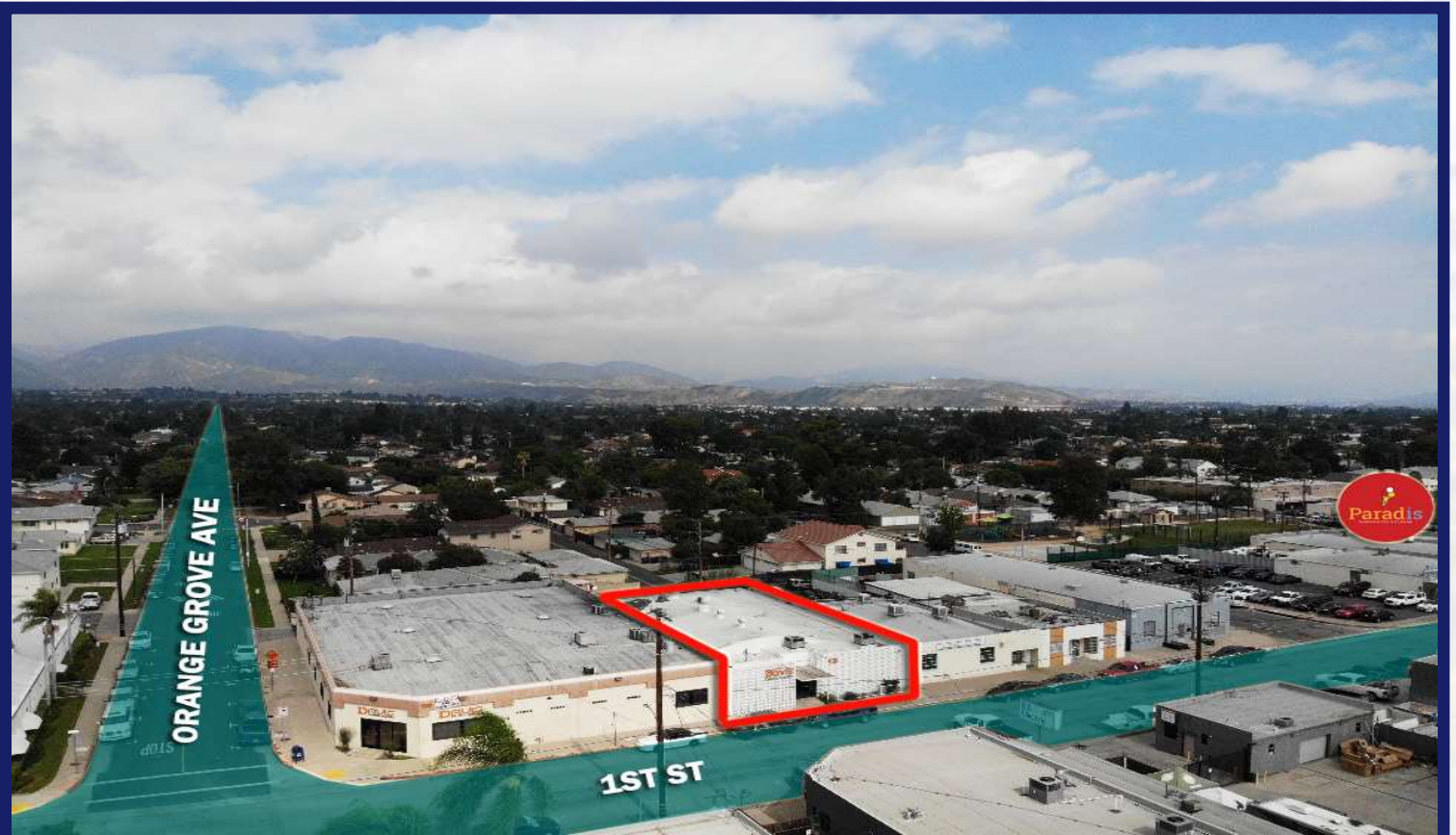
FLOOR PLAN

Dimensions are estimates and may vary

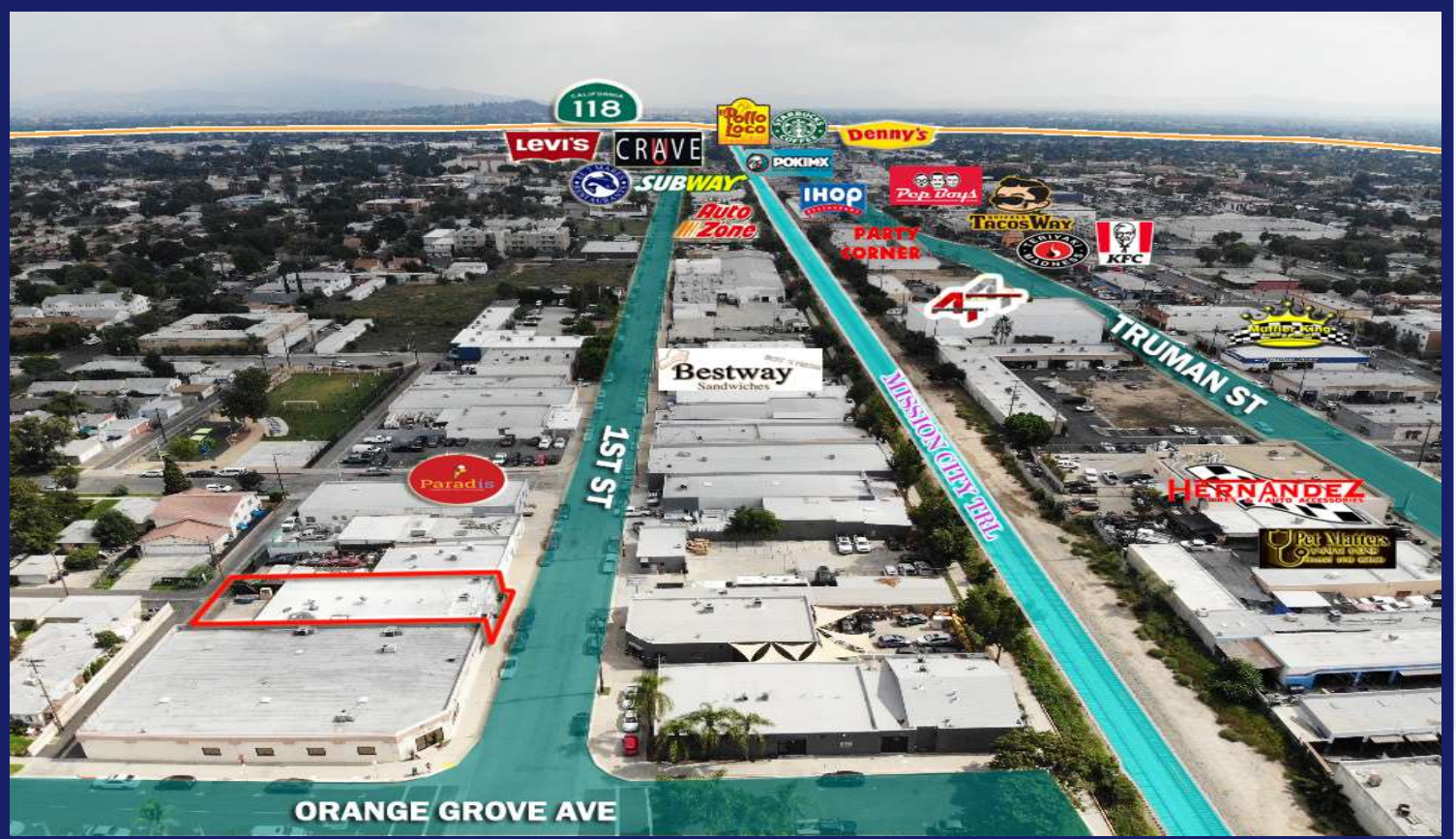
PROPERTY PICTURES



PROPERTY PICTURES

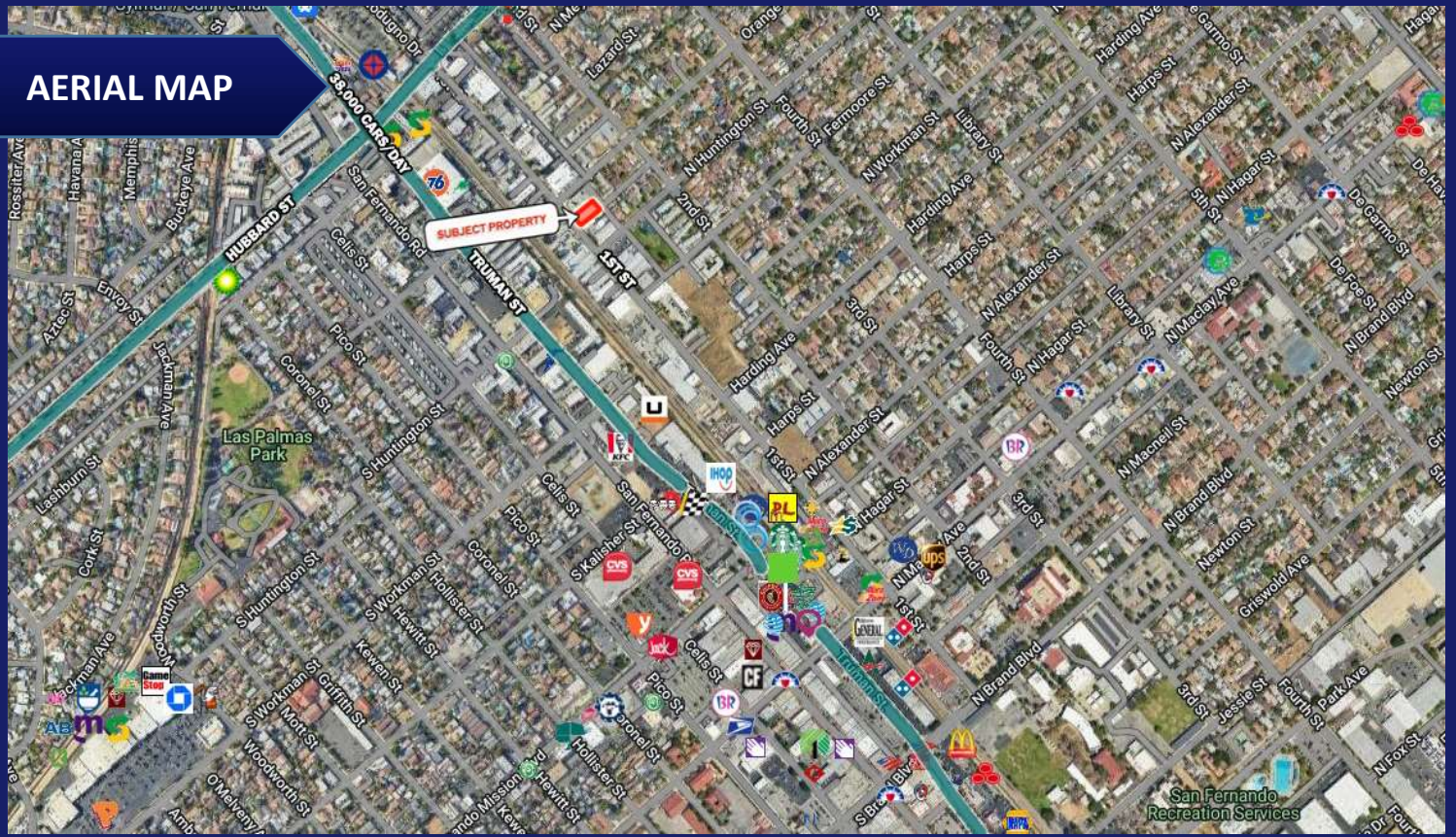


PROPERTY PICTURES

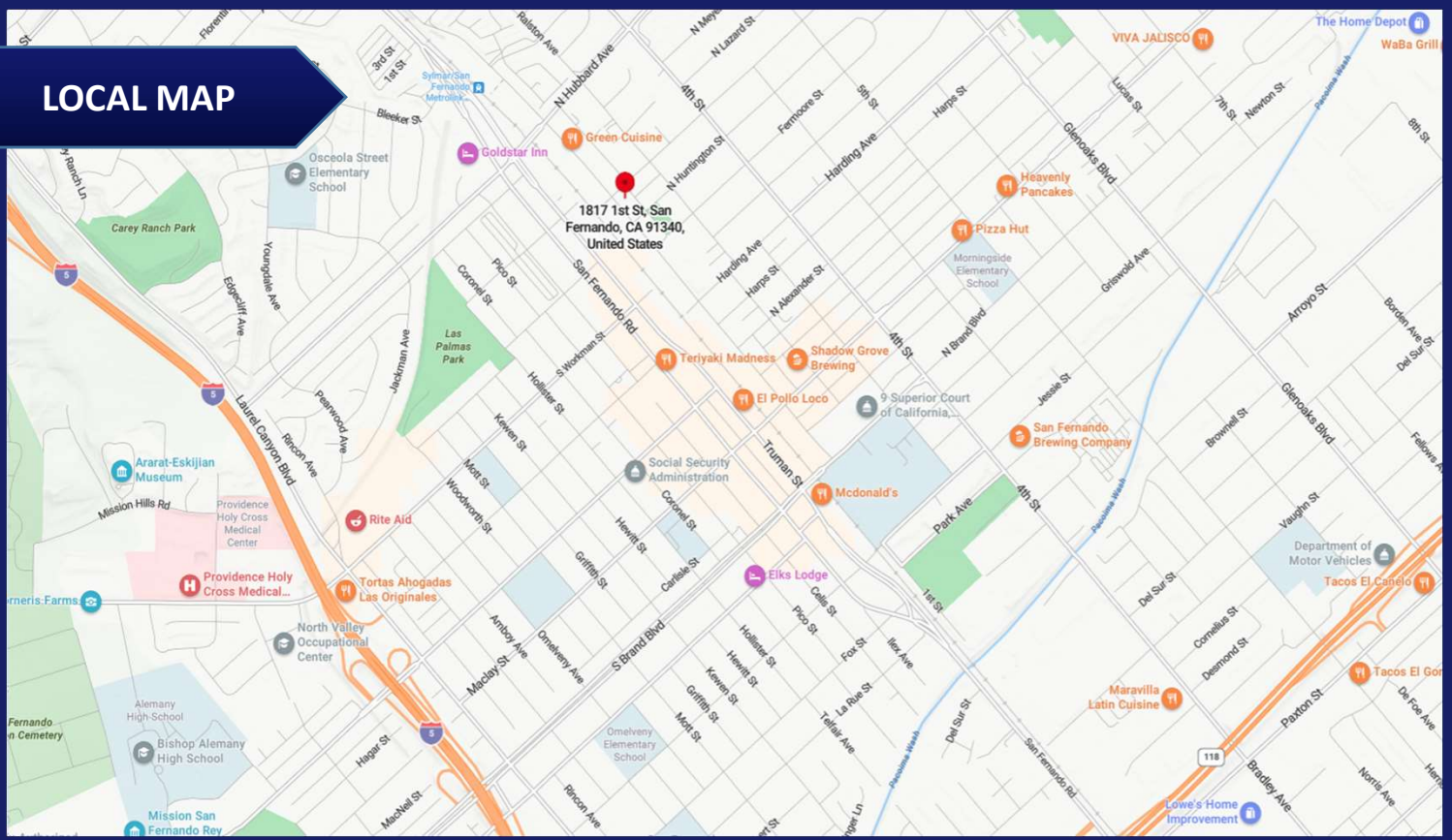


PROPERTY PICTURES

AERIAL MAP

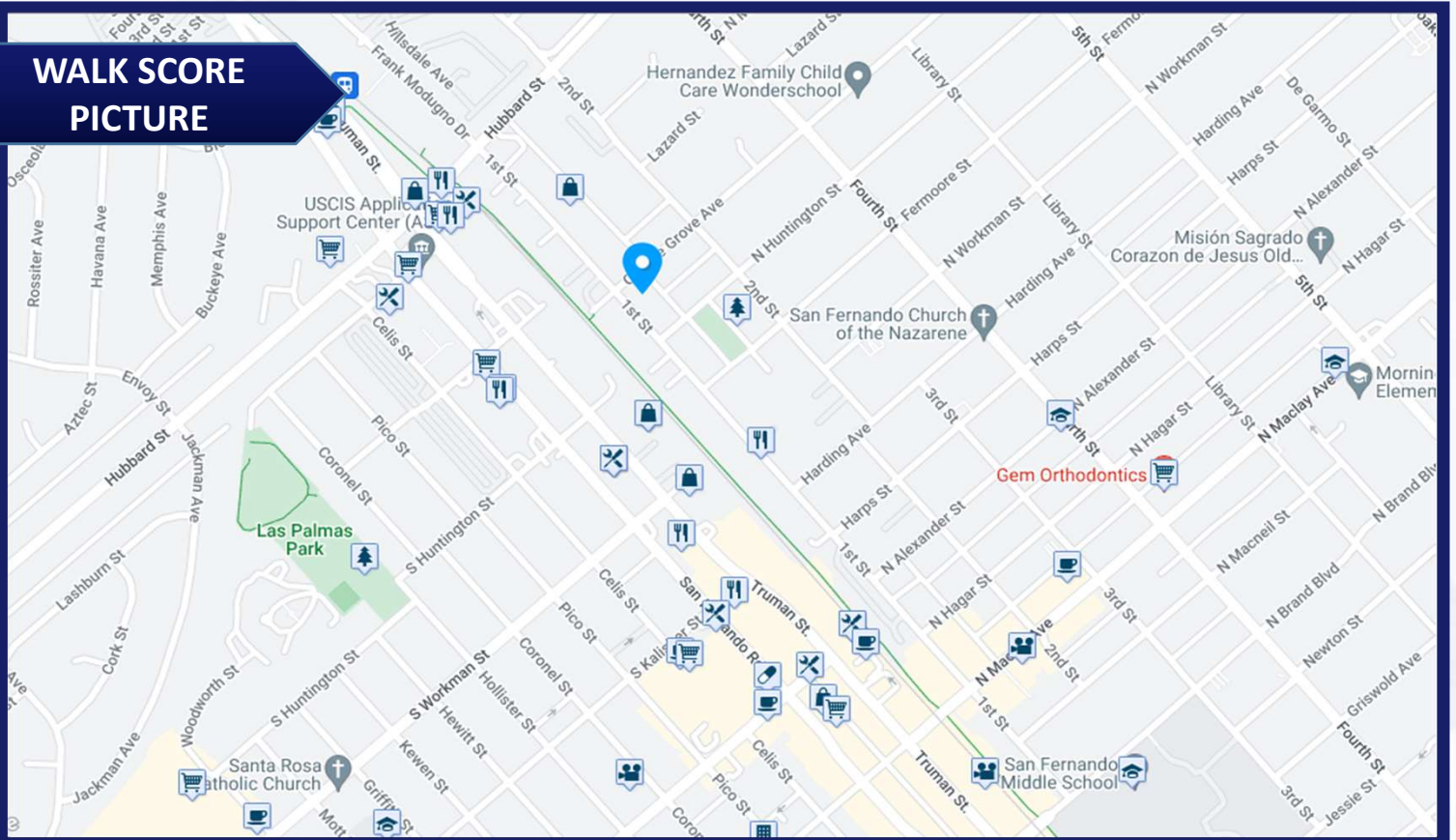


LOCAL MAP



PROPERTY PICTURES

WALK SCORE PICTURE



Walk Score
82

Transit Score
56

Bike Score
70

WALK SCORE SUMMARY

Walk Score

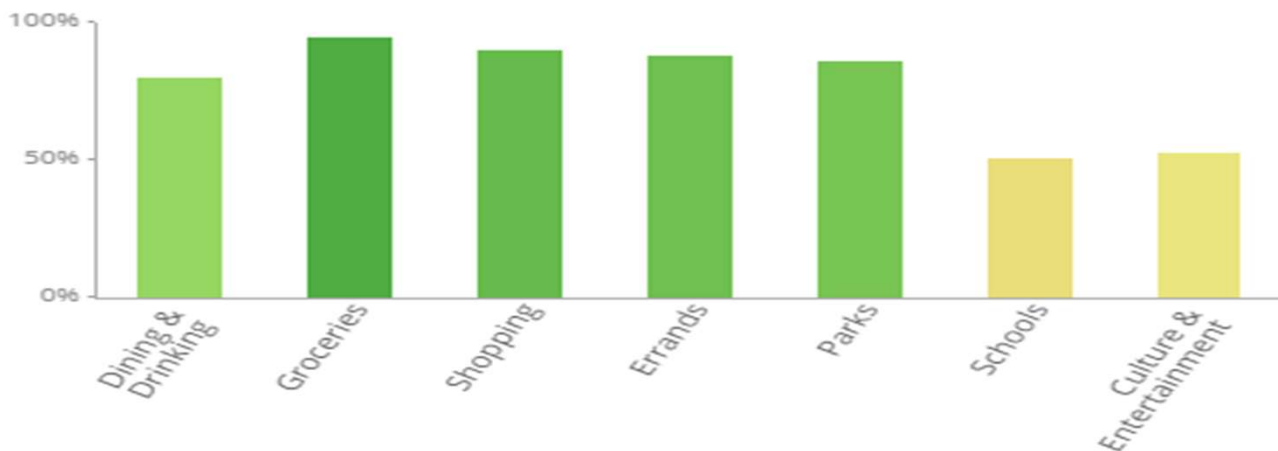
Transit Score

Bike Score

Score Details

What is Walk Score

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



DEMOGRAPHIC SUMMARY

DEMOGRAPHICS BY 5-MILE RADIUS



AVERAGE HH INCOME

\$98,617



POPULATION

409,999



HOUSEHOLDS

109,643



OWNER-OCCUPIED HOUSING

60,602



RENTER-OCCUPIED HOUSING

44,979



BUSSINESSES

13,450

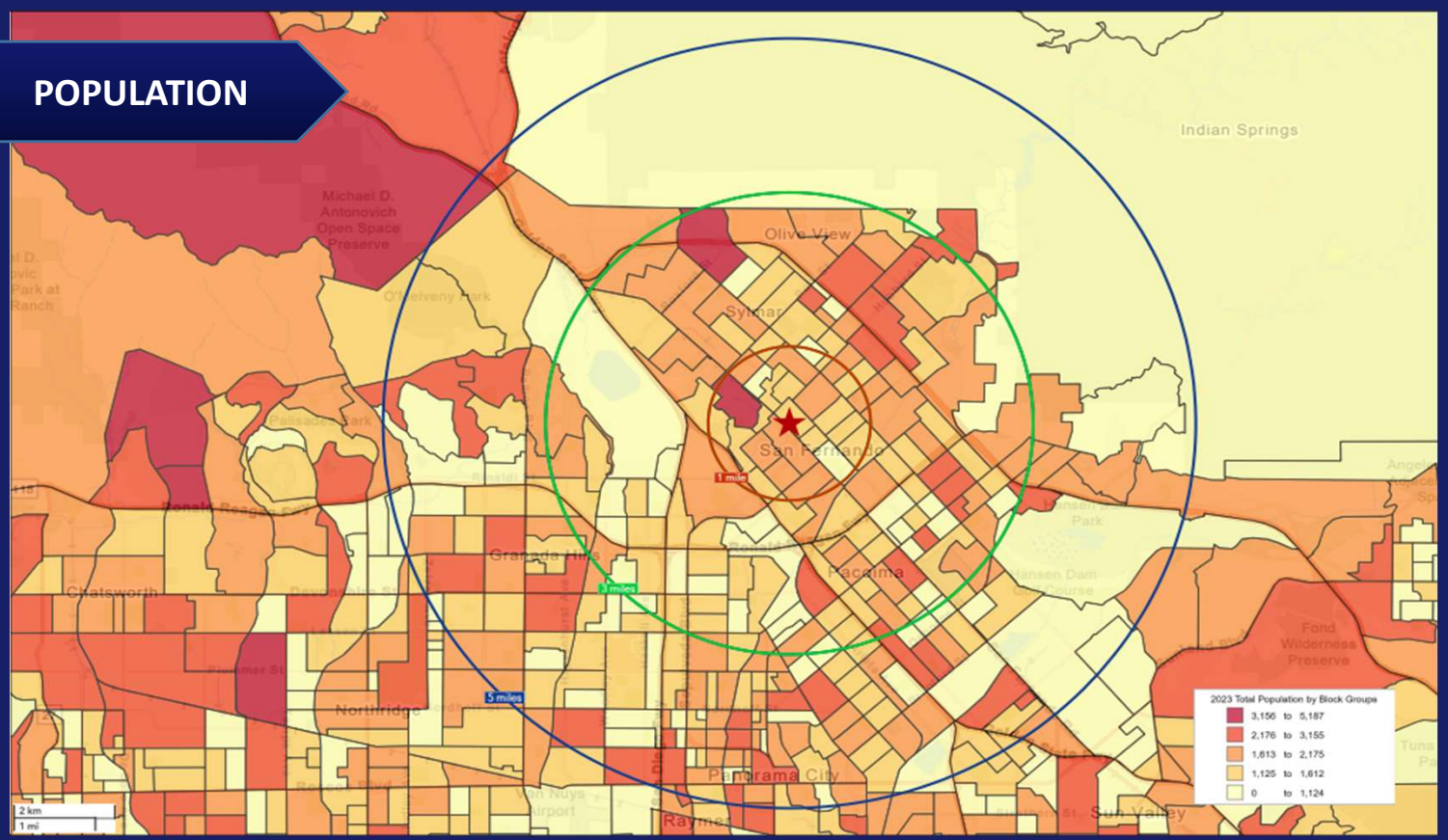
POPULATION	2-MILE	5-MILE	10-MILE
2020 POPULATION	109,534	432,139	1,421,699
2024 POPULATION	101,314	409,999	1,381,848
2029 POPULATION PROJECTION	97,245	395,711	1,340,535
ANNUAL GROWTH 2020-2024	-1.9%	-1.3%	-0.7%
ANNUAL GROWTH 2024-2029	-0.8%	-0.7%	-0.6%
MEDIAN AGE	36.5	37.5	38.9

INCOME	2-MILE	5-MILE	10-MILE
AVG HH INCOME	\$92,867	\$98,617	\$102,677
MEDIAN HH INCOME	\$73,334	\$76,839	\$77,350

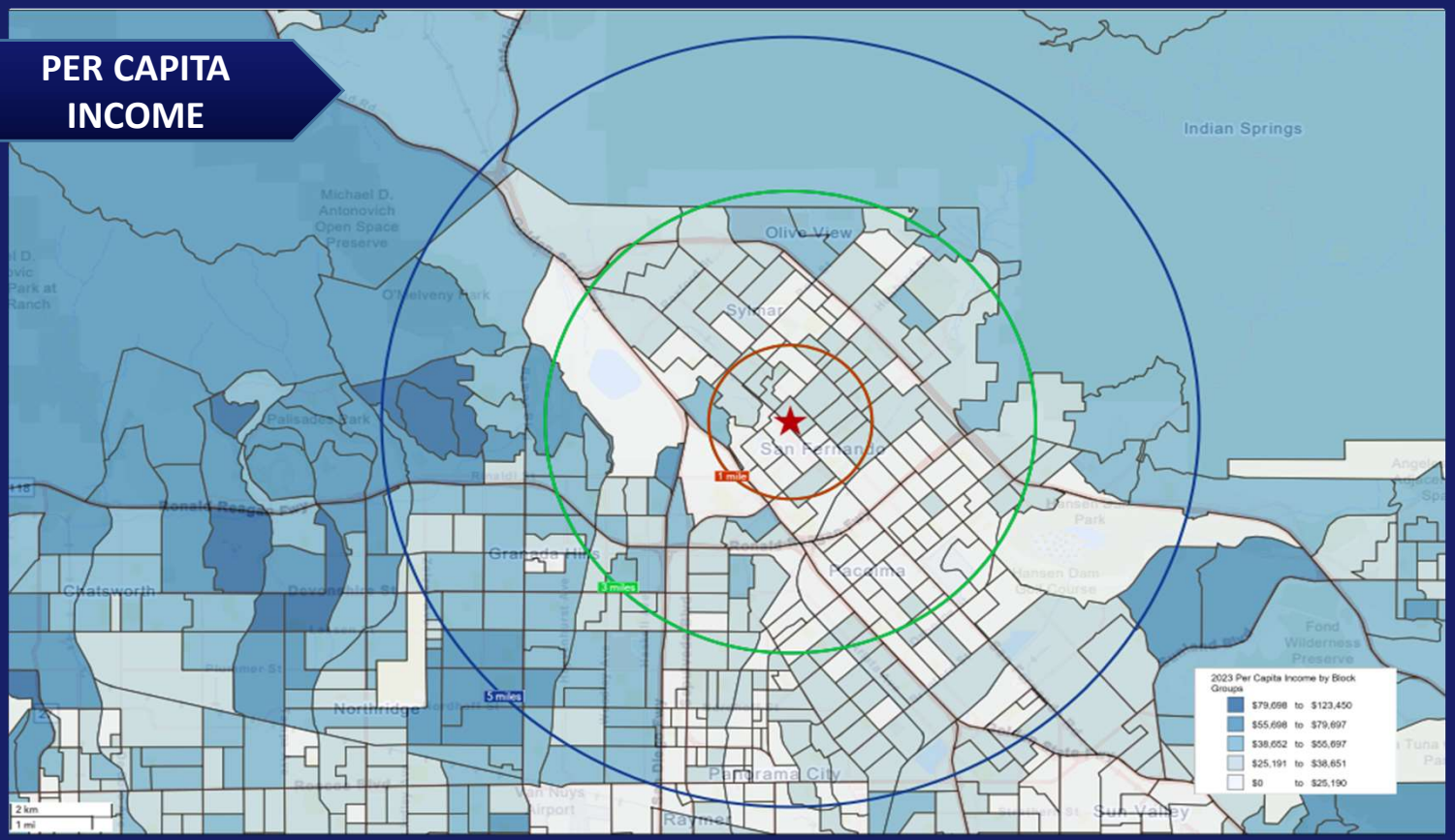
HOUSEHOLDS	2-MILE	5-MILE	10-MILE
2020 HOUSEHOLDS	27,552	116,519	470,705
2024 HOUSEHOLDS	25,251	109,643	455,148
2029 HOUSEHOLDS	24,174	105,581	440,825

DEMOGRAPHICS

POPULATION

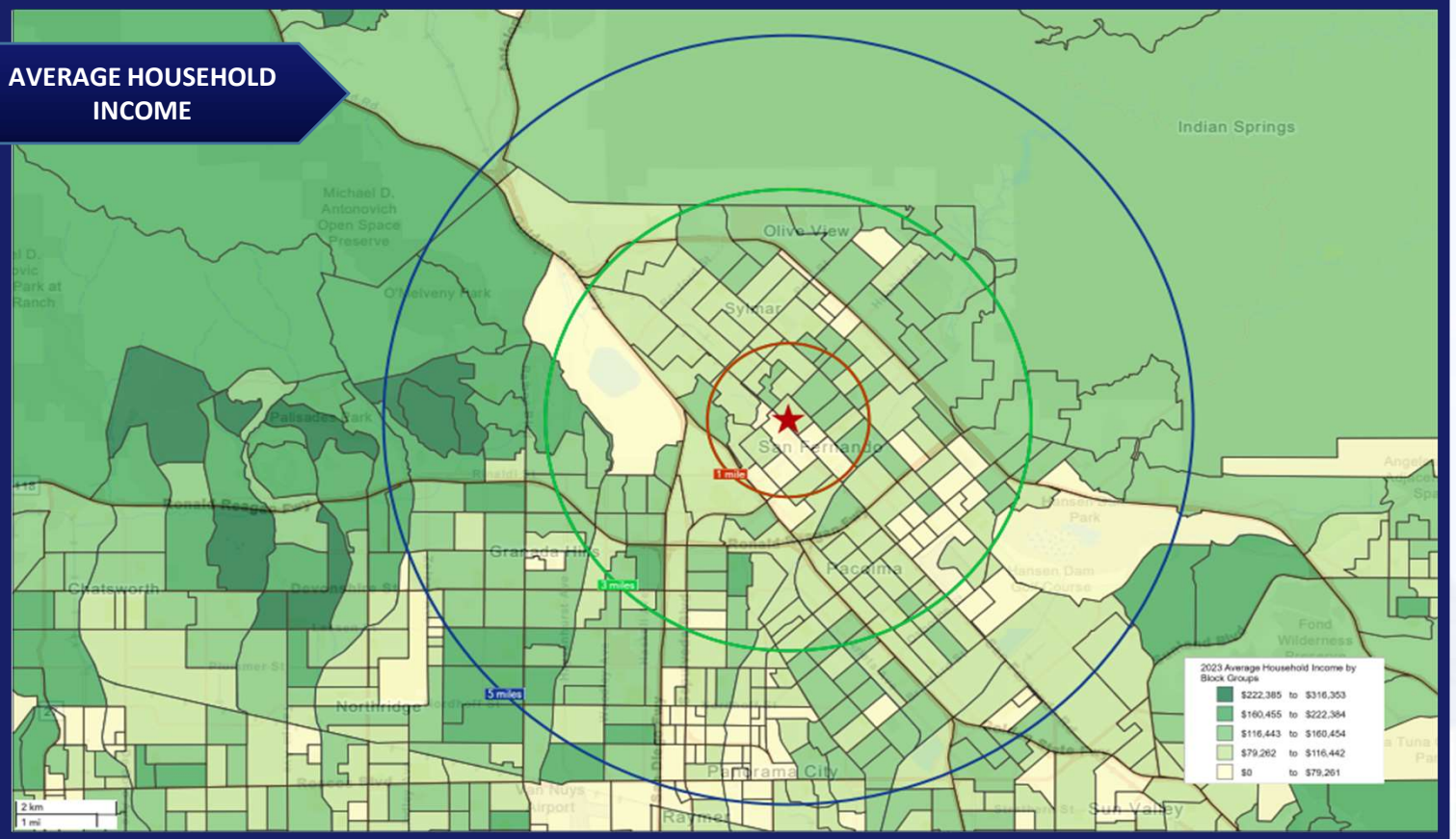


PER CAPITA INCOME

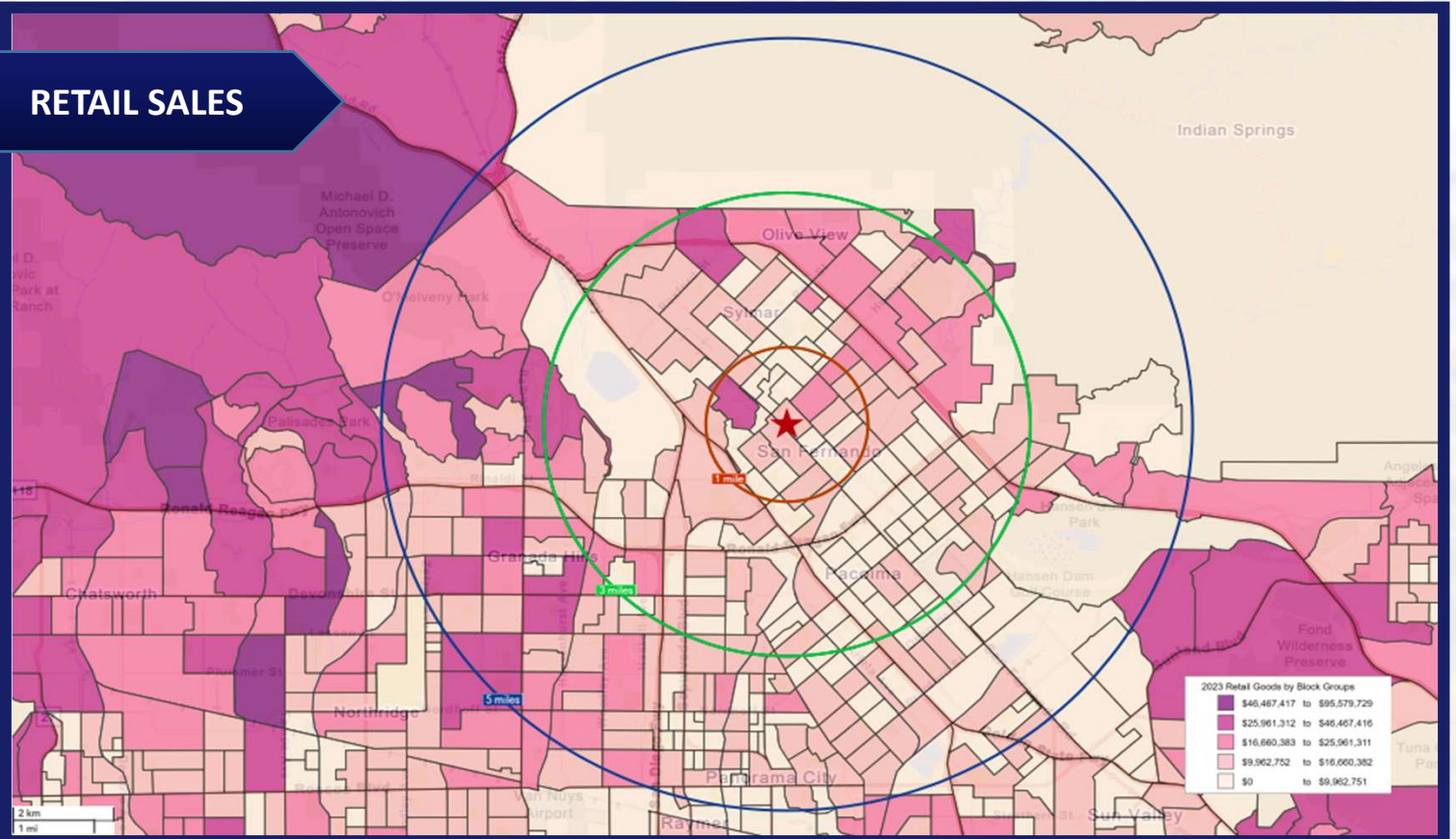


DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME

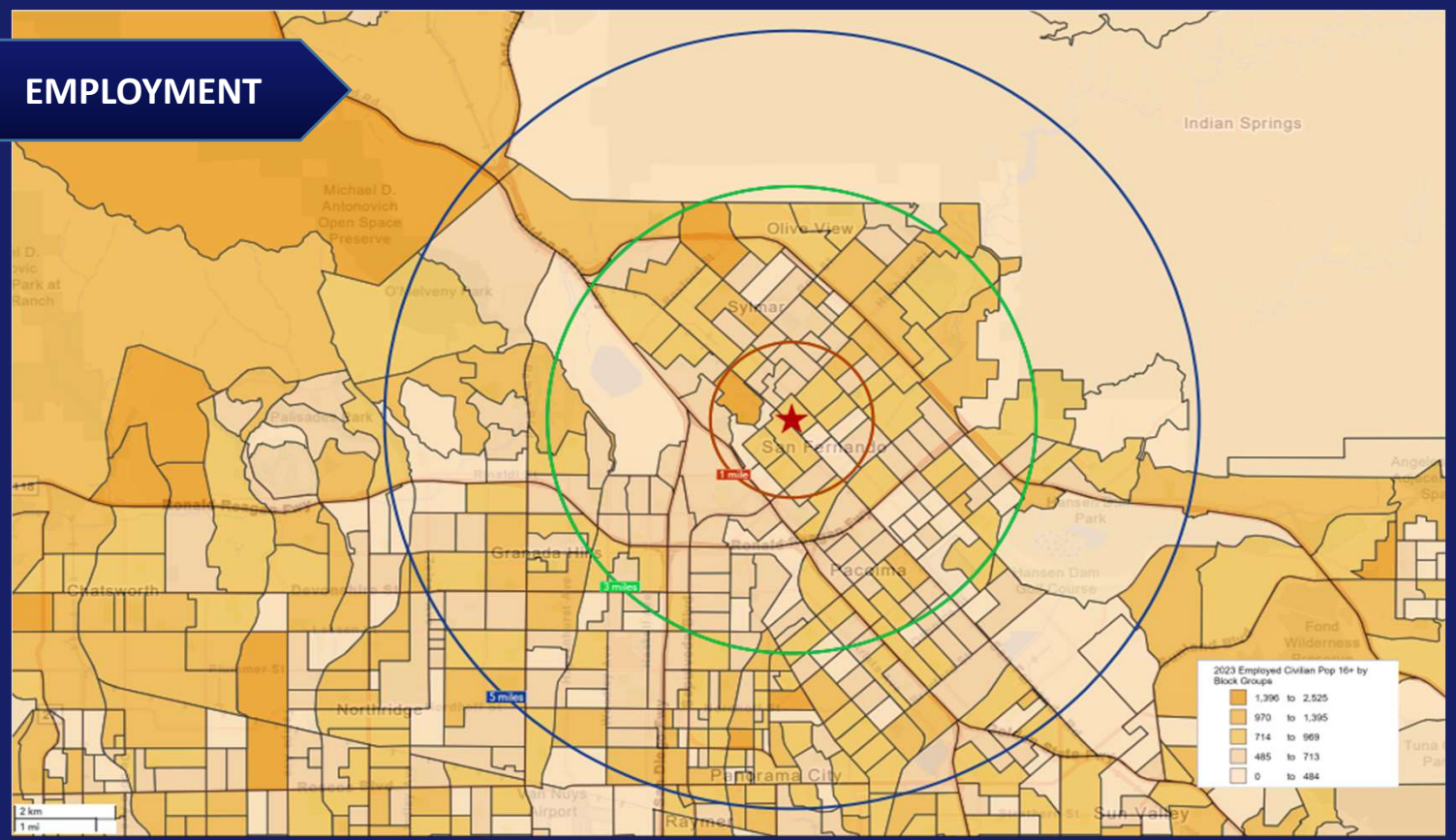


RETAIL SALES

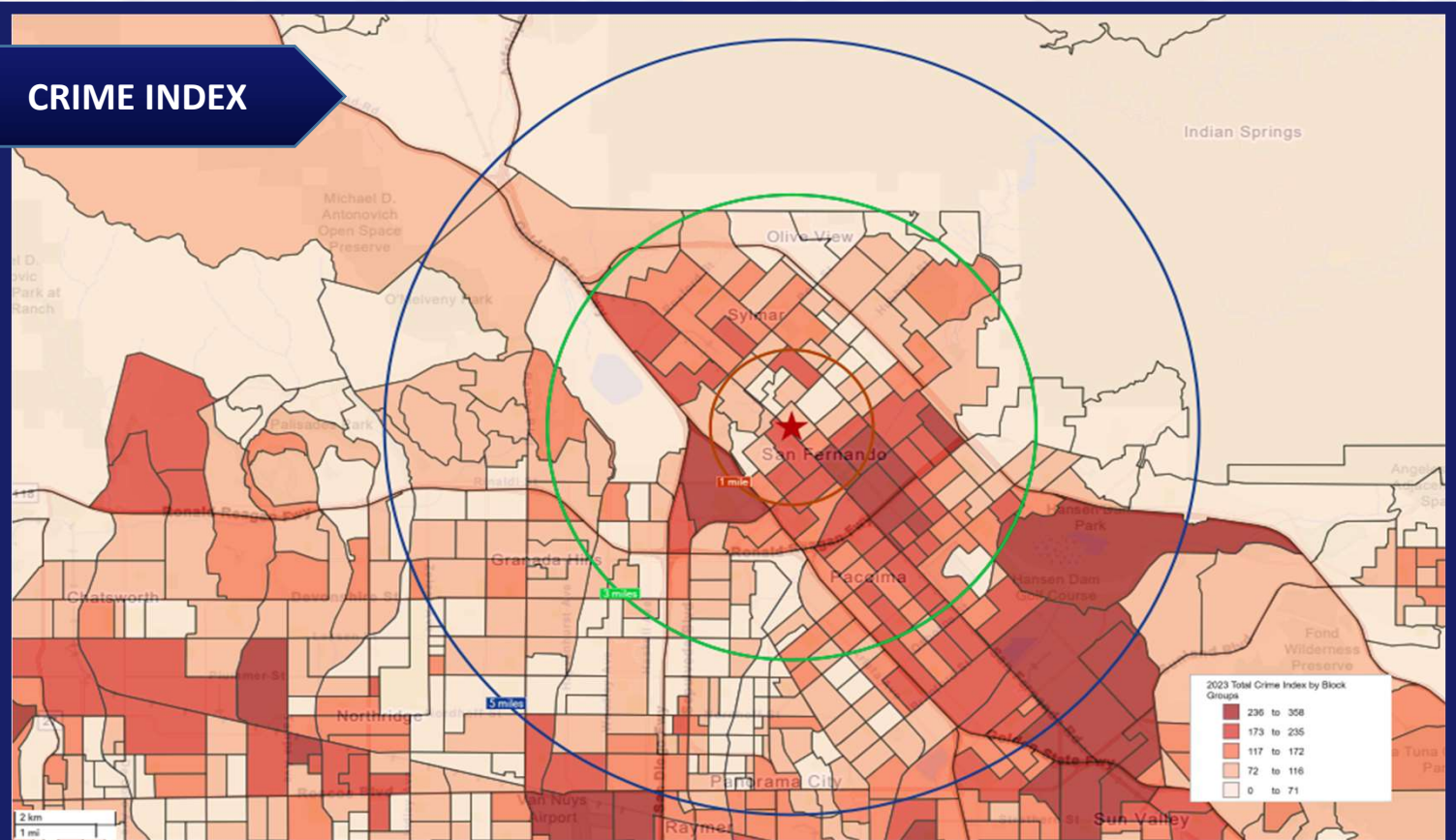


DEMOGRAPHICS

EMPLOYMENT



CRIME INDEX



AREA OVERVIEW



San Fernando is a community of attractive contrasts. What was once a land of farms and ranches adjoining the Mission de San Fernando Rey is now a vibrant center of manufacturing and commerce. San Fernando enjoys a sweeping view of the panoramic San Gabriel foothills and a sense of privacy. Yet, it is only minutes from downtown Los Angeles and only minutes away from other centers of commercial activity, thanks to a network of freeways and nearby airports. The city combines modern metropolitan conveniences with a close-knit community of friendly, civic-minded residents. Moreover, San Fernando proudly offers responsive city services, good access to city government, a large labor pool, a lower business tax than Los Angeles, and no utility tax. The city's unique entertainment focus makes it a great place after hours with scores of landmark restaurants, night spots, and theaters. Universal Studios and its unique City Walk entertainment scene are at the heart of the city. Ventura Boulevard, made famous in both film and song, stretches 17 miles across the valley from Studio City to Calabasas. The San Fernando Valley offers a wide range of retailers from hip boutiques to upscale department stores.



GRIFFITH PARK

the nation's largest municipal park, occupies over 4,200 acres, much of it within the San Fernando Valley. The L.A. Zoo, Gene Autry Western Heritage Museum, and Travel Town are all family favorites. The park includes popular attractions such as the Los Angeles Zoo, the Autry Museum of the American West, the Griffith Observatory, and the Hollywood Sign.

SAN FERNANDO RECREATION PARK

is a fun and exciting aquatic center for the whole family to enjoy. It features an Olympic size pool with starting blocks and 3 diving boards, a small recreation pool with water slide and spray features, splash pad, patio area with tables, park-like setting and landscaping, large banquet room with outdoor veranda, small classroom/meeting room, and concession stand.

