



11581 RINCON AVE, SAN FERNANDO, CA 91340

Vehicle Rentals, Vehicle Sales



# FOR LEASE

OFFERING MEMORANDUM



## PROPERTY HIGHLIGHTS

- Located right off the 5 Fwy
- Easy Fwy access to 118 and 405
- Freestanding building with private office
- High Visibility corner off Laurel Canyon
- Huge lot with plenty of parking

**PROPERTY TYPE**  
Vehicle Rentals, Vehicle Sales

**YEAR BUILT**  
1991

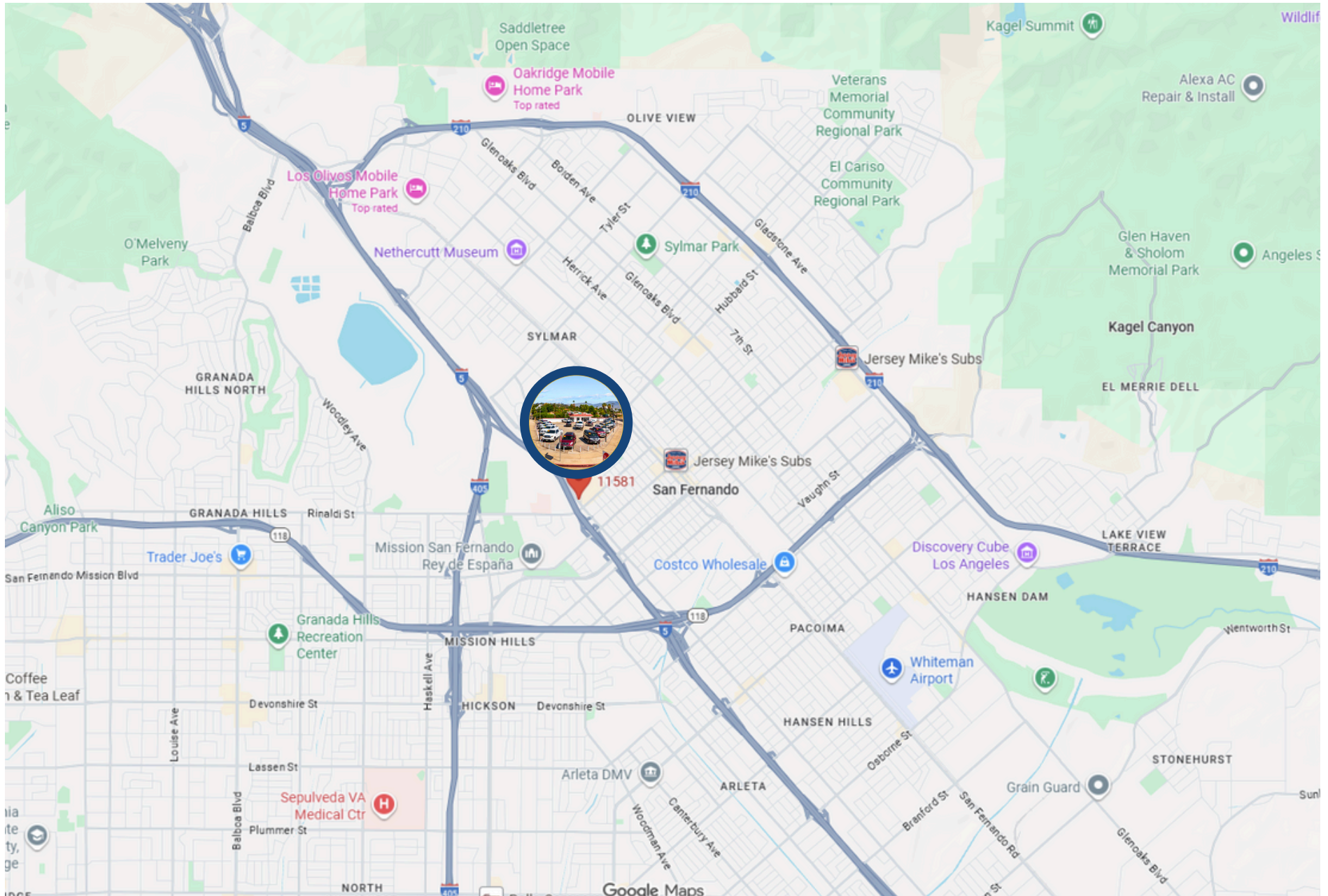
**BUILDING**  
**484 SF**

**LOT**  
**13,865 SF**

**ZONING**  
LAC2

\*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

# LOCATION MAP



# DEMOGRAPHICS



Category	1 Mile	3 Mile	5 Mile
2024 Total Population	22,129	219,483	459,856
2029 Population	21,216	210,717	444,323
Pop Growth 2024-2029	-4.13%	-3.99%	-3.38%
Average Age	38.60	38.40	38.40
2024 Total Households	5,735	57,115	125,905
HH Growth 2024-2029	-4.45%	-4.21%	-3.58%
Median Household Income	\$66,385	\$78,121	\$75,563
Avg Household Size	3.50	3.60	3.50
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$667,283	\$666,531	\$692,247
Median Year Built	1959	1962	1966



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