



REAL ESTATE SERVICES
TRUSTED SINCE 1962

Commercial Property
For Lease

121 S Brand Blvd, San Fernando, CA, 91340



KENNY BURNS

SALES ASSOCIATE

O: 818.956.7001 X177 | C: 818.645.5217

KBurns@stevensonrealestate.com

CALDRE #01227314

1111 NORTH BRAND BOULEVARD, SUITE 250
GLENDALE, CA 91202

StevensonRealEstate.com

CALDRE #00983560

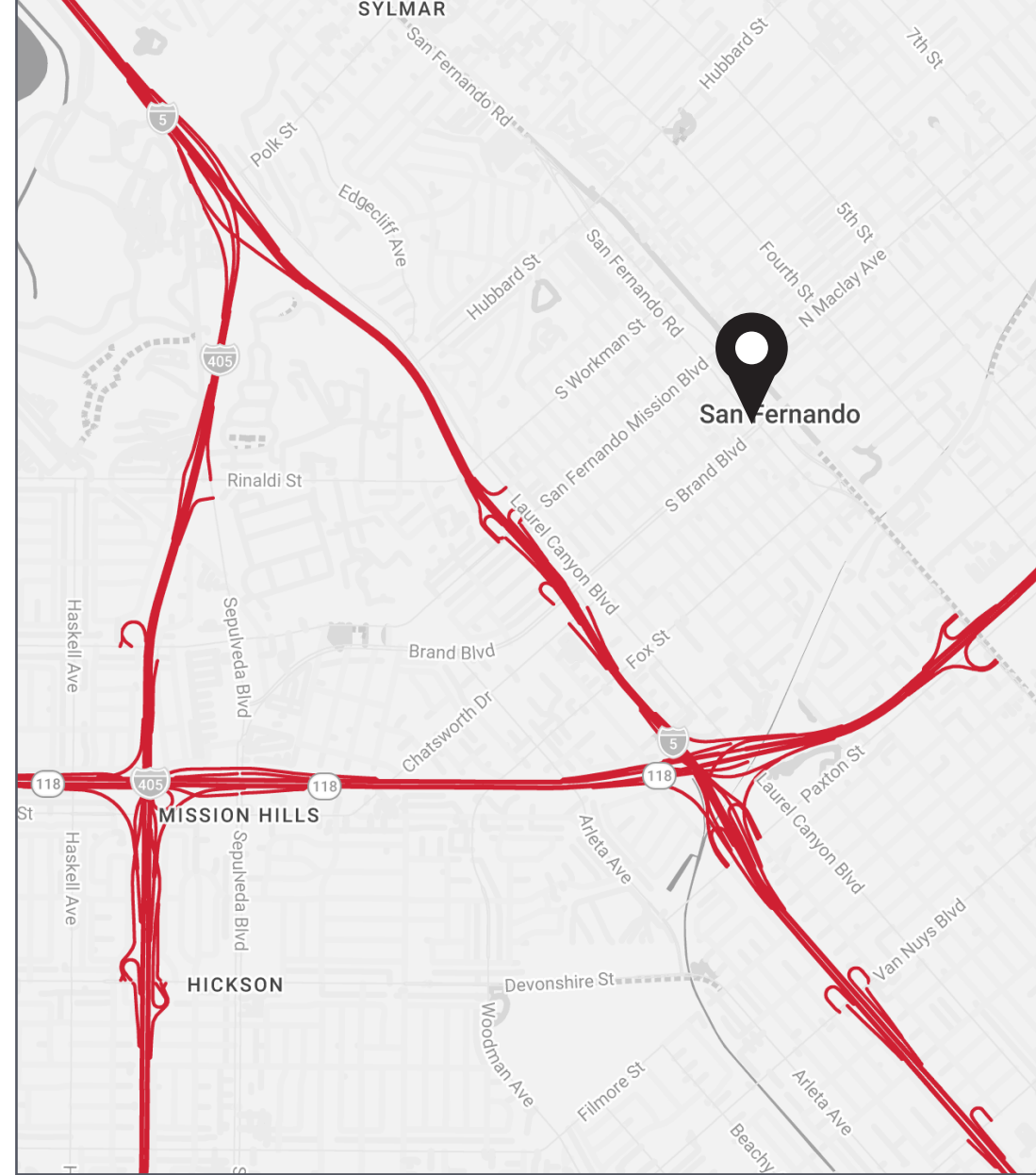
Offering Summary

AVAILABLE SPACE	1,251 SF
LEASE RATE	\$1.95 / SF / NNN
NNN	Estimated to be \$0.17 PSF
LEASE TERM	3-5 Years
TOTAL BUILDING SIZE	8,664 SF

Property Overview

Position your business in the heart of Downtown San Fernando with this 1,251 square foot retail space located on highly visible Brand Boulevard.

Situated within the city's vibrant commercial district, the space offers excellent storefront exposure, strong pedestrian activity, and convenient access to nearby free city public parking, restaurants, shops, and civic center. The space can be used for multiple different types of retail.



DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.



Property Photos

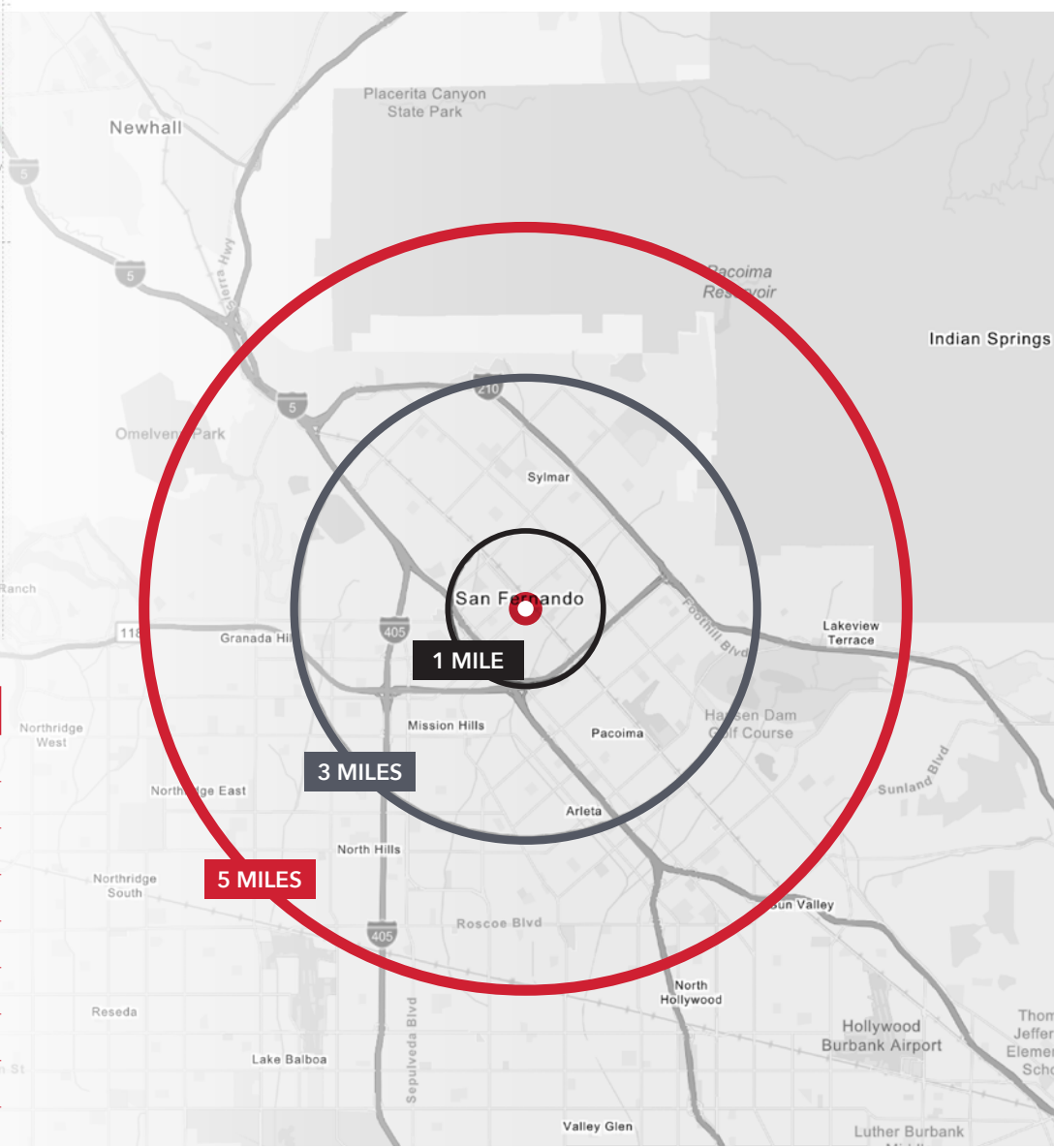
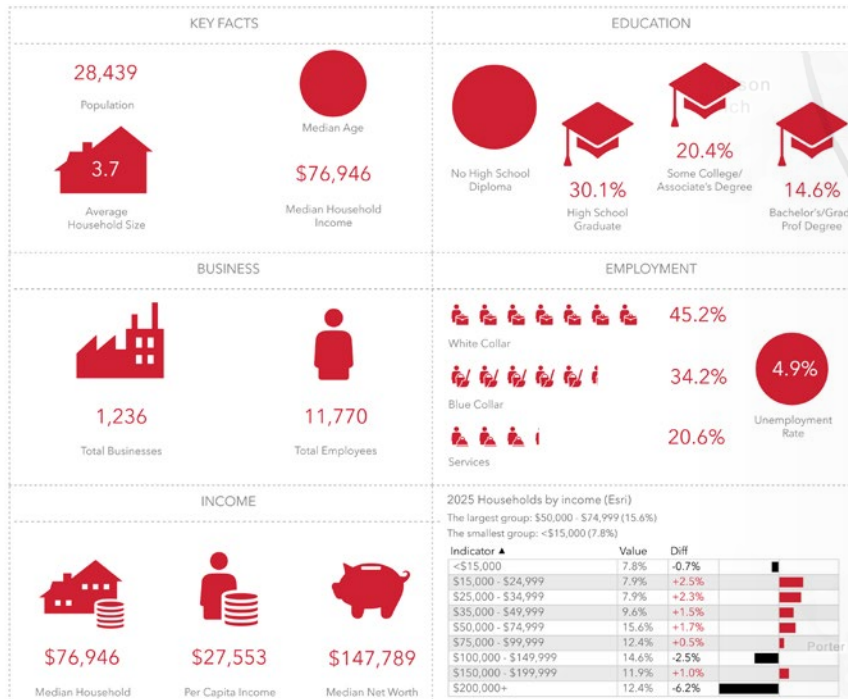


Location Map



Demographics

1-MILE RADIUS SNAPSHOT



2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	28,439	230,380	450,486
Households	7,522	61,074	127,063
Families	6,063	49,419	100,703
Average Household Size	3.69	3.71	3.49
Owner Occupied Housing Units	3,870	37,608	73,497
Renter Occupied Housing Units	3,652	23,466	53,566
Median Age	35.9	36.6	37.3
Median Household Income	\$76,946	\$89,287	\$88,286
Average Household Income	\$104,008	\$113,283	\$116,021

For more information, please contact:

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