



Commercial Real Estate Investments

SAN FERNANDO, 1035 MACLAY AVE

EXECUTIVE SUMMARY



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HIGHLIGHTS:

- Corner Retail Property (N.Maclay & Mountain View)
- 140 Feet of Windowed Frontage
- Priced as \$158/SF - 5,370 SF Building & 9,039 SF Lot
- 3,500 SF Available for Owner-User or to be Leased out
- Long Standing Discount Store on Month to Month Lease -2,700/mth
- Roll-up Door onto Parking Lot in Available 3,500 SF space

OFFERING SUMMARY: 1035 N. Maclay Ave, offers an investor the opportunity to acquire a 5,370 SF corner retail property. Located on Maclay, the main commercial corridor in the city of San Fernando, the property offers approx. 140 Feet of frontage with its own parking lot behind the building. The existing discount store is a long standing tenant on a month to month lease.

DEMOGRAPHICS: The population within a 3 mile radius was estimated at over 191,000 as well as over 358,000 within a 5 mile radius, and this population is expected to grow at 6.60% annually. The average household income was estimated at approximately \$54,000 within a 3 mile radius.

SALES PRICE: \$850,000 - \$158/SF for 5,370 SF Building on 9,039 SF Lot



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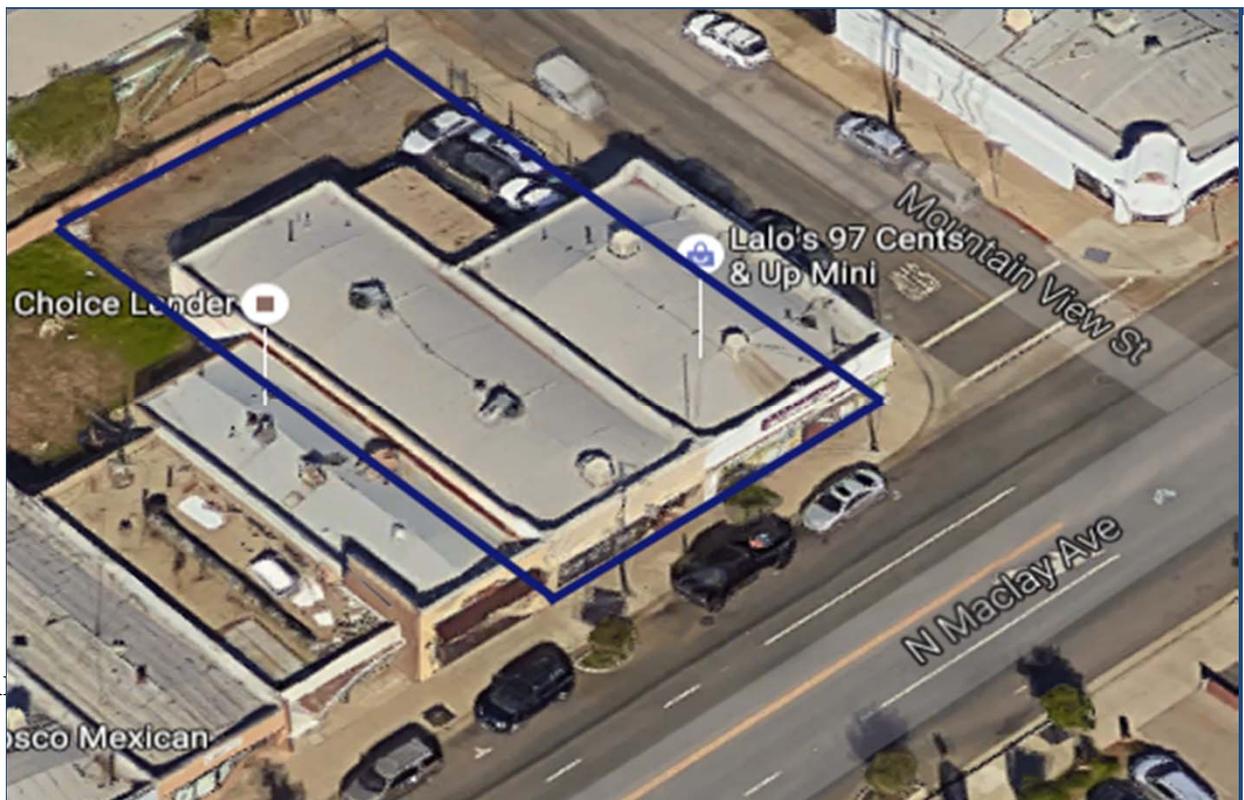
SAN FERNANDO, 1035 MACLAY AVE

PROPERTY PICTURES

Property Picture



Aerial View



SALES PR

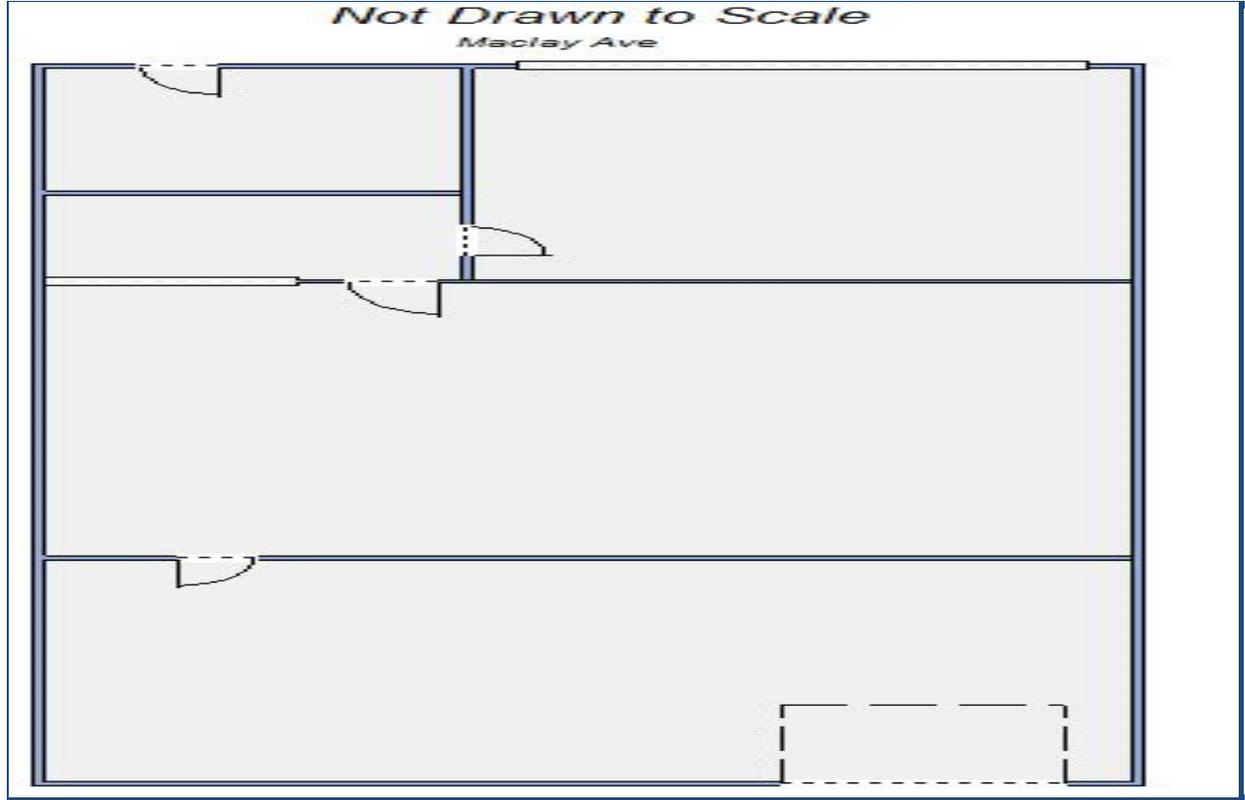


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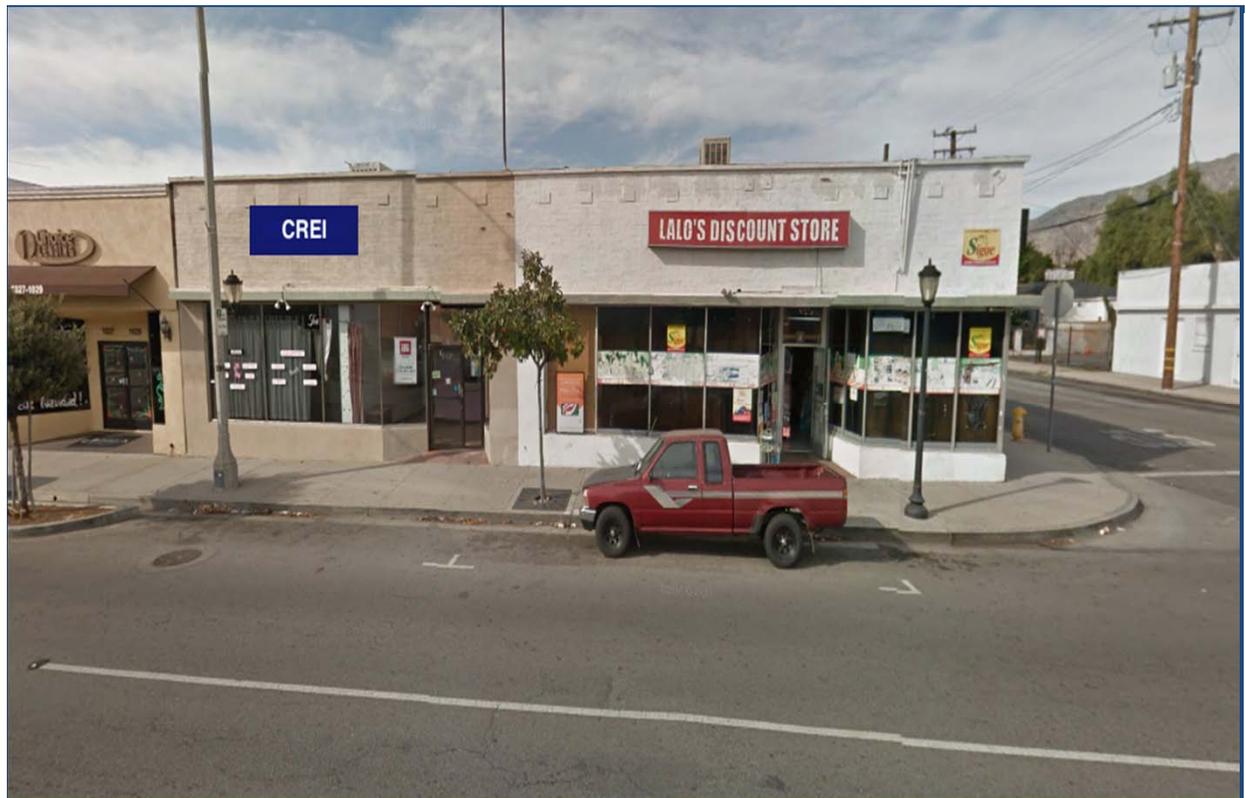
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PROPERTY PICTURES

Layout of Vacant Space



Property Picture



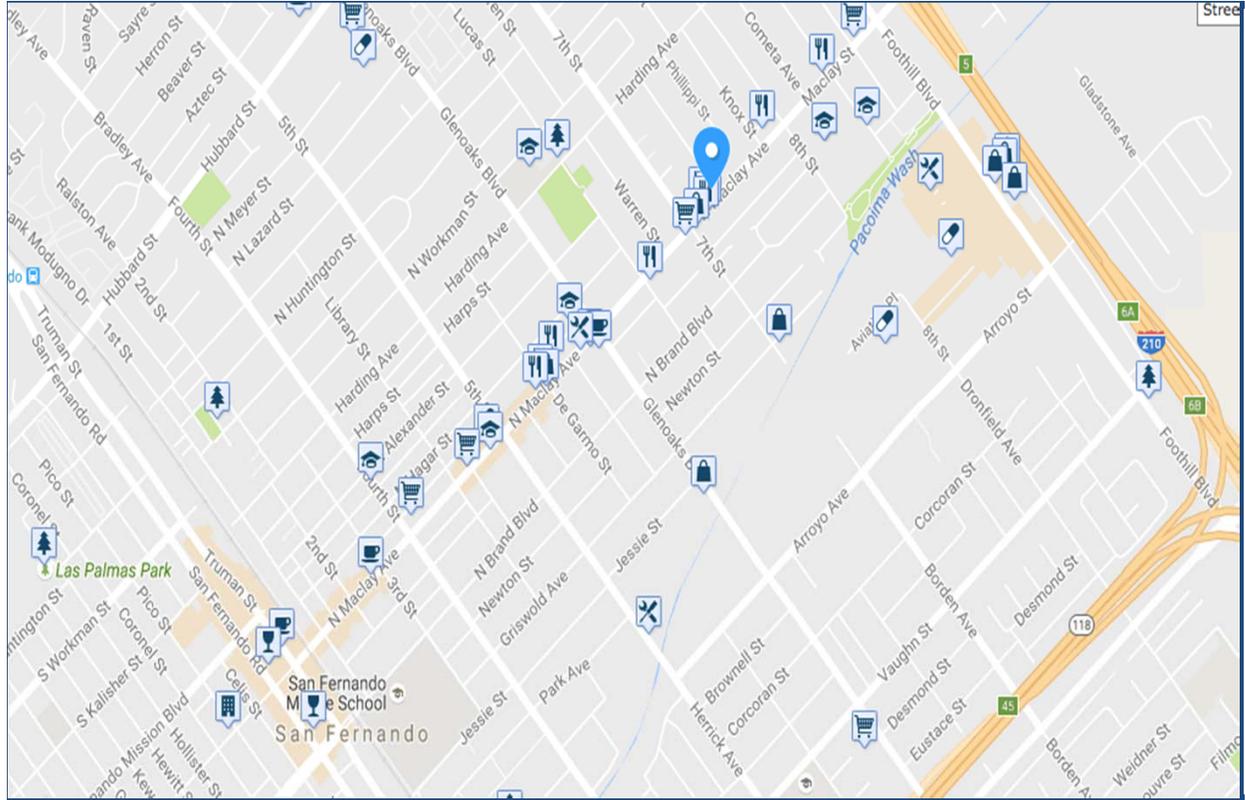


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WALK SCORE

Walk Score Picture



Walk Score Nearby Tenants

EL Kiosco Mexican Restaurant 1019 North Maclay Avenue	.02mi
La Cocina del Don 1024 N Maclay Ave	.03mi
La Playa 1161 North Maclay Avenue	.2mi
Foster's Freeze 904 North Maclay Avenue	.2mi
El Faro Taco 13261 Maclay Street	.3mi
Tortilleria La Talpense 715 North Maclay Avenue	.4mi
Rigo's Taco 671 North Maclay Avenue	.4mi
Heavenly Pancakes 665 North Maclay Avenue	.5mi

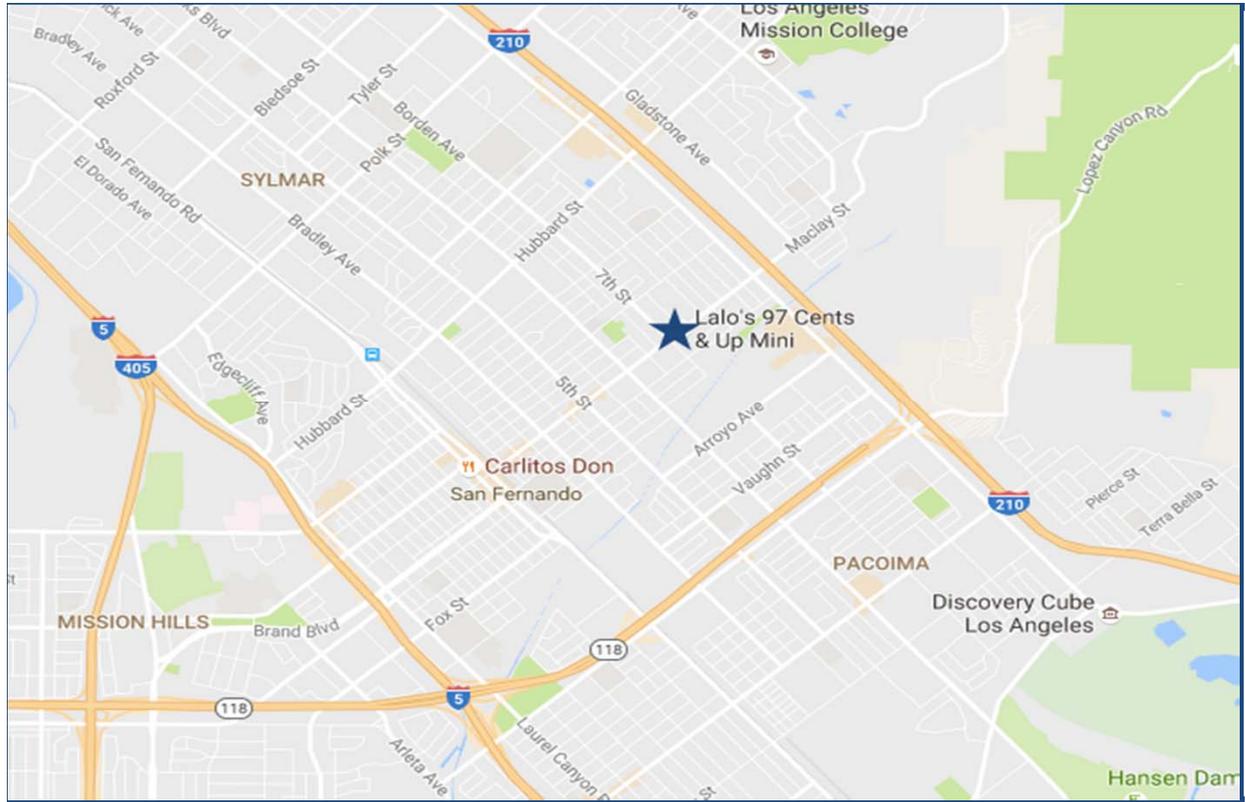


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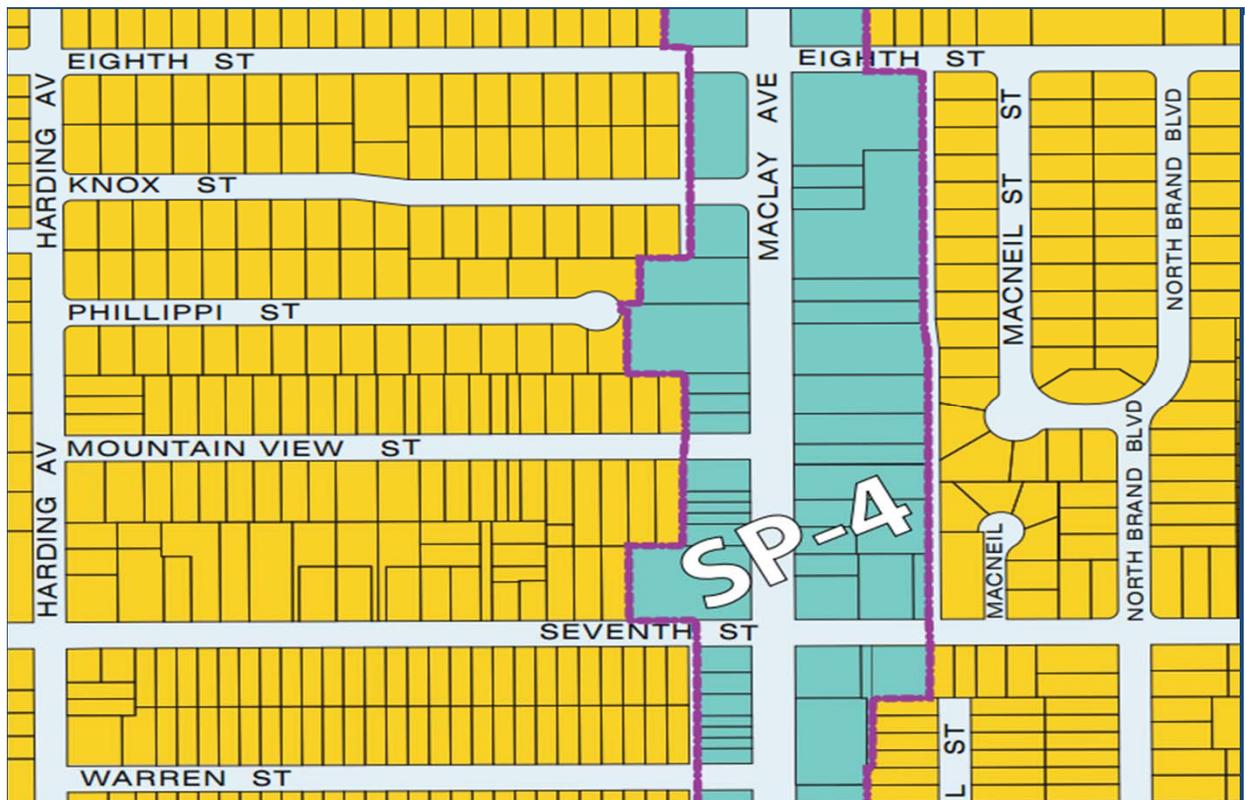
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PROPERTY PICTURES

Local Area Map



Zoning Picture





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SAN FERNANDO, 1035 MACLAY AVE

DEMOGRAPHICS

Population	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	33,547	191,544	358,322	33,841	196,058	363,043
Total Census 2010 Population	31,868	178,852	342,258	31,868	178,852	342,258
Population Change %	5.90%	4.40%	3.30%	6.60%	5.40%	3.60%
Population Density (People/SQ Mile)	11,309	10,598	10,199	11,325	10,709	10,255
Median Age	34	35	38	36	37	39
Total Males	16,955	96,548	180,668	17,031	98,392	182,167
Total Females	16,592	94,996	177,654	16,810	97,666	180,876

Population By Age Group	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
4 Years Old and Younger	2,564	14,079	24,839	2,425	13,748	24,022
5 - 9 Years Old	2,990	16,585	29,591	2,784	15,713	27,625
10 - 14 Years Old	3,044	17,202	30,871	2,946	16,791	29,832
15 - 19 Years Old	2,978	16,887	30,540	2,926	16,659	29,809
20 - 24 Years Old	2,820	15,889	28,901	2,791	15,993	28,813
25 - 29 Years Old	2,630	14,715	26,711	2,603	14,899	26,950
30 - 34 Years Old	2,448	13,790	25,167	2,343	13,558	24,696
35 - 39 Years Old	2,396	13,455	24,985	2,314	13,443	24,599
40 - 44 Years Old	2,359	13,225	25,321	2,290	13,108	24,379
45 - 49 Years Old	2,160	12,296	24,003	2,177	12,461	23,624
50 - 54 Years Old	1,816	10,572	20,949	1,967	11,505	22,224
55 - 59 Years Old	1,550	9,152	18,233	1,722	10,161	19,878
60 - 64 Years Old	1,102	6,714	13,383	1,306	7,842	15,479
65 - 69 Years Old	828	5,115	10,282	1,001	6,132	12,248
70 - 74 Years Old	617	3,922	7,934	742	4,643	9,376
75 - 79 Years Old	484	3,086	6,392	567	3,465	7,074
80 - 84 Years Old	352	2,243	4,751	413	2,604	5,383
85 Years Old and Older	409	2,617	5,469	524	3,333	7,032

Population By Ethnicity	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
White	26,002	131,479	247,194	25,774	131,235	244,254
Black	2,848	22,599	36,566	2,789	22,583	36,505
Native American	1,455	10,652	14,713	1,202	8,824	12,069
Asian	1,531	13,926	40,328	2,008	17,828	46,746
Pacific Islander	366	3,320	3,570	281	2,636	2,833
2 or More Races	1,345	9,568	15,951	1,787	12,952	20,636
Hispanic	27,774	151,157	247,195	28,351	156,904	254,674
White Non-Hispanic	3,520	21,430	59,917	3,436	20,907	57,605



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Housing	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Households	7,980	46,727	91,980	8,004	47,385	92,353
Total Census 2010 Households	7,558	43,098	88,119	7,558	43,098	88,119
Average Household Size	4	4	4 N/A	N/A	N/A	N/A
Total Housing Units	7,842	47,314	94,238	8,033	49,064	96,480
Owner	5,090	30,469	59,569	5,240	31,637	61,031
Renter	2,591	15,467	31,967	2,633	16,001	32,684
Vacant Housing Units	161	1,376	2,701	161	1,422	2,763

Income	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Under \$10,000	502	3,384	6,463	503	3,427	6,498
\$10,000 - \$14,999	427	2,440	5,011	422	2,474	5,045
\$15,000 - \$19,999	480	2,972	5,741	479	3,014	5,787
\$20,000 - \$24,999	514	3,060	5,754	510	3,110	5,793
\$25,000 - \$29,999	495	3,175	6,042	494	3,220	6,077
\$30,000 - \$34,999	468	2,701	5,693	468	2,751	5,720
\$35,000 - \$39,999	594	3,090	5,210	592	3,127	5,244
\$40,000 - \$44,999	448	2,967	5,513	443	2,996	5,527
\$45,000 - \$49,999	479	2,772	5,033	477	2,803	5,060
\$50,000 - \$59,999	865	4,464	8,216	879	4,526	8,243
\$60,000 - \$74,999	1,121	5,632	10,833	1,131	5,703	10,845
\$75,000 - \$99,999	799	4,996	10,411	809	5,081	10,441
\$100,000 - \$124,999	390	2,516	5,351	395	2,570	5,366
\$125,000 - \$149,999	132	975	2,644	133	1,005	2,662
\$150,000 - \$199,999	90	544	1,615	88	548	1,603
Over \$200,000	49	362	1,110	49	360	1,104
Median Household Income	\$44,926	\$44,700	\$49,083	\$44,803	\$44,803	\$49,192
Average Household Income	\$52,515	\$54,997	\$58,211	\$52,365	\$55,320	\$58,487
Per Capita Household Income	\$12,198	\$15,847	\$16,695	\$12,129	\$17,149	\$17,376



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DEMOGRAPHICS

Household Expenditures	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Average Annual Household	\$42,472	\$42,087	\$44,265	\$42,664	\$42,182	\$44,476
Food	\$5,495	\$5,432	\$5,664	\$5,443	\$5,384	\$5,636
Cereals & Bakery Products	\$411	\$403	\$414	\$405	\$398	\$409
Cereals & Cereal Products	\$145	\$145	\$150	\$145	\$144	\$150
Bakery Products	\$295	\$289	\$298	\$285	\$279	\$287
Meats, Poultry, Fish & Eggs	\$876	\$861	\$890	\$890	\$871	\$903
Dairy ProductseFMisc	\$349	\$345	\$357	\$354	\$350	\$365
Housing	\$13,881	\$13,749	\$14,381	\$13,997	\$13,841	\$14,519
Owned Dwellings	\$5,323	\$5,318	\$5,679	\$5,375	\$5,369	\$5,762
Mortgage Interest & Charges	\$2,720	\$2,718	\$2,914	\$2,589	\$2,568	\$2,753
Property Taxes	\$1,520	\$1,518	\$1,615	\$1,485	\$1,475	\$1,569
Rented Dwellings	\$2,398	\$2,324	\$2,292	\$2,324	\$2,246	\$2,214
Utilities, Fuels & Public Services	\$3,174	\$3,114	\$3,222	\$3,203	\$3,132	\$3,240
Natural Gas	\$472	\$464	\$480	\$453	\$444	\$459
Electricity	\$1,154	\$1,133	\$1,168	\$1,165	\$1,139	\$1,174
Fuel Oil or Other Fuels	\$122	\$119	\$122	\$123	\$119	\$123
Telephone Services	\$1,052	\$1,031	\$1,067	\$1,091	\$1,069	\$1,111
Water & Other Public Services	\$343	\$334	\$345	\$353	\$343	\$355
Household Operations	\$685	\$690	\$736	\$678	\$678	\$725
Personal Services	\$259	\$260	\$277	\$262	\$262	\$279
Other Household Expenses	\$472	\$469	\$498	\$478	\$477	\$510
Housekeeping Supplies	\$587	\$577	\$599	\$567	\$557	\$579
Household Furnishings & Equipment	\$1,454	\$1,450	\$1,540	\$1,399	\$1,385	\$1,469
Furniture	\$385	\$384	\$412	\$375	\$372	\$398
Floor Coverings	\$38	\$38	\$41	\$38	\$38	\$40
Major Appliances	\$214	\$211	\$222	\$212	\$210	\$221
Sm. Appliances & Misc Housewares	\$96	\$95	\$99	\$96	\$95	\$100
Apparel & Services	\$1,526	\$1,519	\$1,595	\$1,544	\$1,530	\$1,608
Transportation	\$7,830	\$7,699	\$8,102	\$8,019	\$7,852	\$8,278
Maintenance & Repairs	\$606	\$595	\$621	\$603	\$591	\$617
Vehicle Insurance	\$1,102	\$1,084	\$1,131	\$1,122	\$1,096	\$1,141
Public Transportation	\$376	\$379	\$407	\$374	\$374	\$403
Health Care	\$2,931	\$2,860	\$2,949	\$2,867	\$2,799	\$2,892
Entertainment	\$2,226	\$2,219	\$2,354	\$2,270	\$2,265	\$2,418
Tobacco & Smoking Related	\$278	\$272	\$276	\$288	\$280	\$285
Cash Contributions	\$1,372	\$1,372	\$1,461	\$1,364	\$1,362	\$1,454
Personal Insurance & Pensions	\$4,370	\$4,386	\$4,750	\$4,299	\$4,289	\$4,645
Life & Other Personal Insurance	\$347	\$346	\$368	\$351	\$348	\$371