

# EXECUTIVE SUMMARY



**MATTHEW FINLEY**

**KARL NIEHAUS**

(818) 305-4796

(310) 880-7900

MatthewFinley@CREI.biz

www.CREI.biz

01450751 - RE License

01984555 – RE License

## HIGHLIGHTS:

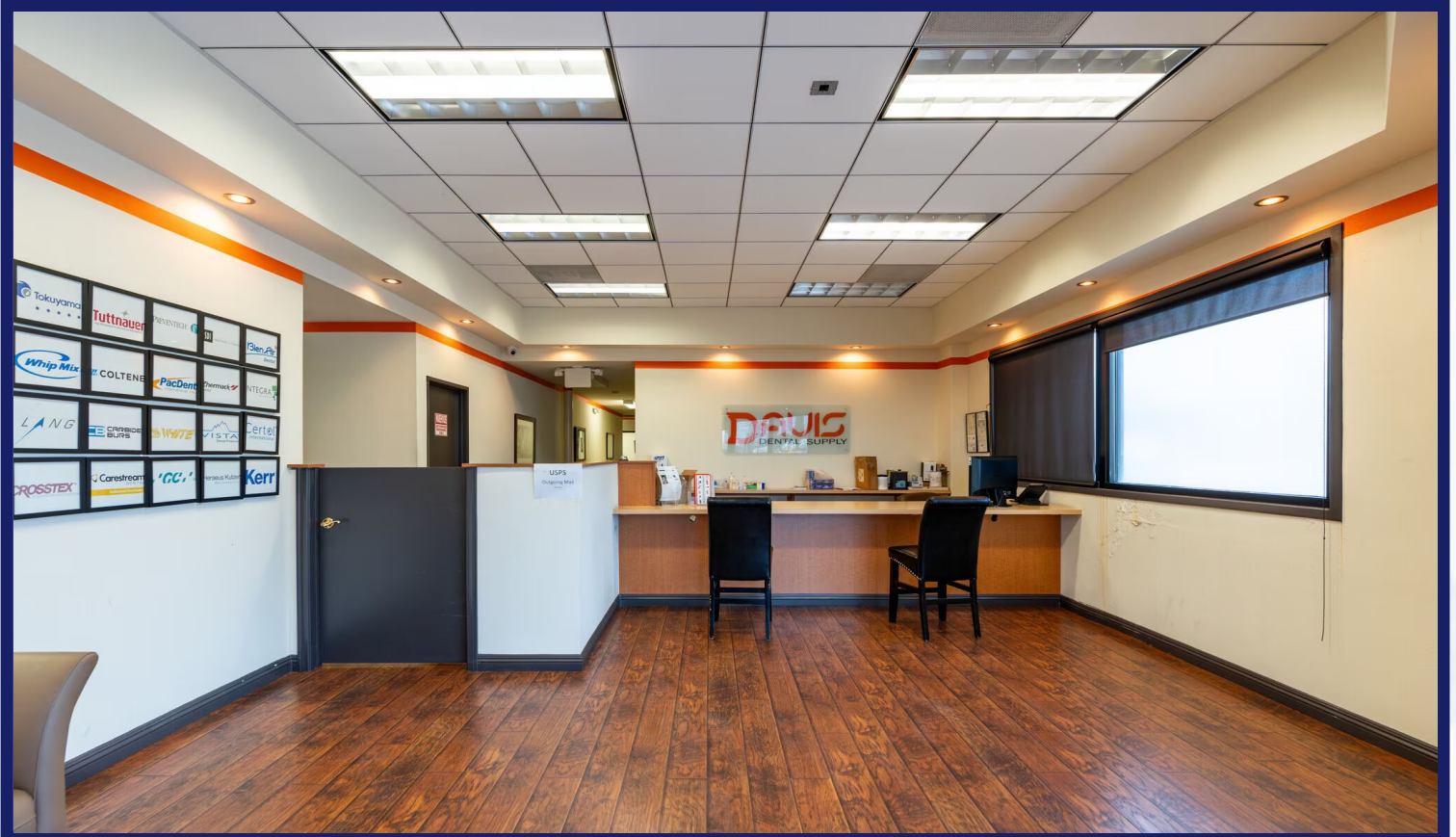
- 11,000 SF Flex Space with Easy Access to 5 Freeways (5, 405, 210, 118 & 14)
- 12 -15 Feet High Warehouse with Skylights
- One Roll-up Door, approx. 10.5 Feet High
- Large Windowed Office Space with Natural Light, Kitchenette and 3 Restrooms (2 ADA) & Conference Room
- Power: 200 Amp 3 Phase & 200 Amp Single Phase
- Covered & Gated Secure Loading Area or 10 Car Tandem Parking
- Easy Walking Access to all Amenities 82/100 Walk Score

**OFFERING SUMMARY:** 1825 1<sup>st</sup> St, San Fernando offers a tenant roughly 3,000 SF of high end office space with approximately 8,000 SF of warehouse space. The M-1 zoned property allows for light industrial use. The large windowed office space (see attached pictures) offers natural light, reception & waiting area, conference room, 2 private offices, kitchenette and large partitioned office. The warehouse has skylights, roughly 12-15 feet high ceilings with one roll-up door roughly 10.5 feet high from the back alley. The power in the warehouse is 200 Amp 3 phase as well as 200 Amp single phase.

**LEASE RATE: \$1.35/SF – 11,000 SF (Approx. 3,000 SF Office and 8,000 SF Warehouse)**



# PROPERTY PICTURES



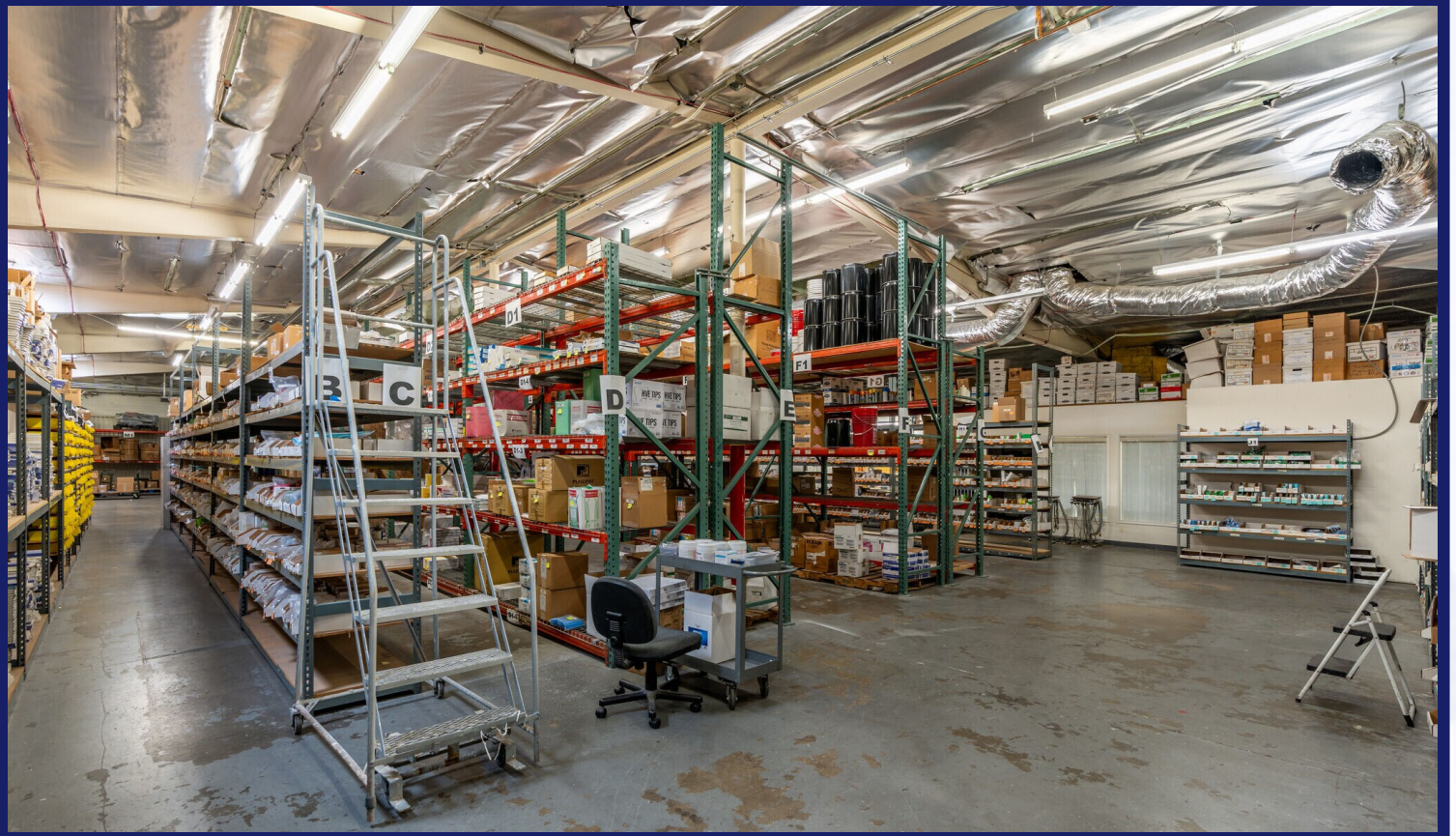


# PROPERTY PICTURES





# PROPERTY PICTURES

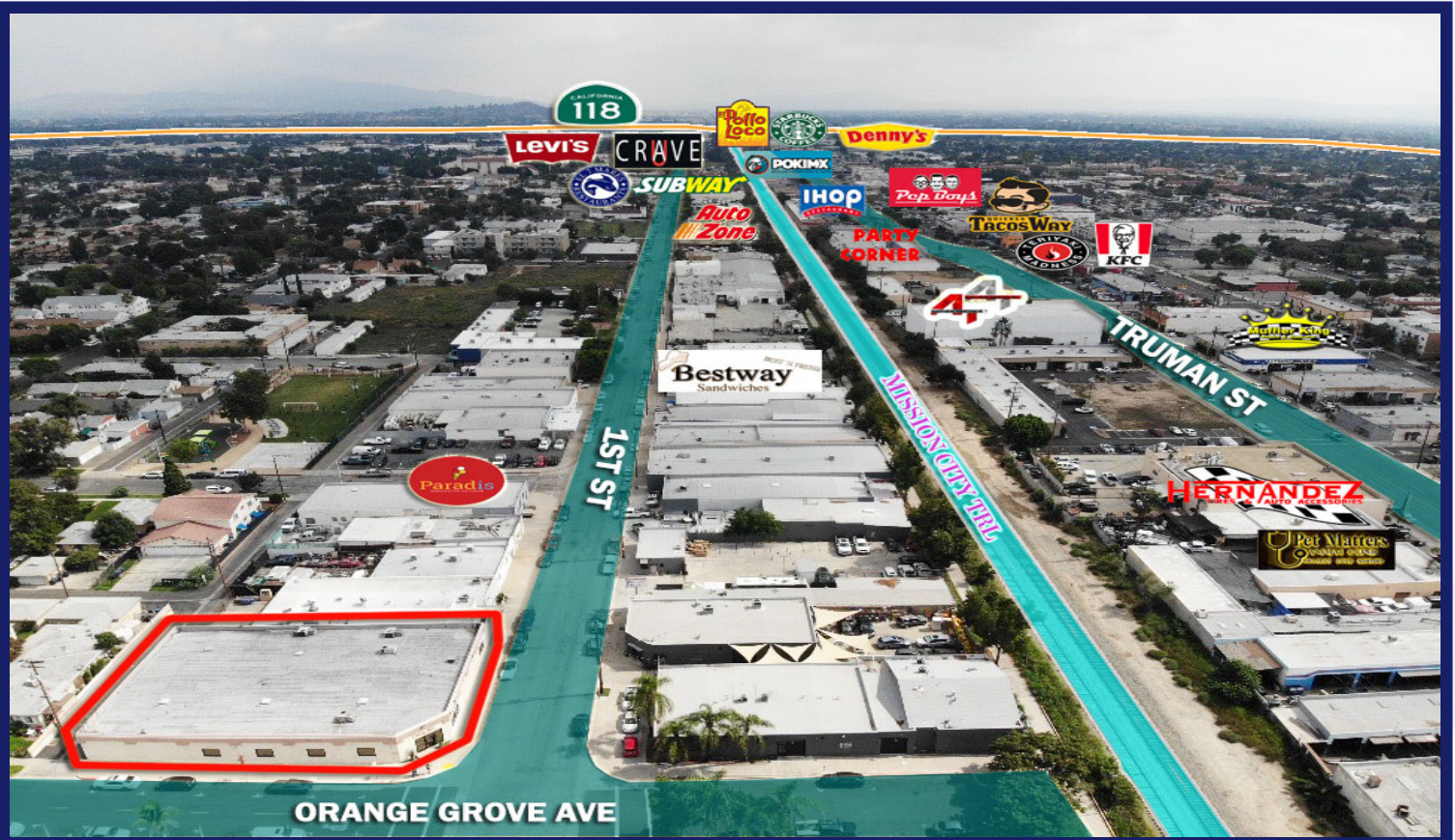




# PROPERTY PICTURES

# CREI

Commercial Real Estate Investments





# PROPERTY PICTURES

**CREI**

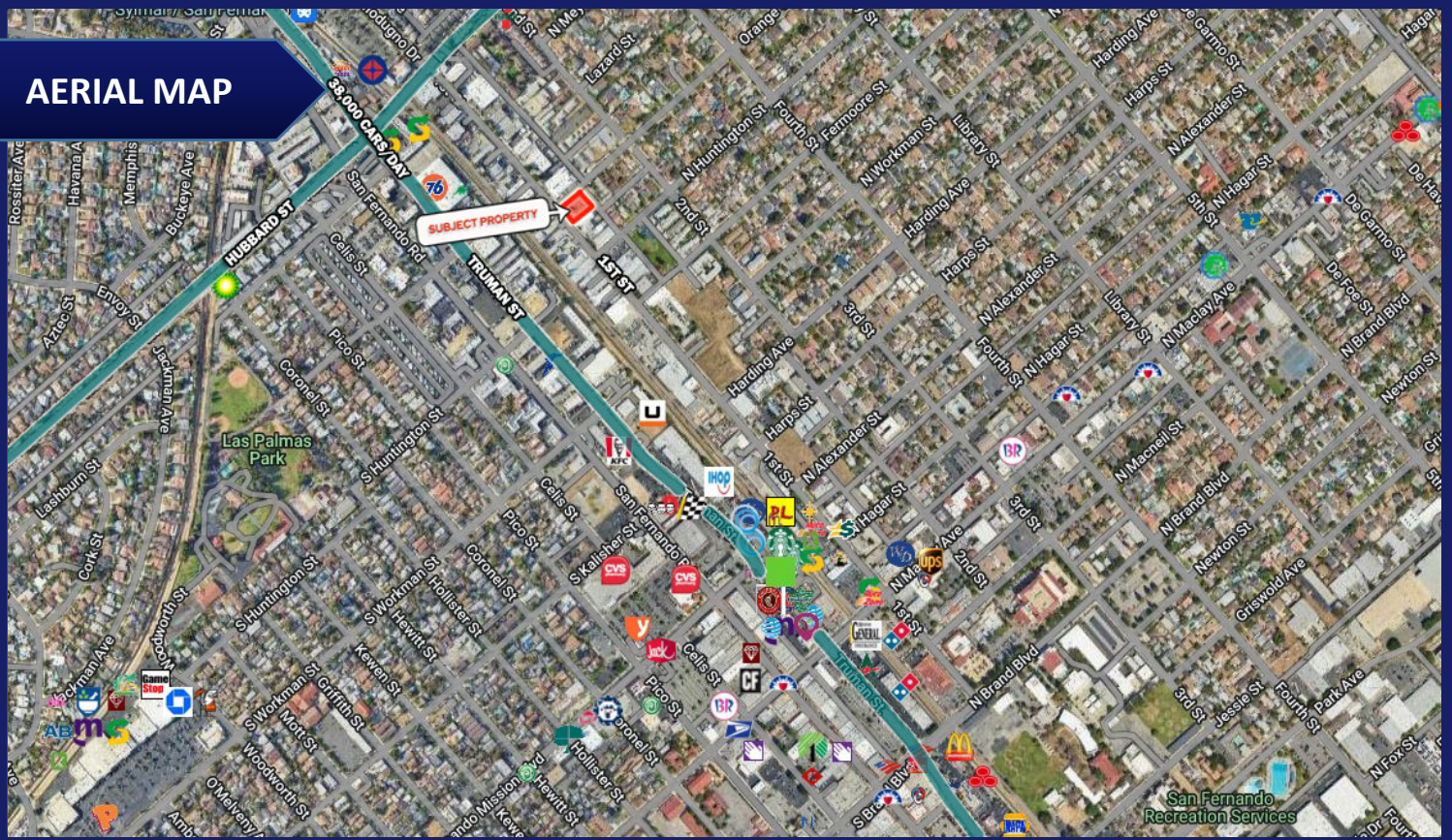
Commercial Real Estate Investments



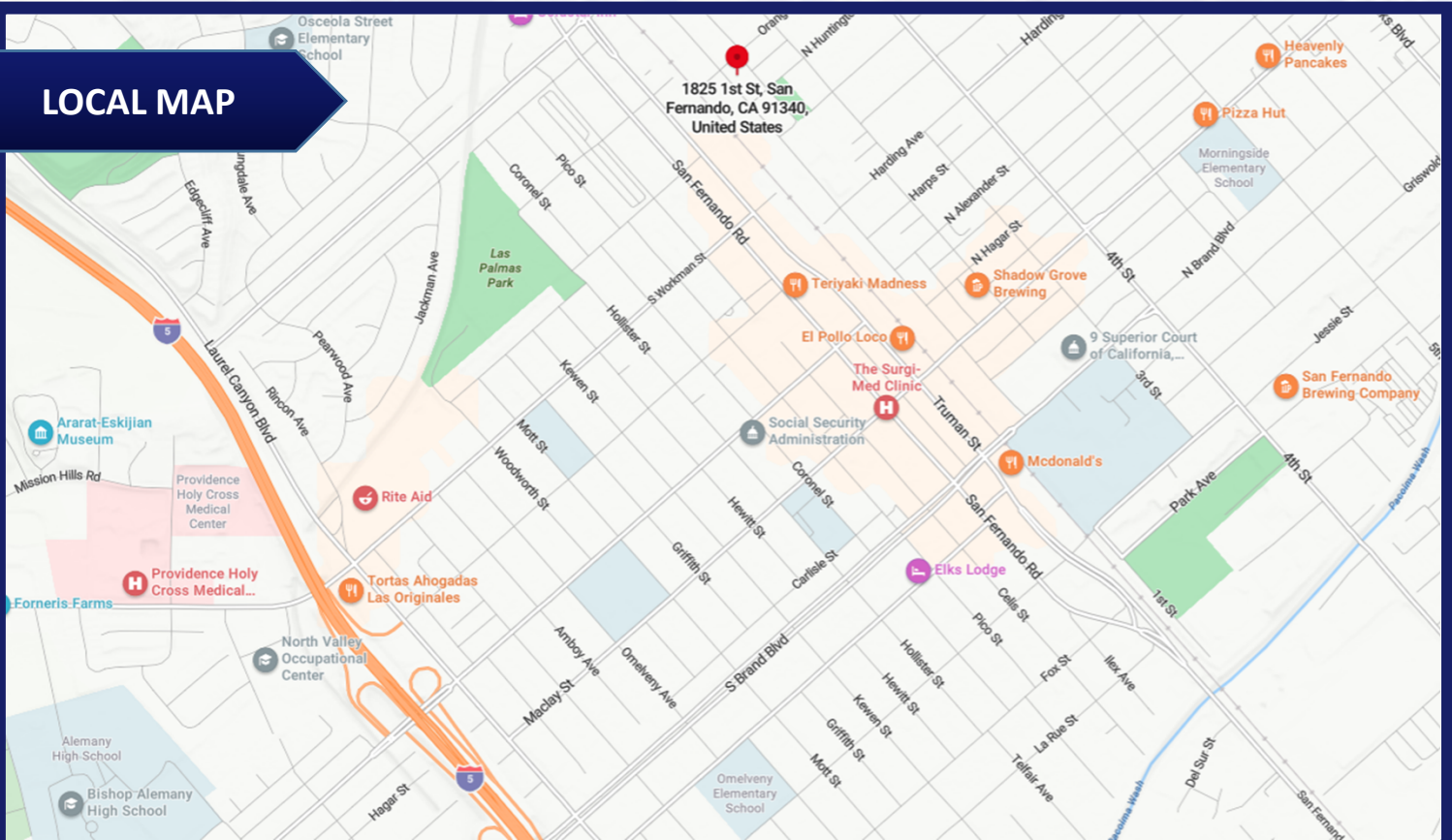


# PROPERTY PICTURES

## AERIAL MAP



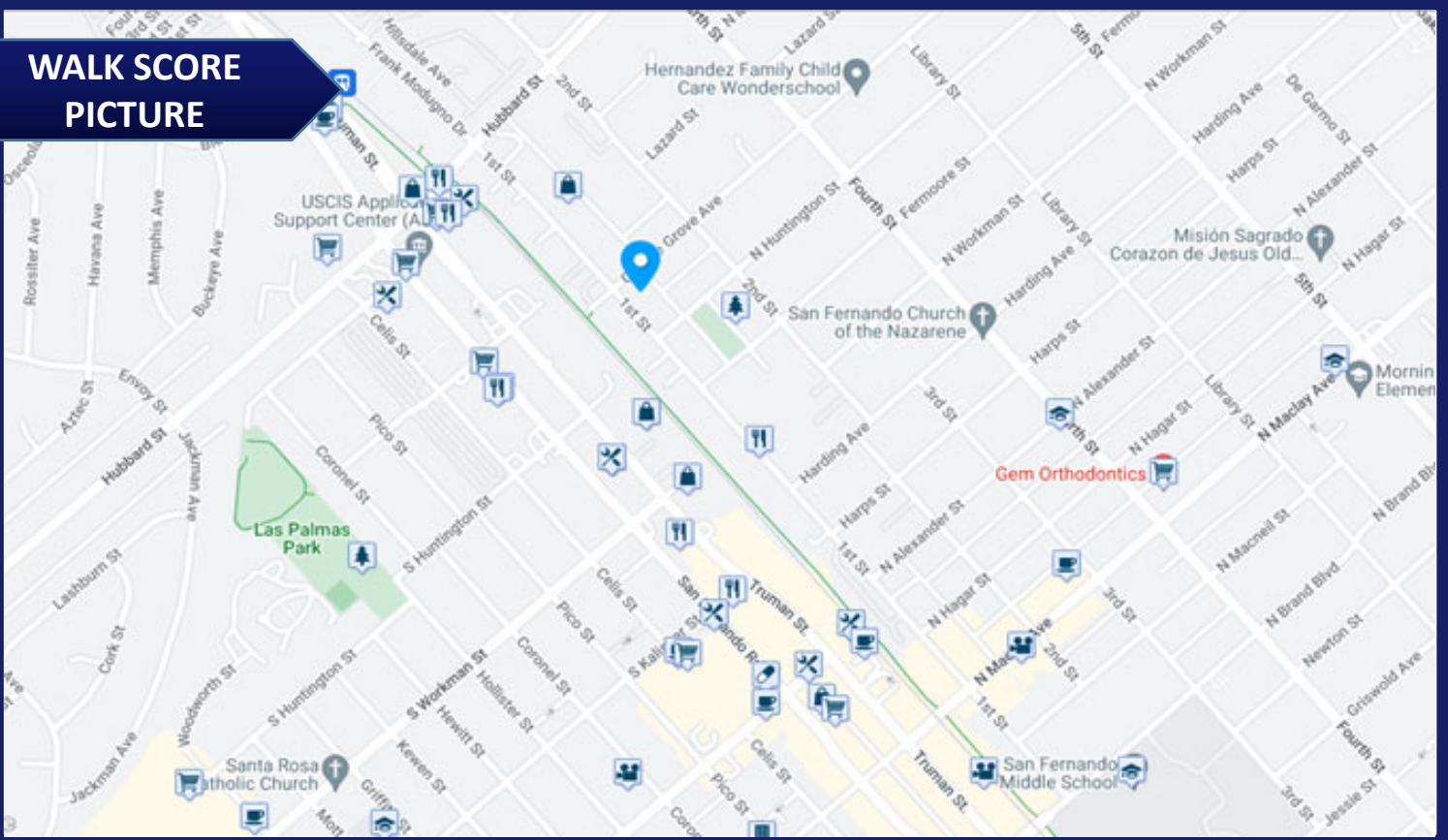
## LOCAL MAP





# PROPERTY PICTURES

## WALK SCORE PICTURE

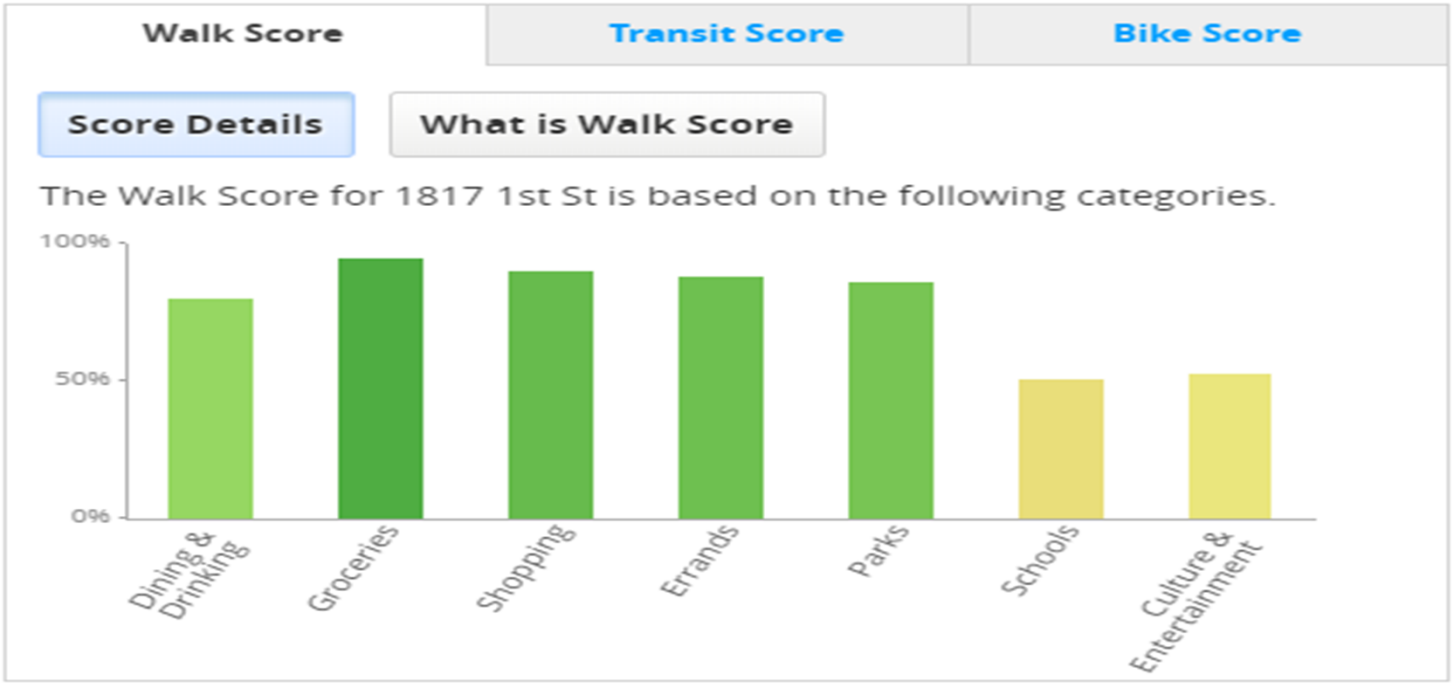


Walk Score  
**82**

Transit Score  
**56**

Bike Score  
**70**

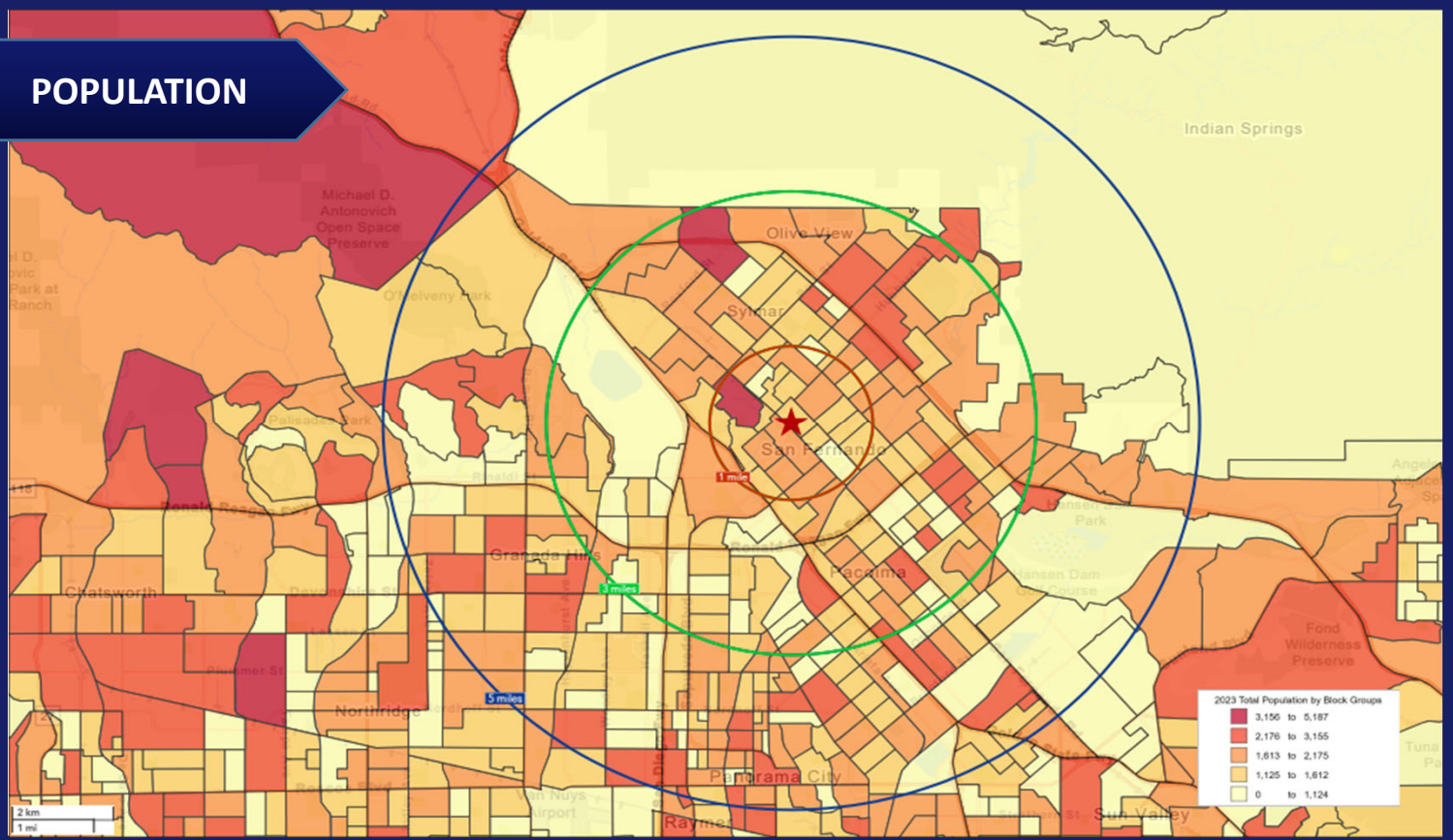
## WALK SCORE SUMMARY



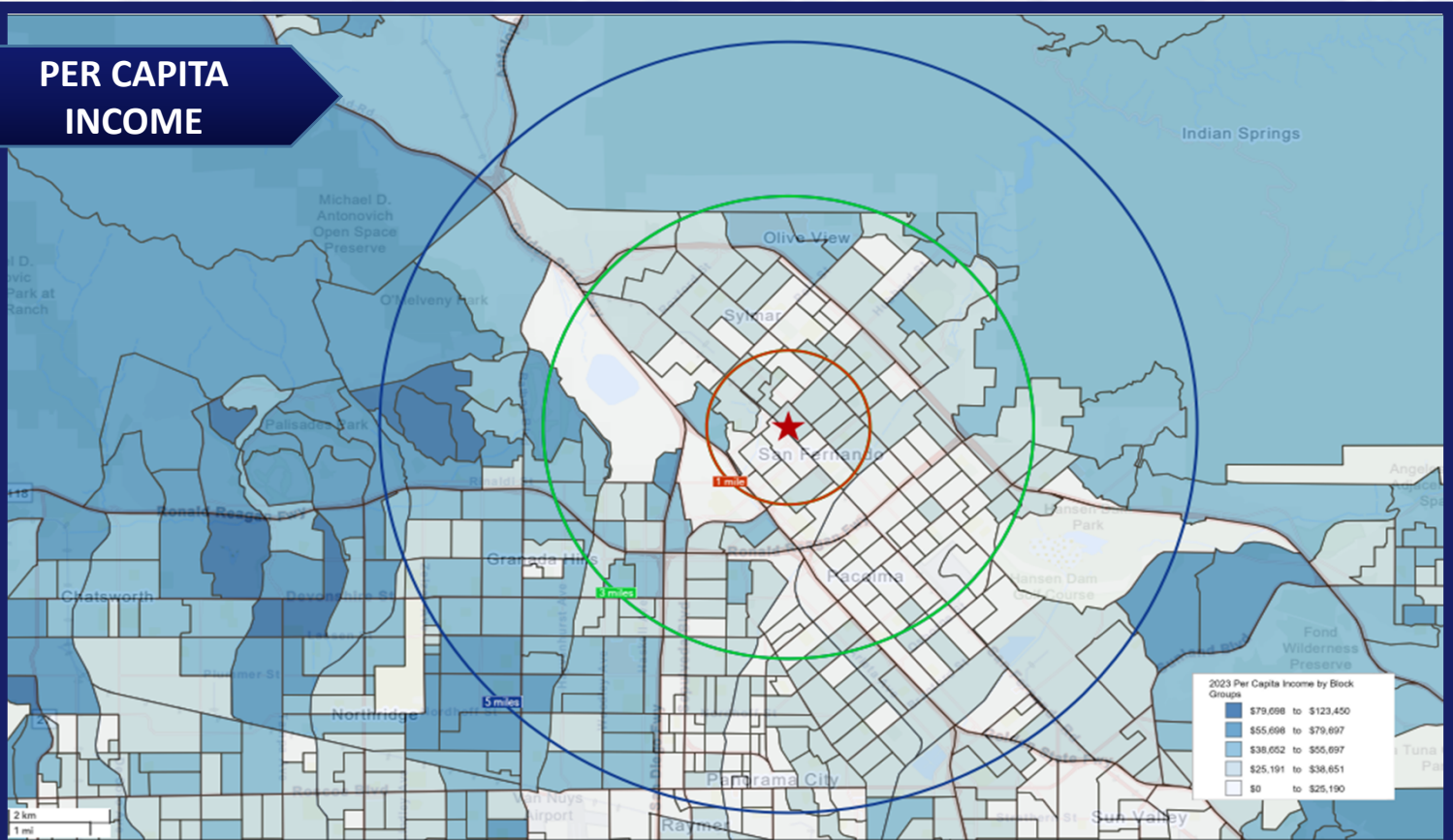


# DEMOGRAPHICS

## POPULATION



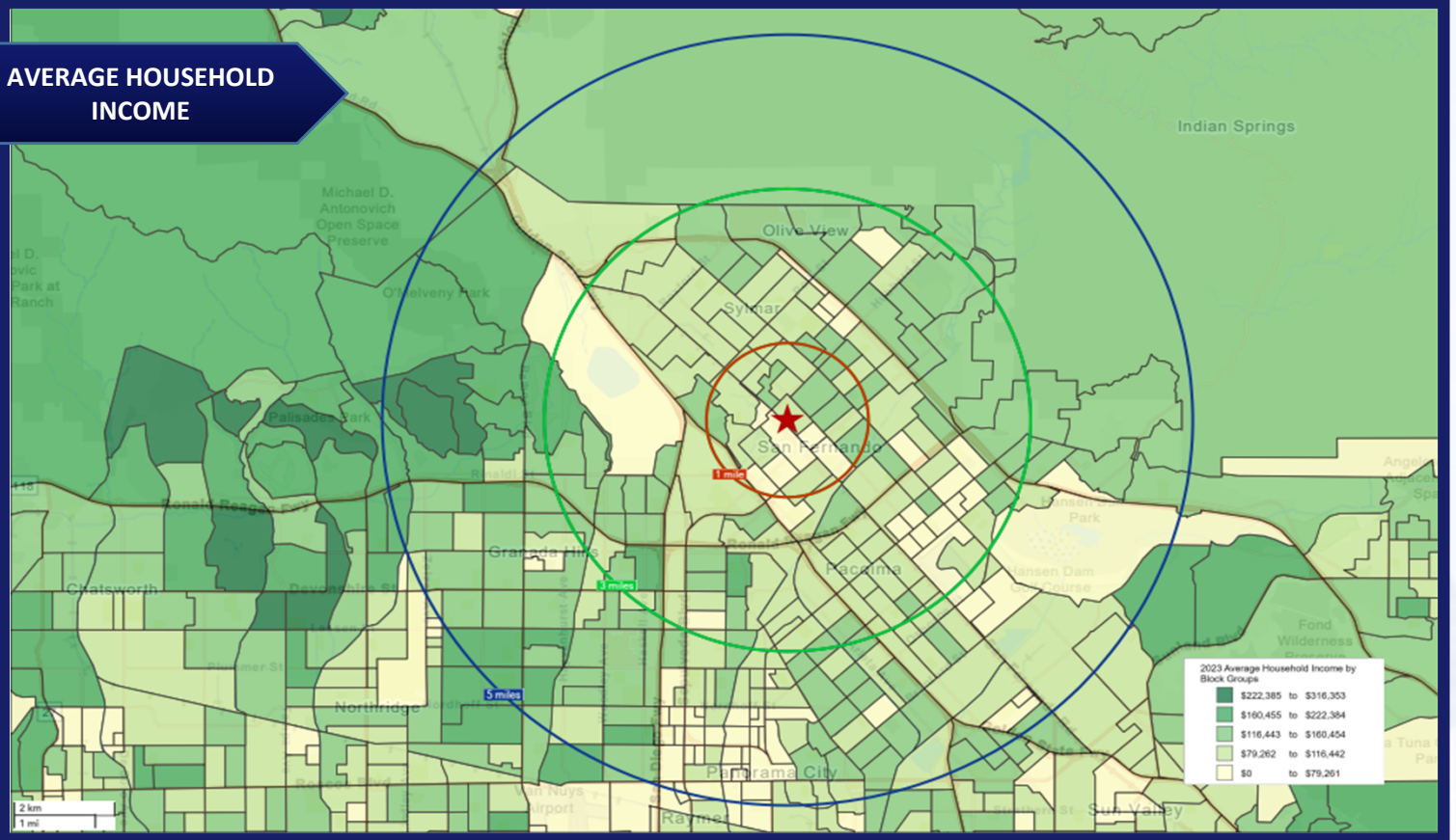
## PER CAPITA INCOME



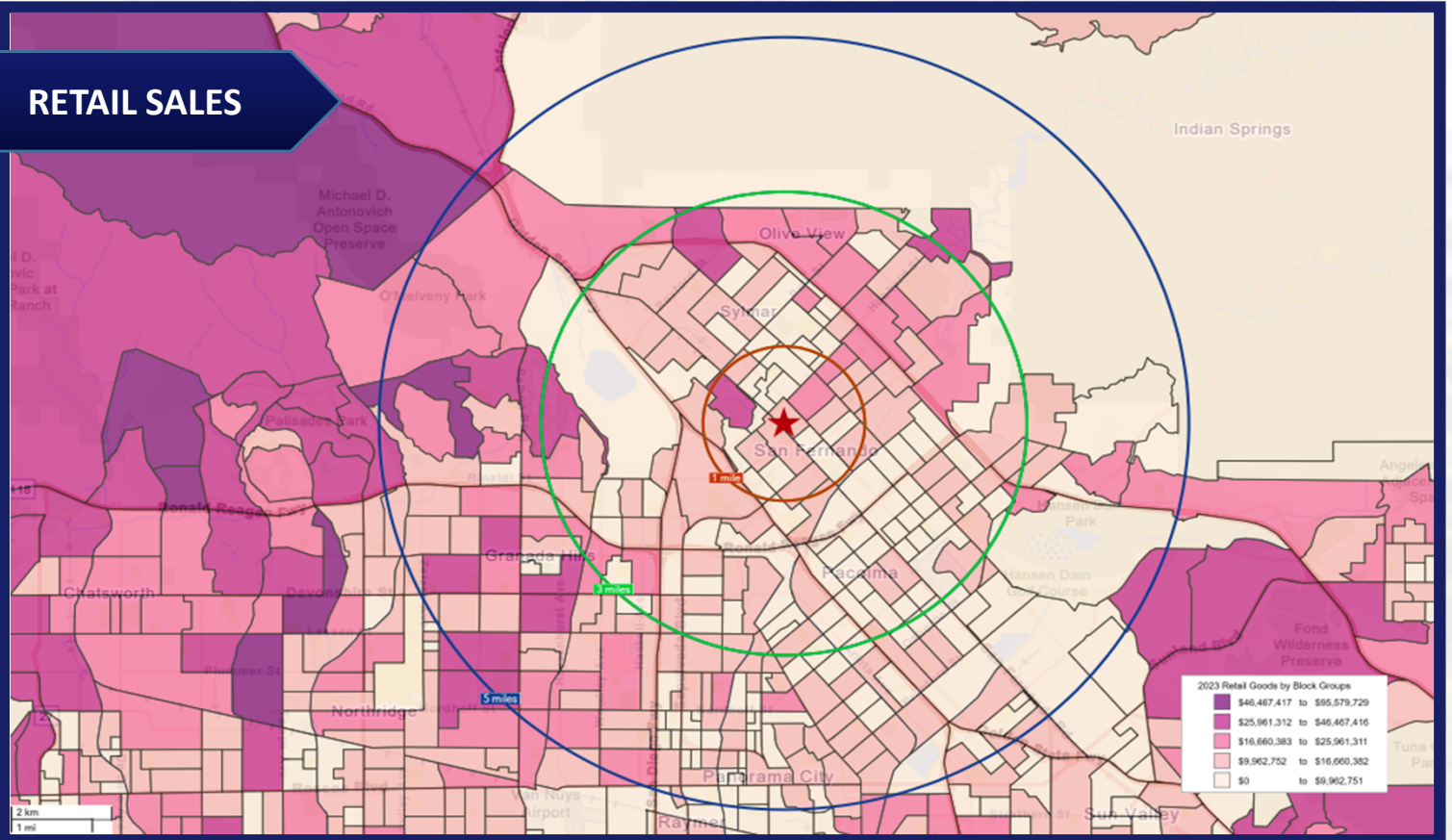


# DEMOGRAPHICS

## AVERAGE HOUSEHOLD INCOME



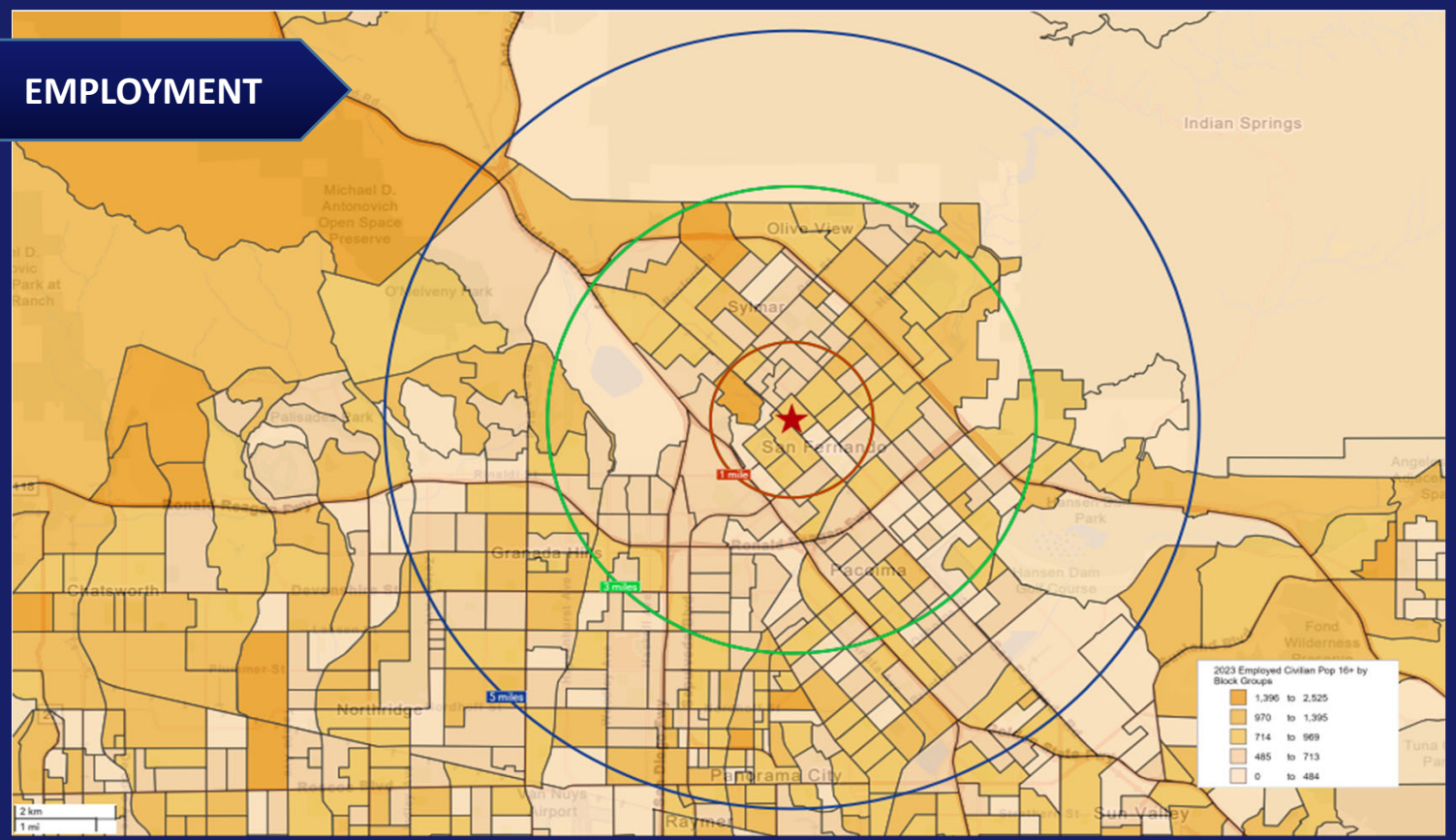
## RETAIL SALES





# DEMOGRAPHICS

## EMPLOYMENT



## CRIME INDEX

