



Commercial Real Estate Investments, Inc

SAN FERNANDO, 211 S MACLAY AVE

EXECUTIVE SUMMARY



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- **Excellent Frontage - Approx 180 SF**
- **Corner of Maclay - 27,500 Cars/Day**
- **Part of the San Fernando Mall - Excellent Foot Traffic**
- **Same Block as 101 Unit Apartment & Retail Development**
- **Includes Gated On Site Parking - Next to Free City Parking Lot**
- **Neighboring Tenants T-Mobile, Chipotle, Wingstop, US Post Office, Starbucks, Verizon, Denny's, El Super & Jack in the Box**

OFFERING SUMMARY: 211 S Maclay Ave offers excellent frontage and foot traffic on the signalized corner of Maclay/ Celis with 27,500 Cars per Day. Surrounded by National Tenants with heavy foot traffic. Large open space with 2 restrooms and shower.

DEMOGRAPHICS: The population within a 1 mile radius was estimated at over 32,000 as well as over 239,000 within a 3 mile radius, and this population is expected to grow at 4.97% annually. The average household income was estimated at approximately \$54,000 within a 3 mile radius.

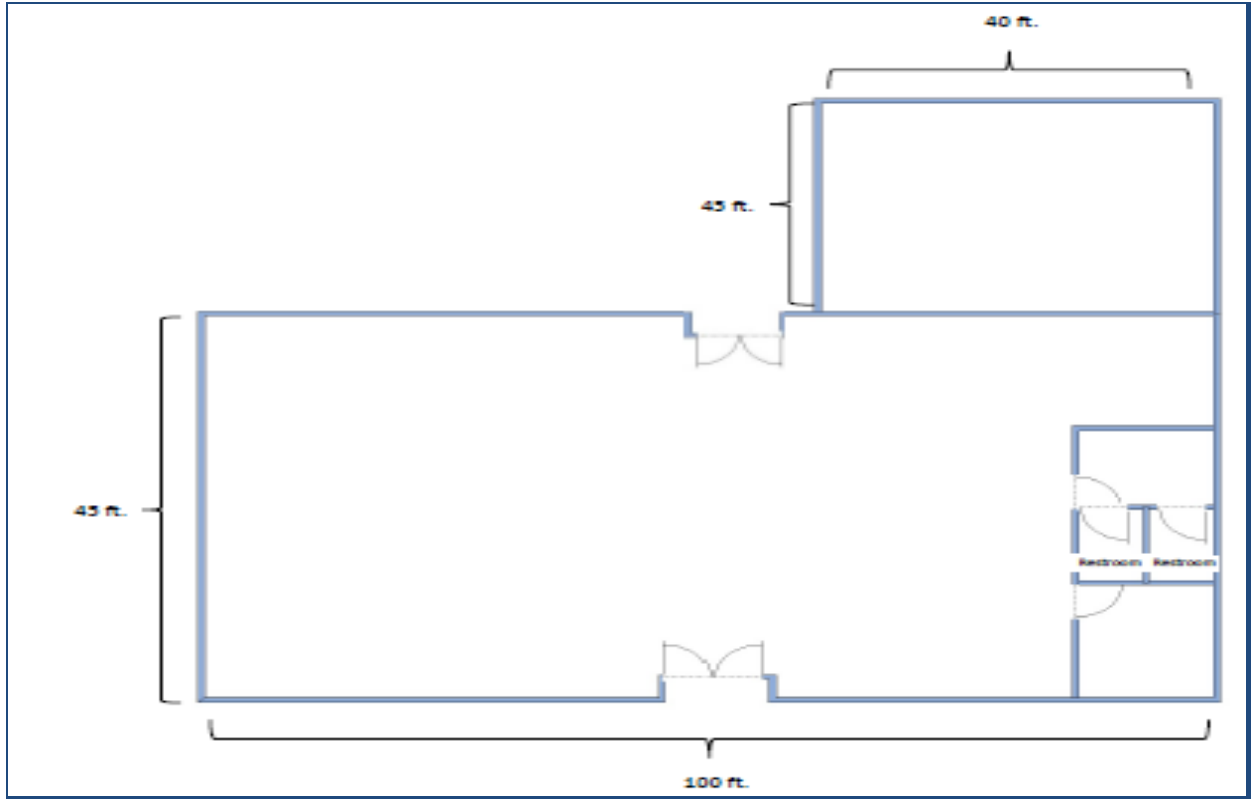
LEASE RATE: 7,500 SF space offered at \$8,025/mth (\$1.07/SF Gross). Contact listing broker for access.



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SAN FERNANDO, 211 S MACLAY AVE

PROPERTY PICTURES



Picture





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PROPERTY PICTURES

Property
Picture



Property
Picture





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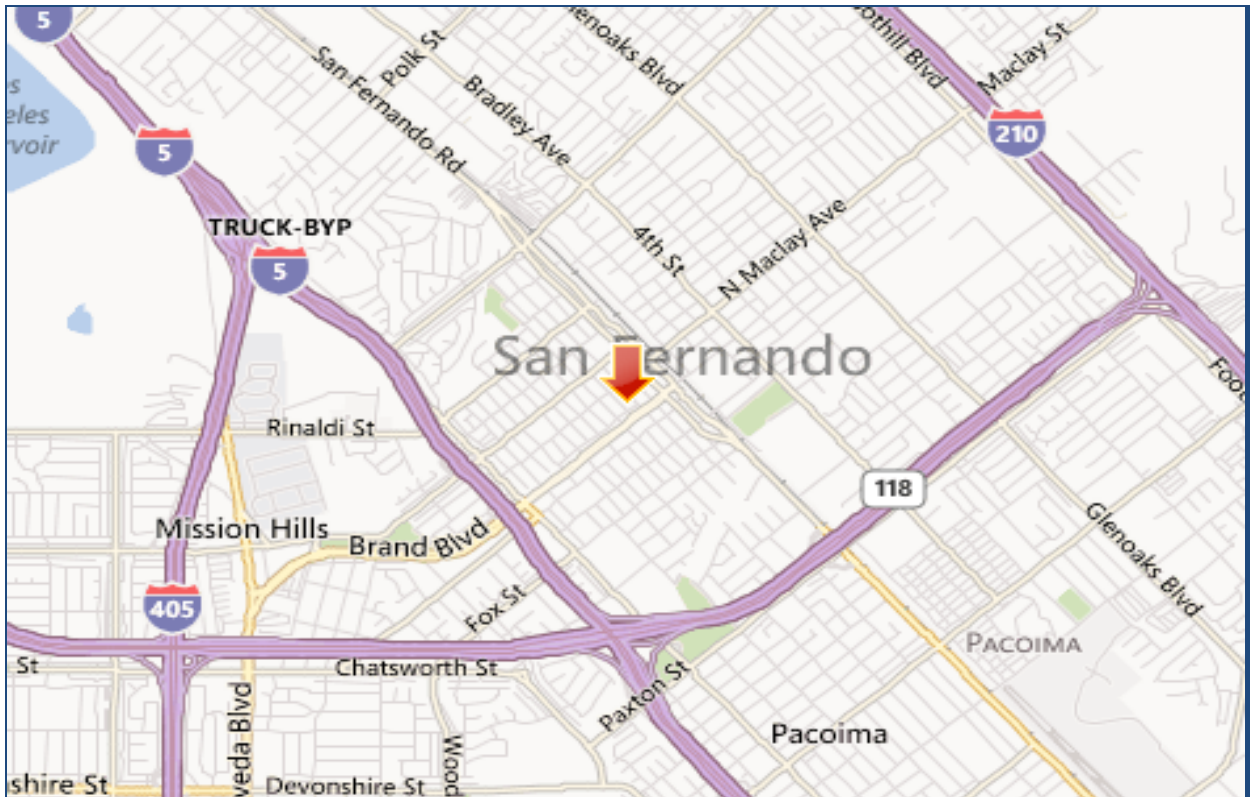
SAN FERNANDO, 211 S MACLAY AVE

PROPERTY PICTURES

Aerial Map



Local Area Map



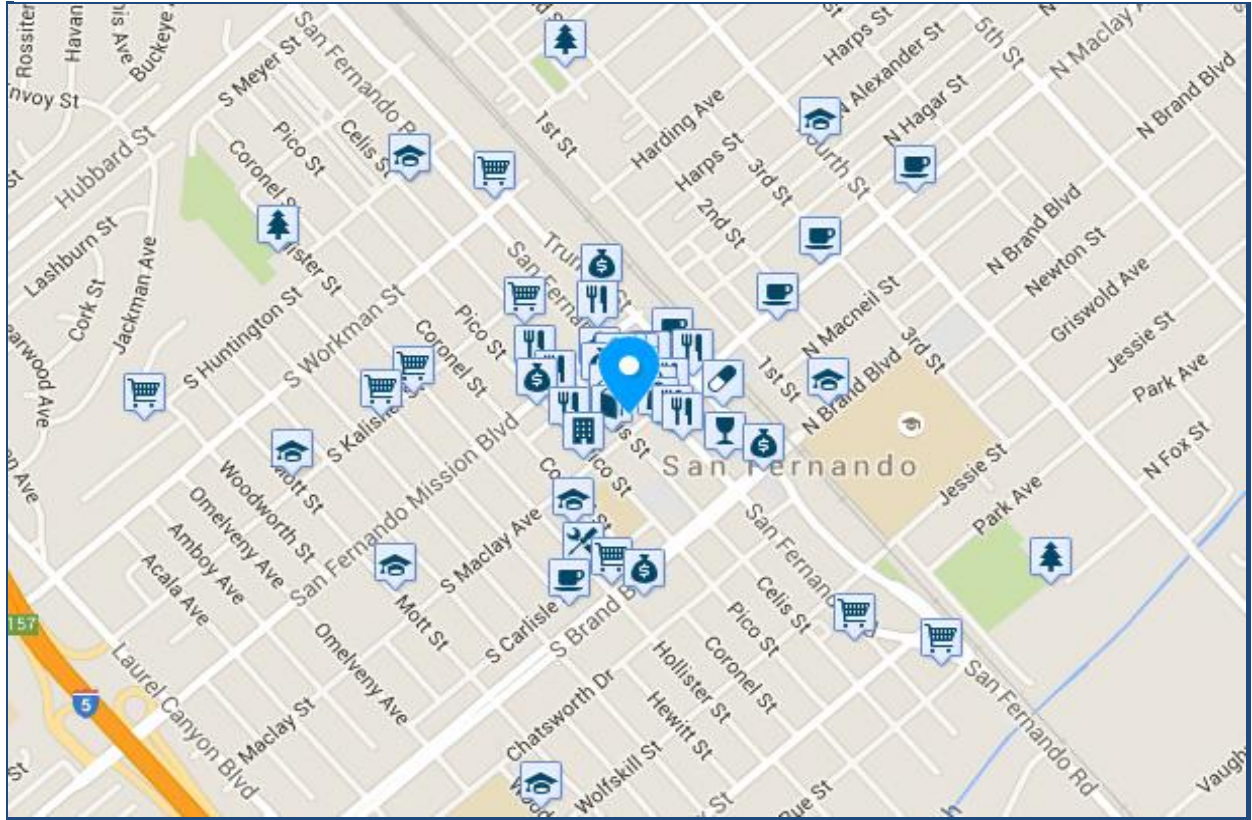


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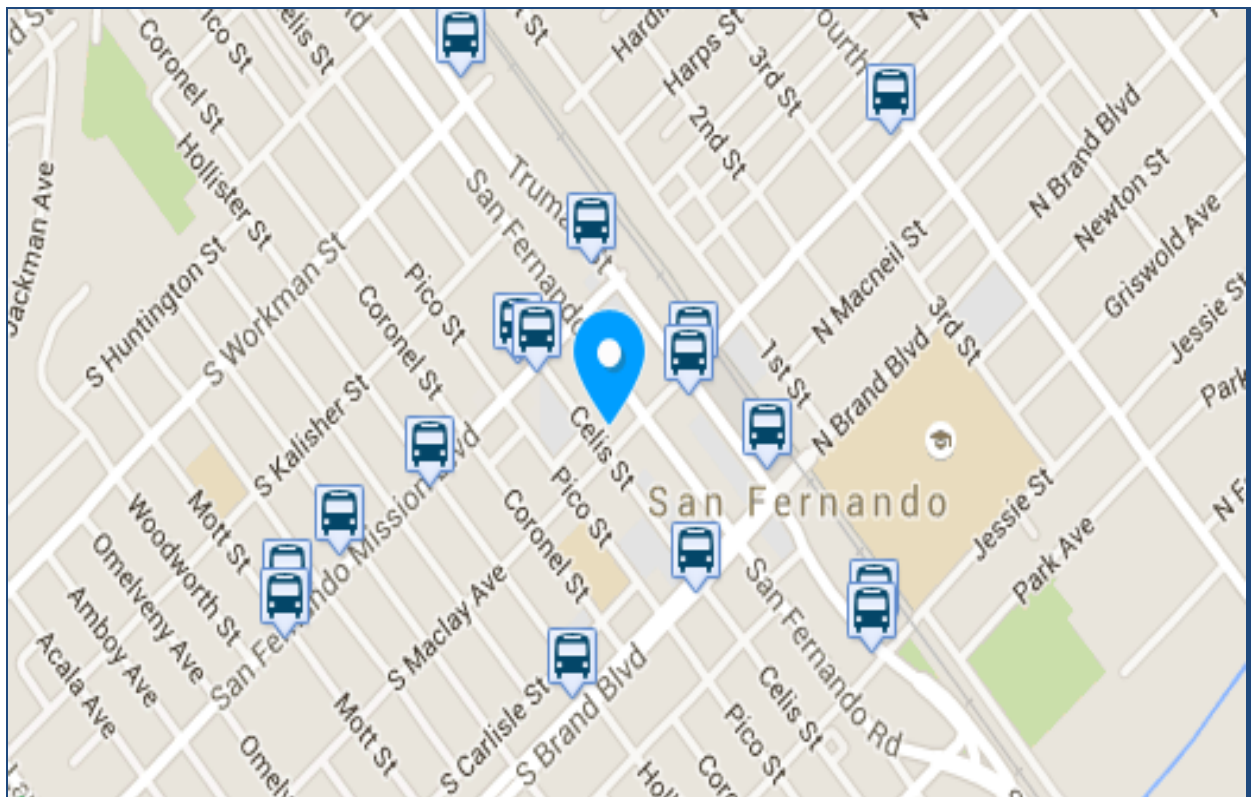
SAN FERNANDO, 211 S MACLAY AVE

WALK SCORE

Walk Score Picture



Walk Score Nearby Tenants



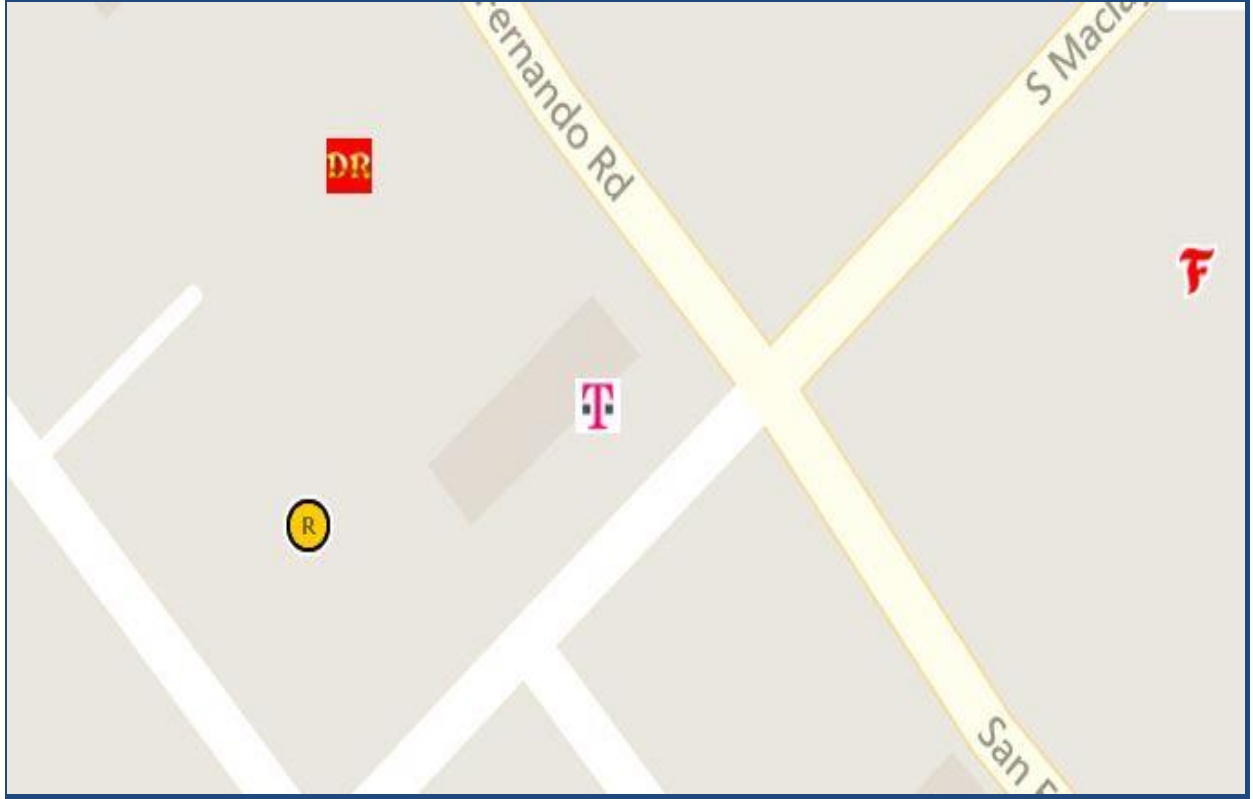


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PROPERTY PICTURES

Nearby
Tenants





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DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population:			
2020 Projection	32,338	236,779	472,399
2015 Estimate	31,571	232,200	460,948
2010 Census	31,317	234,665	456,234
Growth 2015-2020	2.43%	1.97%	2.48%
Growth 2010-2015	0.81%	-1.05%	1.03%
2015 Population Hispanic Origin	28,826	187,757	325,066
2015 Population by Race:			
White	28,760	198,774	376,258
Black	652	9,720	19,322
Am. Indian & Alaskan	755	4,698	8,195
Asian	825	13,891	45,753
Hawaiian & Pacific Island	76	533	1,066
Other	503	4,585	10,353
Households:			
2020 Projection	7,908	57,172	122,170
2015 Estimate	7,710	56,086	119,262
2010 Census	7,613	56,835	118,438
Growth 2015 - 2020	0	0	0
Growth 2010 - 2015	1.27%	-1.32%	0.70%
Owner Occupied	40.95%	35.34%	70.49%
Renter Occupied	3,615	20,744	48,776
2015 Avg Household Income	60,281	66,743	70,591
2015 Med Household Income	\$50,006	\$54,674	\$54,680
2015 Households by Household Inc:			
<\$25,000	\$1,688	\$11,621	\$26,065
\$25,000 - \$50,000	2,166	13,905	28,909
\$50,000 - \$75,000	1,658	11,919	22,044
\$75,000 - \$100,000	1,067	8,071	16,245
\$100,000 - \$125,000	557	4,561	10,165
\$125,000 - \$150,000	313	2,756	6,238
\$150,000 - \$200,000	142	2,157	5,961
\$200,000+	118	1,094	3,636
Income \$100,000 - \$149,999	1,209	10,108	3,636
Income \$150,000 - \$199,999	355	3,436	8,844
Income \$200,000+	471	4,409	10,945
Income \$500,000 or more	68	680	2,637



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DEMOGRAPHICS

Type	# Businesses			# Employees			# Emp/Bus		
	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
Radius									
Total Businesses	1,439	5,255	11,443	11,686	59,433	119,318	8	11	10
Retail	219	820	1,794	1,370	8,009	19,298	6	10	11
Wholesale	50	235	571	561	2,902	6,759	11	12	12
Hospitality & Food Service	76	322	706	830	3,833	8,426	11	12	12
Leasing	58	260	570	305	1,567	3,613	5	6	6
Finance & Insurance	120	417	794	463	2,098	3,850	4	5	5
Information	13	86	206	113	608	1,491	9	7	7
Services	87	324	758	478	2,107	3,951	5	7	5
Management of Companies	2	2	5	16	16	22	8	8	4
Assistance	270	776	1,892	1,801	8,637	21,442	7	11	11
Education Services	23	111	271	1,296	6,688	12,662	56	60	47
Sales	35	47	74	625	1,419	2,142	18	30	29
Recreation	17	69	161	187	815	1,540	11	12	10
Utilities	1	6	14	3	105	241	3	18	17
Management	50	255	526	411	2,166	4,867	8	8	9
Construction	100	489	1,025	1,009	6,711	9,889	10	14	10
Manufacturing	106	313	601	1,585	9,150	13,212	15	29	22
Agriculture, Mining, Fishing	0	3	12	0	12	63	0	4	5
Other Services	212	720	1,463	633	2,590	5,850	3	4	4
Legal Services	218	1,674	1,889	857	21,997	22,853	4	13	12
Education Services	128	575	1,003	1,858	9,881	18,467	15	17	18
Auto Services	67	812	1,806	177	4,666	7,668	3	6	4
Other Services	1,052	7,770	13,269	6,059	49,760	80,722	6	6	6
Agriculture/Mining	11	117	246	60	499	1,810	5	4	7
Construction	83	696	1,389	212	6,060	9,286	3	9	7
Manufacturing	65	1,550	2,713	644	11,277	35,880	10	7	13
Transp/Commun/Pub Util	175	1,086	1,761	1,363	9,929	22,925	8	9	13
Wholesale Trade	171	4,958	6,885	502	16,589	32,165	3	3	5
Government	34	460	597	2,083	29,470	34,547	61	64	58
Income \$35,000 - \$49,999	1,213	5,950	13,565						
Income \$50,000 - \$74,999	1,059	7,573	19,391						
Income \$75,000 - \$99,999	597	4,895	14,322						
Income \$100,000 - \$149,999	480	5,282	17,352						
Income \$150,000 - \$199,999	152	1,699	6,767						
Income \$200,000+	102	1,148	4,404						
Income \$500,000 or more	68	680	2,637						