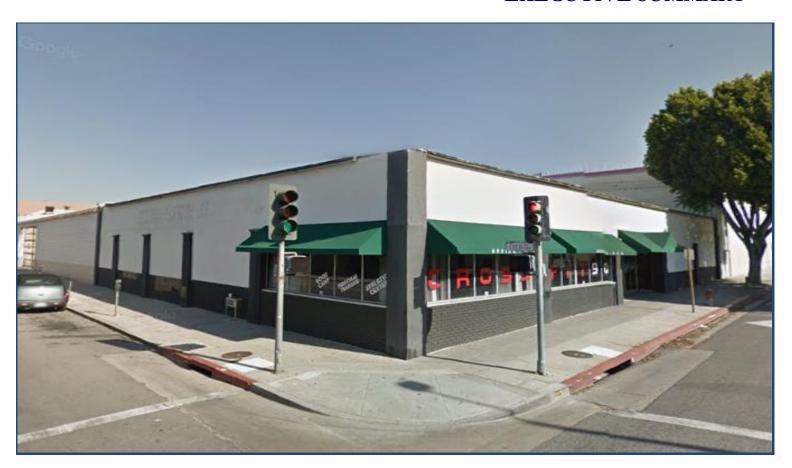




#### **EXECUTIVE SUMMARY**



# ALEX RODRIGUEZ HIGHLIGHTS: KARL NIEHAUS

(818) 464-5743 (310) 880-7900 AlexRodriguez@CREI.biz www.CREI.biz 01450751 - RE License 01803607 - RE License

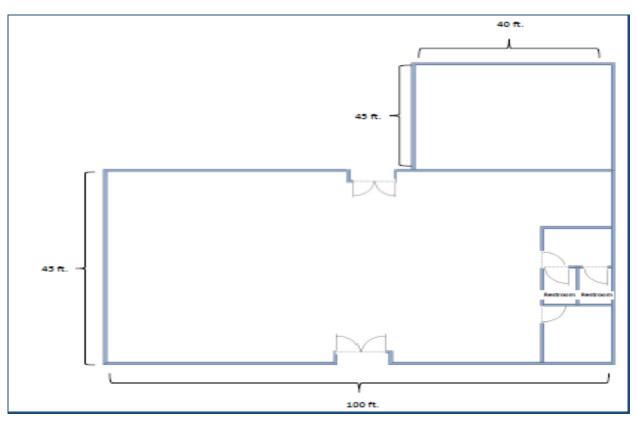
- Excellent Frontage Approx 180 SF
- Corner of Maclay 27,500 Cars/Day
- Part of the San Fernando Mall Excellent Foot Traffic
- Same Block as 101 Unit Apartment & Retail Development
- Includes Gated On Site Parking Next to Free City Parking Lot
- Neighboring Tenants T-Mobile, Chipotle, Wingstop, US Post 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.

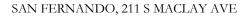
**LEASE RATE:** 7,500 SF space offered at \$8,025/mth (\$1.07/SF Gross). Contact listing broker for access.





### **Picture**







Property Picture



Property Picture

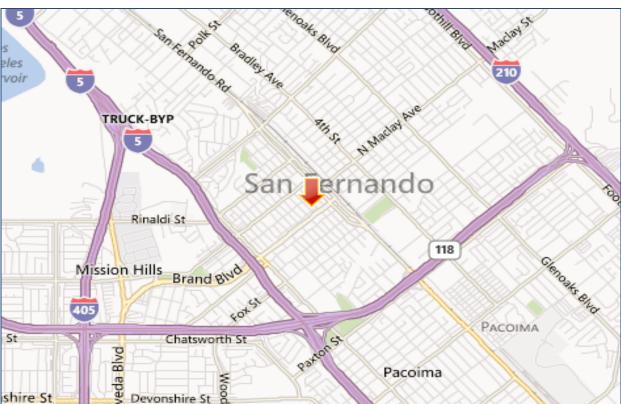




#### Aerial Map



Local Area Map



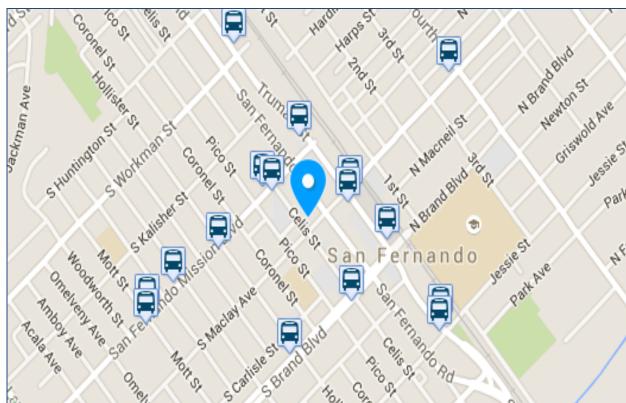


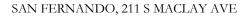
#### **WALK SCORE**

Walk Score Picture



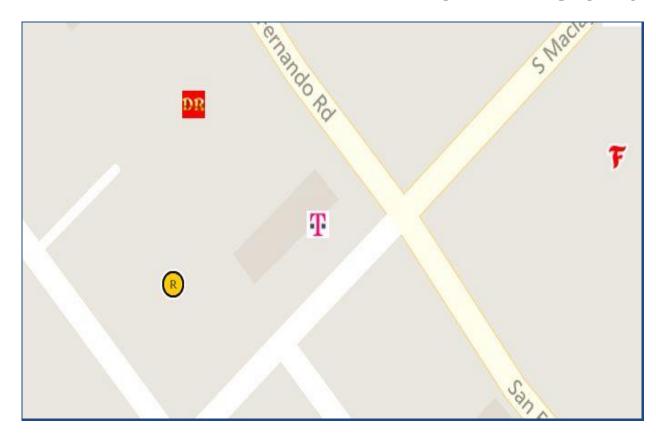
Walk Score Nearby Tenants







Nearby Tenants





## **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



## **DEMOGRAPHICS**

Wholesale Trade 171 4,958 6,885 502 16,589 32,165 3 3 5	Type	# 1	Business	es	#	Employe	es	# 1	Emp/B	us
Retail   219   820   1,794   1,370   8,009   19,298   6   10   11   11   10   12   12   12   14   14   15   15   14   15   12   12   14   15   15   14   15   15   15   15	Radius	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
Wholesale	Total Businesses	1,439	5,255	11,443	11,686	59,433	119,318	8	11	10
Hospitality & Food Service   76   322   706   830   3,833   8,426   11   12   12   12   12   12   12	Retail	219	820	1,794	1,370	8,009	19,298	6	10	11
Leasing   58   260   570   305   1,567   3,613   5   6   6	Wholesale	50	235	571	561	2,902	6,759	11	12	12
Finance & Insurance   120	Hospitality & Food Service	76	322	706	830	3,833	8,426	11	12	12
Information	Leasing	58	260	570	305	1,567	3,613	5	6	6
Services	Finance & Insurance	120	417	794	463	2,098	3,850	4	5	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	Information	13	86	206	113	608	1,491	9	7	7
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 1 6 14 3 105 241 3 18 17 Management 50 255 526 411 2,166 4,867 8 8 9 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 0 0 14 5 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Services	87	324	758	478	2,107	3,951	5	7	5
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   9,299   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 \$50,000 - \$74,999   1,059   7,573   19,391     Income \$50,000 - \$74,999   1,059   7,573   19,391     Income \$75,000 - \$99,999   597   4,895   14,322     Income \$150,000 - \$149,999   480   5,282   17,352     Income \$150,000 - \$149,999   480   5,282   17,352     Income \$200,000+   102   1,148   4,404	Management of Companies	2	2	5	16	16	22	8	8	4
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	Assistance	270	776	1,892	1,801	8,637	21,442	7	11	11
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         167         812         1,806         177	Education Services	23	111	271	1,296	6,688	12,662	56	60	47
Utilities	Sales	35	47	74	625	1,419	2,142	18	30	29
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	Recreation	17	69	161	187	815	1,540	11	12	10
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 <t< td=""><td>Utilities</td><td>1</td><td>6</td><td>14</td><td>3</td><td>105</td><td>241</td><td>3</td><td>18</td><td>17</td></t<>	Utilities	1	6	14	3	105	241	3	18	17
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 <td>Management</td> <td>50</td> <td>255</td> <td>526</td> <td>411</td> <td>2,166</td> <td>4,867</td> <td>8</td> <td>8</td> <td>9</td>	Management	50	255	526	411	2,166	4,867	8	8	9
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	Construction	100	489	1,025	1,009	6,711	9,889	10	14	10
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         <	Manufacturing	106	313	601	1,585	9,150	13,212	15	29	22
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	Agriculture, Mining, Fishing	0	3	12	0	12	63	0	4	5
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         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         4	Other Services	212	720	1,463	633	2,590	5,850	3	4	4
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 \$50,000 - \$74,999       1,059       7,573       19,391       1       1       1       1       1       1       1       1	Legal Services	218	1,674	1,889	857	21,997	22,853	4	13	12
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         1,059         7,573         19,391         939         939         93         93         93         93         93         93         93         93         93	Education Services	128	575	1,003	1,858	9,881	18,467	15	17	18
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         1,059         7,573         19,391         939         939         939         94	Auto Services	67	812	1,806	177	4,666	7,668	3	6	4
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         3         3         5           Income \$75,000 - \$74,999         1,059         7,573         19,391         34,322 <td< td=""><td>Other Services</td><td>1,052</td><td>7,770</td><td>13,269</td><td>6,059</td><td>49,760</td><td>80,722</td><td>6</td><td>6</td><td>6</td></td<>	Other Services	1,052	7,770	13,269	6,059	49,760	80,722	6	6	6
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         3         3         5           Income \$50,000 - \$74,999         1,059         7,573         19,391         34,322	<u> </u>	11	117	246	60	499	1,810	5	4	7
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       3       3       5         Income \$50,000 - \$74,999       1,059       7,573       19,391       3       3       5         Income \$75,000 - \$99,999       597       4,895       14,322       3       3       5         Income \$100,000 - \$149,999       480       5,282       17,352       3       3       5         Income \$200,000 - \$199,999       152       1,699       6,767       3       3       3       5         Income \$200,000 +       102       1,148       4,404       4,404       4,404       4,404	Construction	83	696	1,389	212	6,060	9,286	3	9	7
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       3       3       5         Income \$50,000 - \$74,999       1,059       7,573       19,391       3       3       3       5         Income \$75,000 - \$99,999       597       4,895       14,322       3       3       3       3       5         Income \$100,000 - \$149,999       480       5,282       17,352       3       3       3       5       3       3       3       5       5       8       3       3       5       6       6       4       58       5       8       3       3       5       6       6       6       6       6       58       5       3       3       3       5       6       6       6       6       6       6       6       6       6       7       6       7       6       7       6       7       6       7       6       7	Manufacturing	65	1,550	2,713	644	11,277	35,880	10	7	13
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	Transp/Commun/Pub Util	175	1,086	1,761	1,363	9,929	22,925	8	9	13
Income \$35,000 - \$49,999	Wholesale Trade	171	4,958	6,885	502	16,589	32,165	3	3	5
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		34	460	597	2,083	29,470	34,547	61	64	58
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		1,213	5,950	13,565						
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	" , " ,	1,059	7,573	19,391						
Income \$150,000 - \$199,999		597	4,895							
Income \$200,000+ 102 1,148 4,404		480	5,282	17,352						
		152	1,699	6,767						
Income \$500,000 or more 68 680 2,637		102	1,148	4,404						
	Income \$500,000 or more	68	680	2,637						