



Commercial Real Estate Investments

SAN FERNANDO, 220 S. BRAND BLVD

EXECUTIVE SUMMARY



ALEX RODRIGUEZ KARL NIEHAUS

(818) 464-5743

(310) 880-7900

AlexRodriguez@CREI.biz

www.CREI.biz

01803607 - RE License

01450751 - RE License

HIGHLIGHTS:

- **±2,500 SF - 2nd Floor Office Space (Layout Attached)**
- **Abundant Parking - Next to Free Public Parking Lot**
- **Signalized Corner of Brand & Celis 19,903 Cars Per Day**
- **2 Separate Entrances & 2 HVAC Units**
- **Signage on Building Available**
- **2 Windowed Corner Private Offices**
- **Brand New Kitchenette Added**

OFFERING SUMMARY: 220 S. Brand offers a business owner the opportunity to take over an office space formally used by a training school and computer company. The building offers excellent exposure on the major commercial corridor in the area with very high traffic. With easy access to 4 freeways (118, 405, 210 & 5) the location is an easy destination for clients in the area.

DEMOGRAPHICS: The population within a 1 mile radius was estimated at over 27,721 as well as over 217,462 within a 3 mile radius, and this population is expected to grow at 3.57% annually. The average household income was estimated at approximately \$58,692 within a 3 mile radius in.

LEASE RATE: ±2,500 SF space offered at \$1.10/SF Modified Gross.



Commercial Real Estate Investments

SAN FERNANDO, 220 S. BRAND BLVD

PROPERTY PICTURES

Property
Picture



Property
Picture





Commercial Real Estate Investments

SAN FERNANDO, 220 S. BRAND BLVD

PROPERTY PICTURES

Interior



Interior





Commercial Real Estate Investments

SAN FERNANDO, 220 S. BRAND BLVD

PROPERTY PICTURES

Interior



Interior



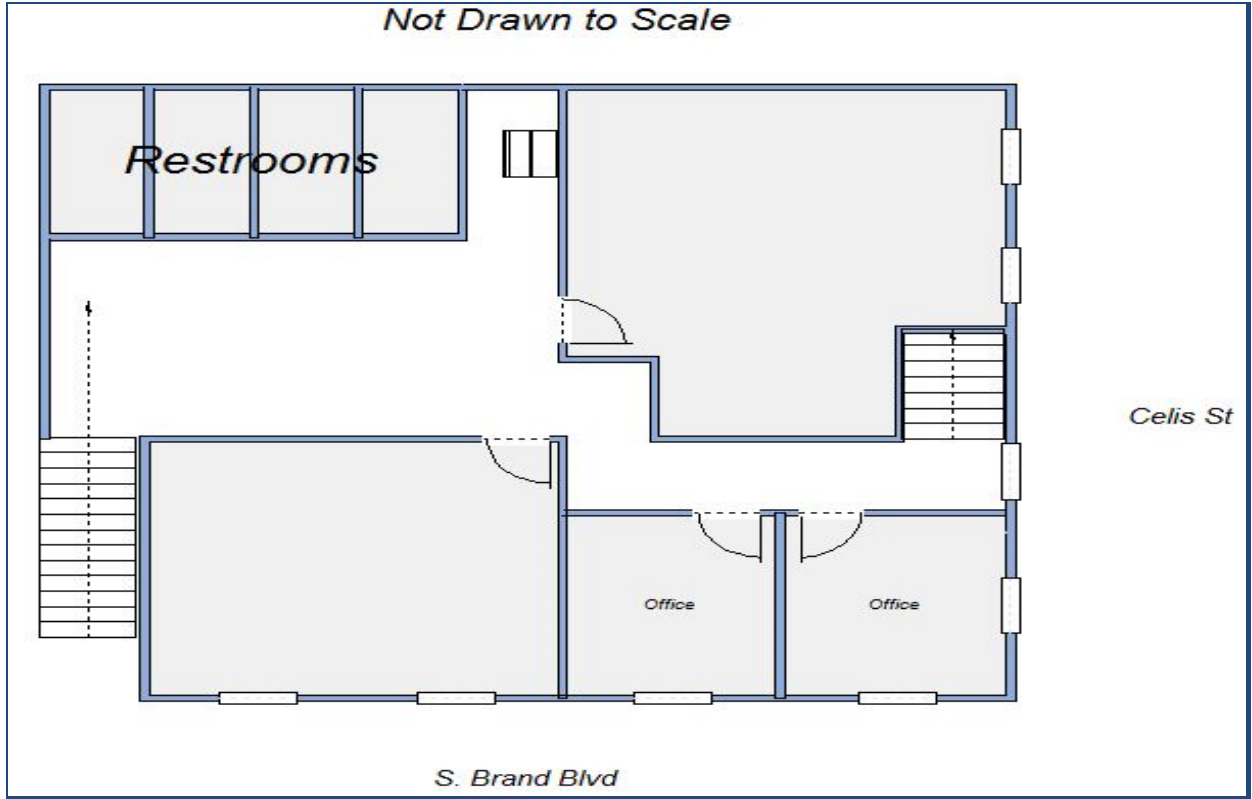


Commercial Real Estate Investments

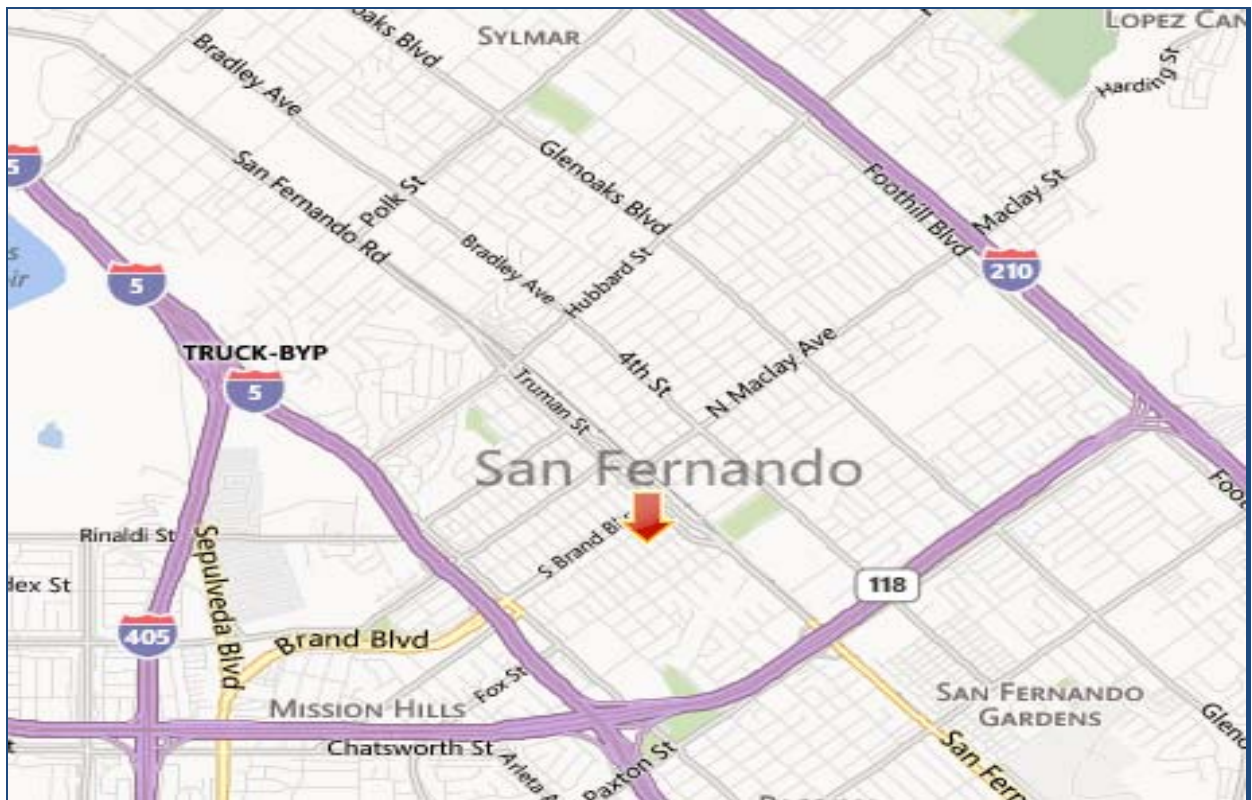
SAN FERNANDO, 220 S. BRAND BLVD

PROPERTY PICTURES

Zoning
Picture



Local Area
Map





Commercial Real Estate Investments

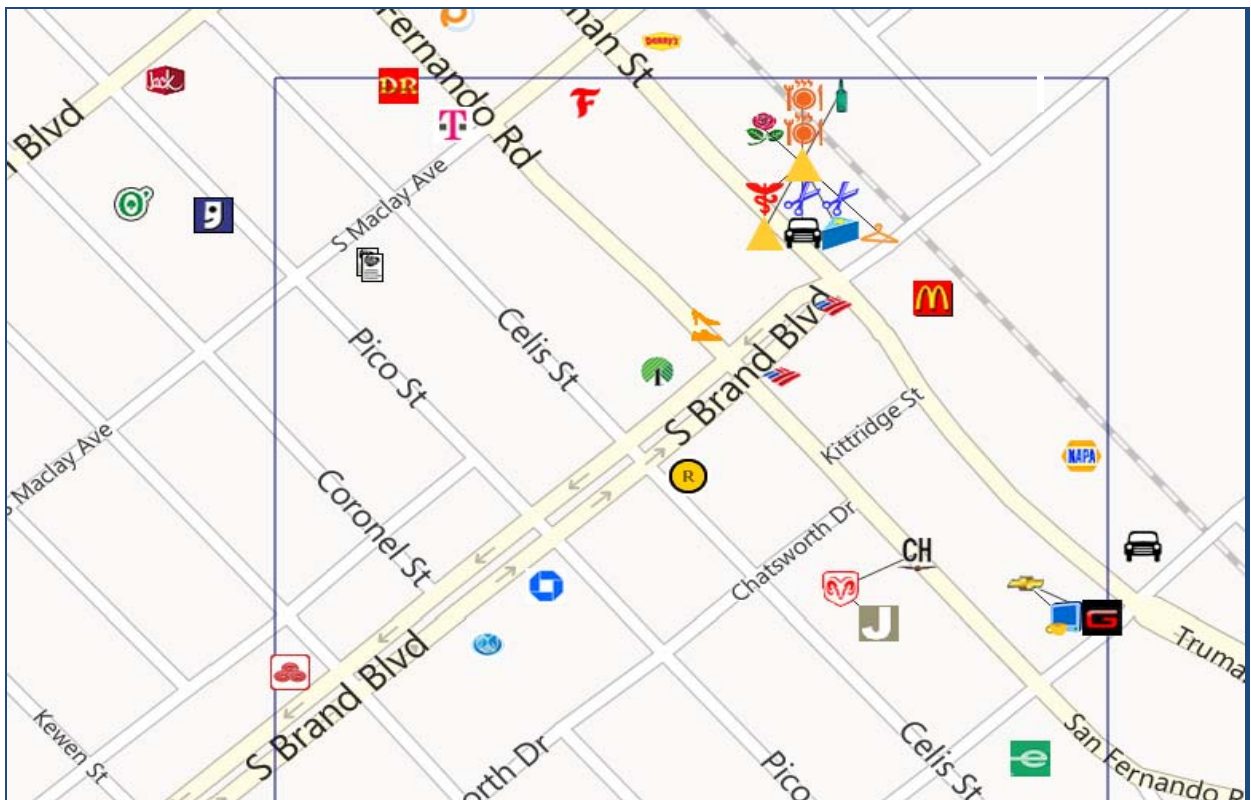
SAN FERNANDO, 220 S. BRAND BLVD

PROPERTY PICTURES

Aerial Map



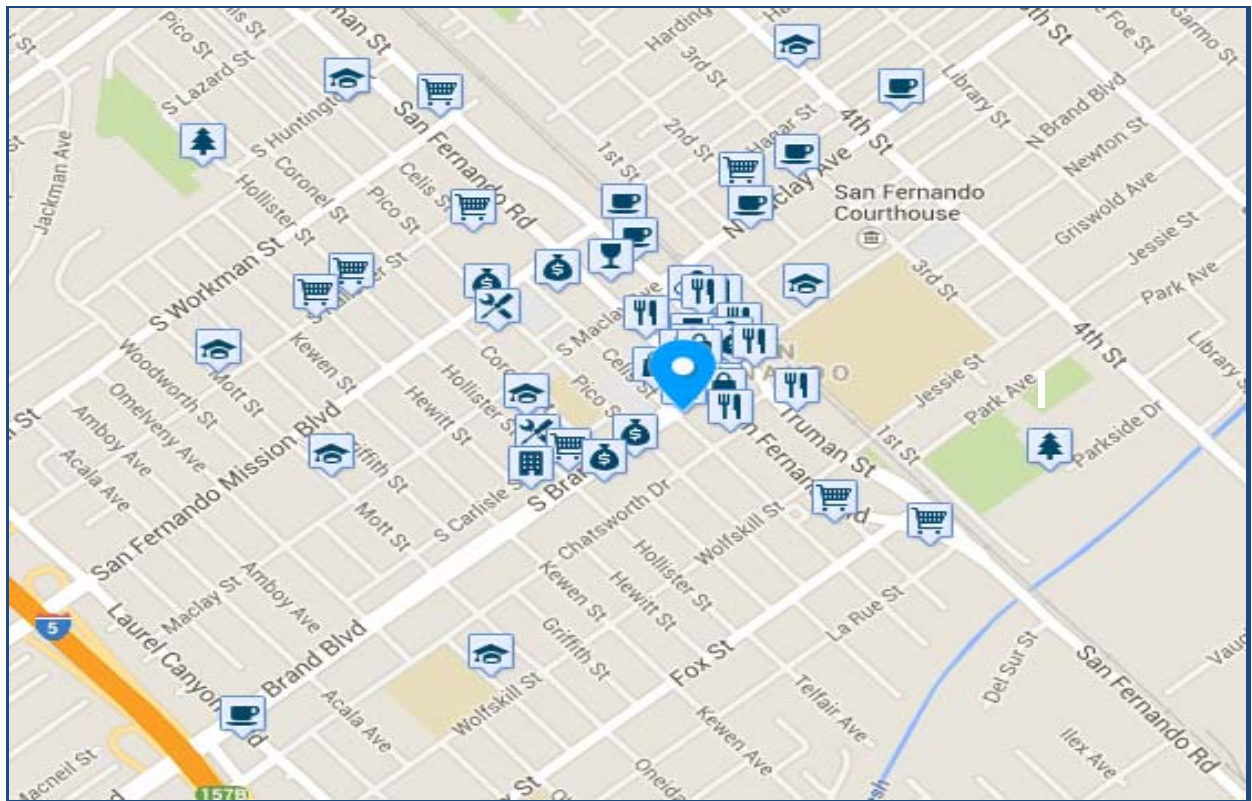
Nearby Tenants





Walk Score

Walk Score



Walk Score
Nearby
Tenants

Groceries	19.7 out of 20	Pioneer Market	.2 mi
Restaurants and Bars	20 out of 20	Las Brisas Del Maizal	.1 mi
		El Halcon De Oro	.1 mi
		Bello's Kabob & Grill	.1 mi
		McDonald's	.1 mi
		ACA LAS TORTAS AHOGADAS	.1 mi
		Dona Mercedes Restaurant	.1 mi
		El Pollo Campeon	.1 mi
		H Salt Fish & Chips	.2 mi
		James Restaurant	.2 mi
		Shopping	15 out of 15
Twin Bridal	.0 mi		
Bridal Center	.1 mi		
Jessica Bridal	.1 mi		
Bridal City	.1 mi		
Coffee	14.1 out of 15	Starbucks	.3 mi
		Compañía de Café	.4 mi
Schools	6 out of 6	San Fernando Middle School	.2 mi
Parks	3.9 out of 6	Layne Park	.8 mi
Book Stores	5.9 out of 6	Libreria Mexico San Fernando Inc	.2 mi
Entertainment	5.7 out of 6	San Fernando Museum of Arts & History	.3 mi
Banking	6 out of 6	Bank of America	.1 mi



Commercial Real Estate Investments

SAN FERNANDO, 220 S. BRAND BLVD

DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population:			
2019 Projection	28,712	225,179	645,229
2014 Estimate	27,721	217,462	619,664
2010 Census	26,640	210,124	588,185
Growth 2014-2019	3.57%	3.55%	4.13%
Growth 2010-2014	4.06%	3.49%	5.35%
2014 Population Hispanic Origin	11,426	89,935	281,916
2014 Population by Race:			
White	19,163	159,261	468,377
Black	2,296	11,729	32,197
Am. Indian & Alaskan	338	2,591	8,035
Asian	4,843	36,269	89,827
Hawaiian & Pacific Island	89	567	1,450
Other	993	7,046	19,778
Households:			
2019 Projection	8,979	71,299	208,584
2014 Estimate	8,669	69,060	200,620
2010 Census	8,379	67,465	191,613
Growth 2014 - 2019	0	0	0
Growth 2010 - 2014	-0.47%	-0.70%	1.48%
Owner Occupied	334200.00%	4031600.00%	10217200.00%
Renter Occupied	5,327	28,744	98,448
2014 Avg Household Income	64,967	78,757	76,080
2014 Med Household Income	\$47,280	\$58,692	\$55,146
2014 Households by Household Inc:			
<\$25,000	\$2,309	\$14,350	\$44,844
\$25,000 - \$50,000	2,237	15,773	47,694
\$50,000 - \$75,000	1,513	11,763	34,454
\$75,000 - \$100,000	997	8,811	24,359
\$100,000 - \$125,000	660	6,474	17,318
\$125,000 - \$150,000	362	3,918	10,129
\$150,000 - \$200,000	288	4,364	11,340
\$200,000+	304	3,606	10,481

OFFERING SUMMARY: 220 S. Brand offers a business owner the opportunity to take over an office space built out to accom



Commercial Real Estate Investments

SAN FERNANDO, 220 S. BRAND BLVD

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	1,427	5,481	12,878	12,397	63,150	133,709	9	12	10
Retail	226	840	1,867	1,521	8,323	19,448	7	10	10
Wholesale	66	267	693	741	3,268	8,086	11	12	12
Hospitality & Food Service	79	333	736	868	3,932	8,713	11	12	12
Leasing	60	275	591	466	1,751	3,735	8	6	6
Finance & Insurance	108	348	721	434	1,852	3,591	4	5	5
Information	23	100	257	184	524	1,777	8	5	7
Services	82	321	819	475	2,273	4,535	6	7	6
Management of Companies	3	3	6	19	19	27	6	6	5
Assistance	218	909	2,693	1,211	14,171	28,914	6	16	11
Education Services	24	105	267	1,726	6,573	12,530	72	63	47
Sales	36	49	74	636	1,510	2,284	18	31	31
Recreation	17	68	163	187	884	1,624	11	13	10
Utilities	1	3	8	3	10	112	3	3	14
Management	65	282	610	422	2,199	5,143	6	8	8
Construction	105	501	1,091	963	3,859	10,360	9	8	9
Manufacturing	110	321	676	1,897	9,384	16,409	17	29	24
Agriculture, Mining, Fishing	1	4	14	2	14	67	2	4	5
Other Services	203	752	1,592	642	2,604	6,354	3	3	4

nodate a training school and computer company. The building offers excellent exposure on the major commercial corridor in the area