



Commercial Real Estate Investments

SAN FERNANDO, 800 SAN FERNANDO RD

EXECUTIVE SUMMARY



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- Highly improved medical office space with shared reception area with existing dental practice
- Part of San Fernando mall - walking distance to multiple restaurants, bars and other amenities
- Heavy Foot Traffic & Vehicle Traffic of approx 24,000 Cars/Day
- Easy freeway access to 3 freeways 118, 405, & 5
- Corner location with approx 130 feet of frontage

OFFERING SUMMARY: 800 San Fernando Rd, offers a medical tenant the opportunity to lease a 1,740/SF highly improved medical office space. Located on the corner of San Fernando Rd and Chatsworth Dr (Traffic Count of approximately 24,000 cars per day - LADOT).

DEMOGRAPHICS: The population within a 1 mile radius was estimated at over 28,505 as well as over 461,004 within a 3 mile radius, and this population is expected to grow at 4% annually. The average household income was estimated at approximately \$57,931 within a 3 mile radius.

LEASE RATE: 1,440-1,740/SF space offered at (\$2.50/SF NNN). Contact listing broker for access.



Commercial Real Estate Investments

SAN FERNANDO, 800 SAN FERNANDO RD

PROPERTY PICTURES

Property Picture



Property Picture





Commercial Real Estate Investments

SAN FERNANDO, 800 SAN FERNANDO RD

PROPERTY PICTURES

Property
Picture



Property
Picture



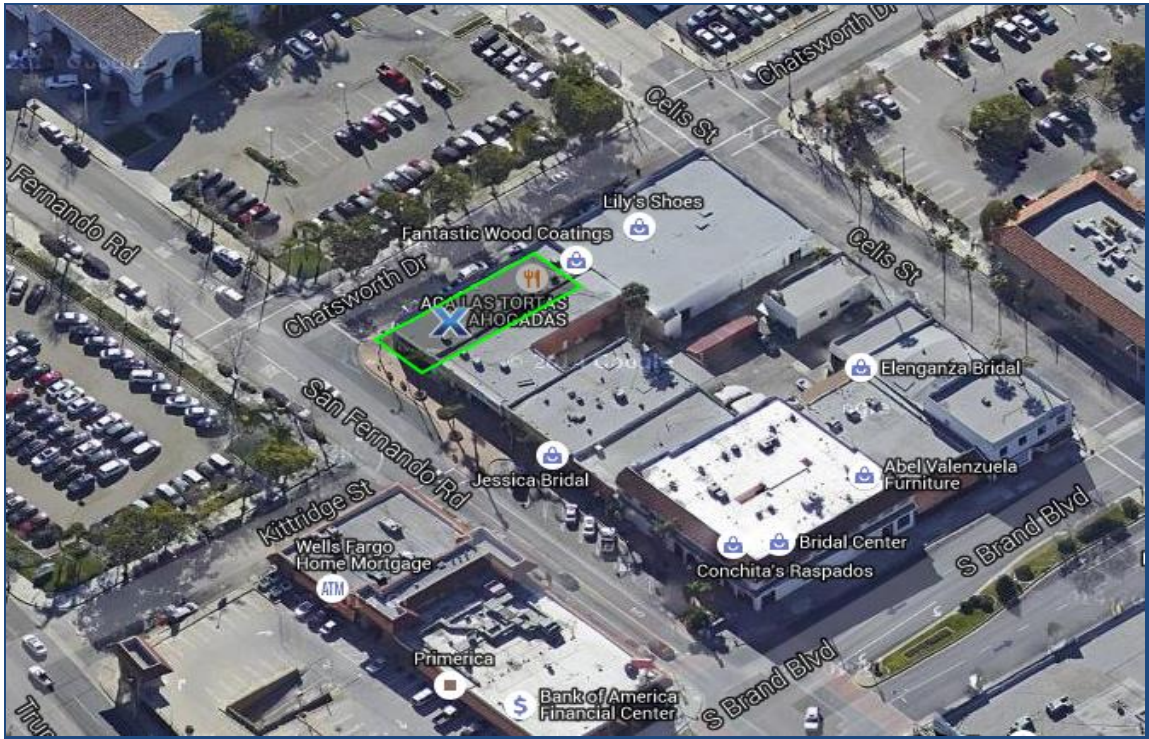


Commercial Real Estate Investments

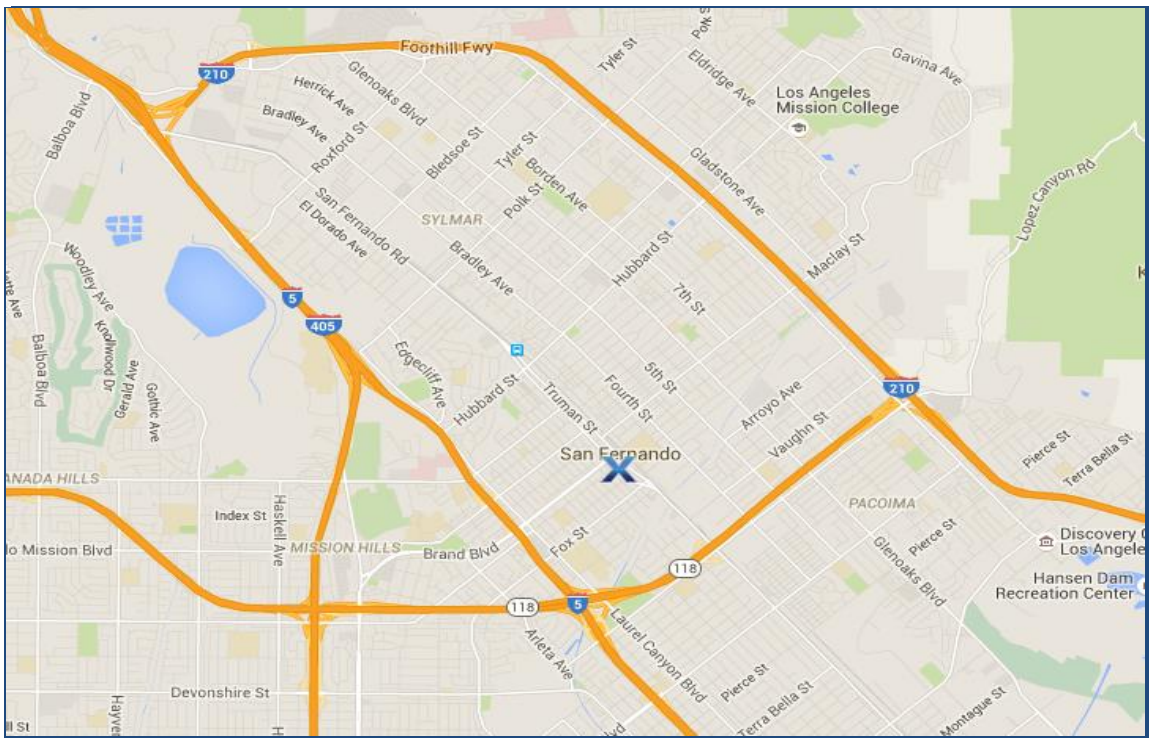
SAN FERNANDO, 800 SAN FERNANDO RD

PROPERTY PICTURES

Aerial Map



Local Area Map



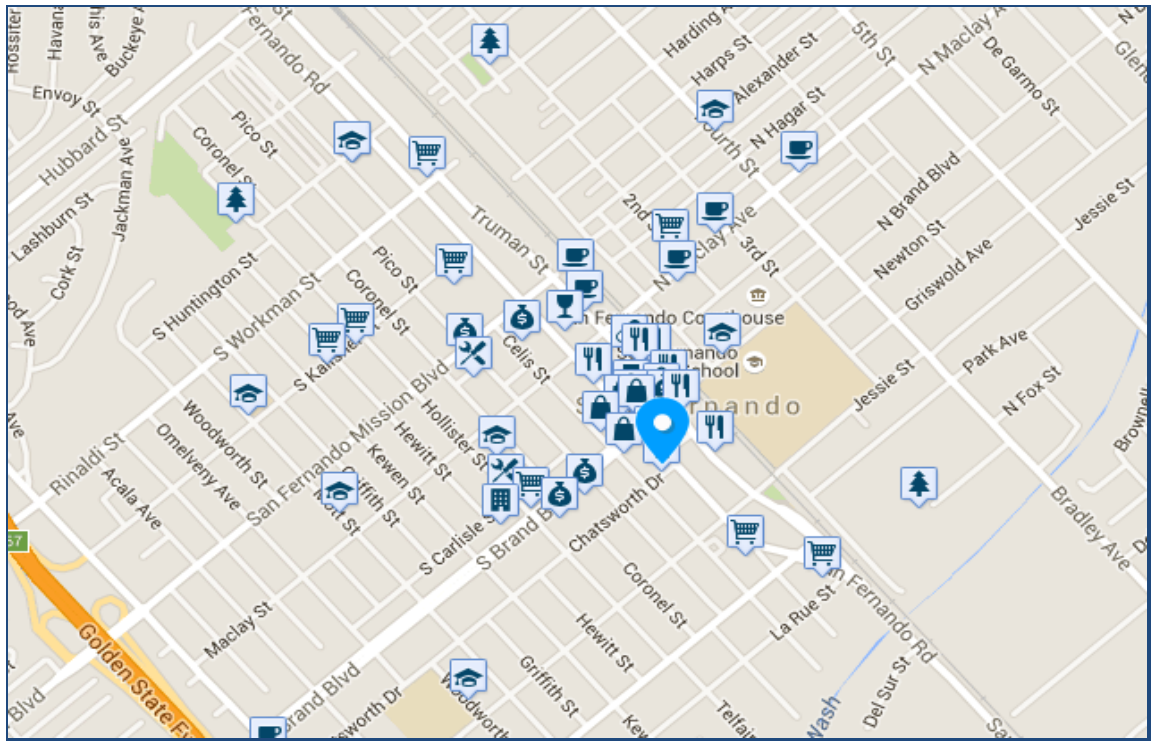


Commercial Real Estate Investments

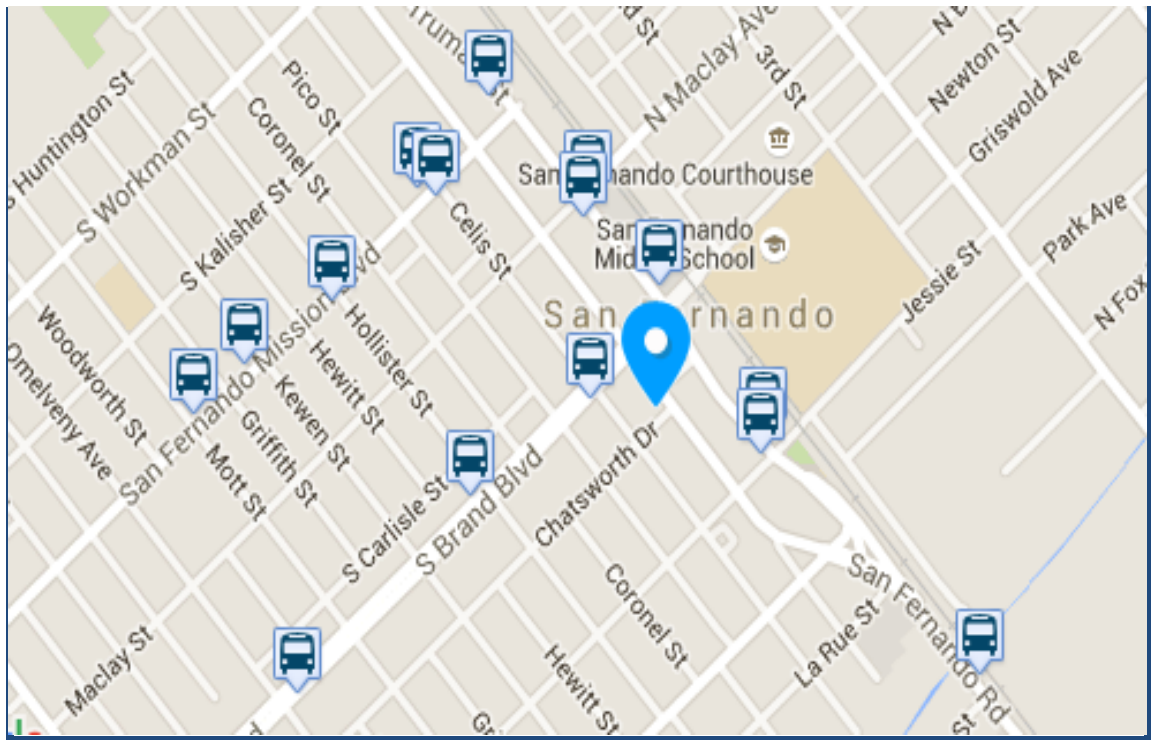
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WALK SCORE

Walk Score
Picture



Walk Score
Nearby
Tenants





Commercial Real Estate Investments

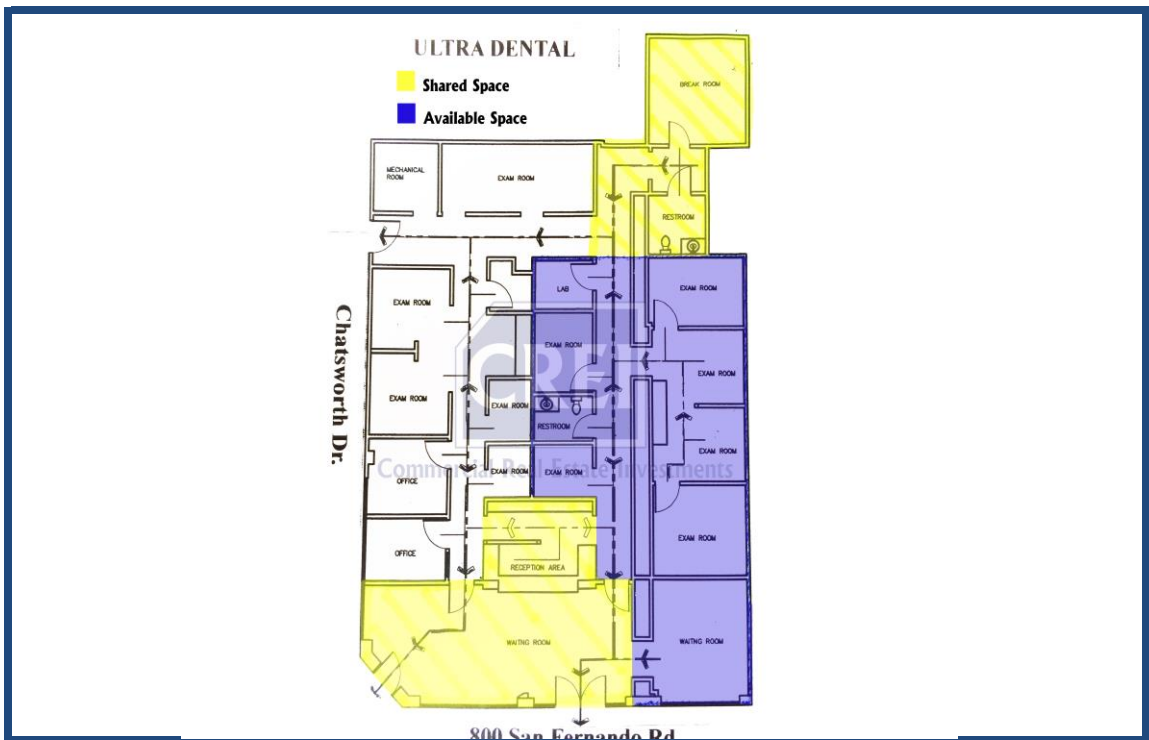
SAN FERNANDO, 800 SAN FERNANDO RD

PROPERTY PICTURES

Zoning Picture



Nearby Tenants





Commercial Real Estate Investments

SAN FERNANDO, 800 SAN FERNANDO RD

DEMOGRAPHICS

Population	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	28,502	235,476	456,399	28,505	239,752	461,004
Total Census 2010 Population	26,625	221,870	434,356	26,625	221,870	434,356
Population Change %	4.30%	3.40%	3.60%	3.40%	4%	3.60%
Population Density (People/SQ I	10,891	10,724	10,585	10,817	10,794	10,613
Median Age	32	36	38	34	37	39
Total Males	14,471	118,872	230,094	14,429	120,445	231,283
Total Females	14,031	116,604	226,305	14,076	119,307	229,721

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	2,206	17,004	31,407	2,082	16,561	30,127
5 - 9 Years Old	2,542	20,161	37,507	2,369	18,984	34,681
10 - 14 Years Old	2,588	20,989	39,084	2,515	20,366	37,646
15 - 19 Years Old	2,549	20,657	38,459	2,481	20,252	37,613
20 - 24 Years Old	2,413	19,436	36,373	2,347	19,474	36,293
25 - 29 Years Old	2,282	17,957	33,940	2,216	18,149	33,979
30 - 34 Years Old	2,151	16,866	32,349	2,002	16,563	31,272
35 - 39 Years Old	2,075	16,524	32,291	2,010	16,403	31,429
40 - 44 Years Old	2,000	16,395	32,723	1,951	16,084	31,321
45 - 49 Years Old	1,780	15,332	30,909	1,810	15,364	30,384
50 - 54 Years Old	1,474	13,190	26,924	1,618	14,231	28,530
55 - 59 Years Old	1,237	11,340	23,311	1,388	12,552	25,482
60 - 64 Years Old	886	8,273	17,020	1,032	9,666	19,808
65 - 69 Years Old	667	6,346	13,032	796	7,547	15,641
70 - 74 Years Old	515	4,886	10,026	609	5,733	11,953
75 - 79 Years Old	430	3,910	8,081	461	4,309	9,005
80 - 84 Years Old	317	2,868	6,034	352	3,273	6,865
85 Years Old and Older	390	3,342	6,929	466	4,241	8,975

Population By Ethnicity	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
White	24,077	160,706	320,025	23,826	159,201	316,127
Black	1,468	25,932	44,406	1,448	25,903	44,244
Native American	1,041	12,192	15,908	853	10,023	13,029
Asian	868	21,753	54,190	1,145	26,436	61,756
Pacific Islander	351	3,263	3,627	280	2,601	2,868
2 or More Races	697	11,630	18,243	953	15,588	22,980
Hispanic	26,283	181,072	301,859	26,428	187,118	309,404
White Non-Hispanic	1,335	27,682	84,456	1,299	26,690	81,476



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DEMOGRAPHICS

Housing	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Households	6,898	57,483	121,274	6,906	57,931	121,662
Total Census 2010 Households	6,085	53,729	115,485	6,085	53,729	115,485
Average Household Size	4	4.1	3.8	N/A	N/A	N/A
Total Housing Units	6,524	58,249	123,227	6,693	59,957	125,864
Owner	3,487	36,741	73,174	3,574	37,863	74,841
Renter	2,853	19,857	46,414	2,930	20,394	47,308
Vacant Housing Units	183	1,649	3,639	187	1,695	3,710

Income	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Under \$10,000	580	4,107	9,234	577	4,139	9,269
\$10,000 - \$14,999	525	3,033	7,081	523	3,057	7,103
\$15,000 - \$19,999	516	3,646	7,768	517	3,682	7,816
\$20,000 - \$24,999	537	3,762	7,919	541	3,802	7,957
\$25,000 - \$29,999	522	4,092	7,978	520	4,130	8,004
\$30,000 - \$34,999	453	3,592	7,799	458	3,624	7,823
\$35,000 - \$39,999	389	3,655	6,987	383	3,682	7,014
\$40,000 - \$44,999	437	3,619	7,228	438	3,644	7,233
\$45,000 - \$49,999	413	3,188	6,320	414	3,210	6,342
\$50,000 - \$59,999	574	5,154	10,465	572	5,199	10,503
\$60,000 - \$74,999	848	6,961	13,310	851	6,999	13,305
\$75,000 - \$99,999	603	6,405	13,151	603	6,447	13,179
\$100,000 - \$124,999	215	2,981	6,849	218	3,020	6,864
\$125,000 - \$149,999	77	1,230	3,393	78	1,250	3,419
\$150,000 - \$199,999	39	698	2,381	38	694	2,378
Over \$200,000	46	463	1,760	48	458	1,776
Median Household Income	\$41,067	\$46,283	\$49,431	\$41,240	\$46,391	\$49,545
Average Household Income	\$51,363	\$55,901	\$58,651	\$51,566	\$56,252	\$58,894
Per Capita Household Income	\$23,773	\$15,761	\$17,076	\$30,569	\$16,745	\$17,646



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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	\$40,892	\$42,944	\$44,310	\$40,283	\$43,091	\$44,530
Food	\$5,336	\$5,523	\$5,674	\$5,201	\$5,483	\$5,649
Cereals & Bakery Products	\$402	\$407	\$414	\$391	\$402	\$410
Cereals & Cereal Products	\$145	\$147	\$151	\$142	\$146	\$151
Bakery Products	\$286	\$292	\$298	\$273	\$282	\$287
Meats, Poultry, Fish & Eggs	\$850	\$872	\$891	\$848	\$884	\$903
Dairy ProductseFMisc	\$342	\$349	\$358	\$342	\$356	\$366
Housing	\$13,474	\$14,000	\$14,404	\$13,348	\$14,112	\$14,546
Owned Dwellings	\$5,078	\$5,459	\$5,685	\$5,020	\$5,523	\$5,772
Mortgage Interest & Charges	\$2,574	\$2,794	\$2,916	\$2,385	\$2,641	\$2,754
Property Taxes	\$1,461	\$1,556	\$1,617	\$1,397	\$1,512	\$1,571
Rented Dwellings	\$2,431	\$2,314	\$2,299	\$2,338	\$2,236	\$2,219
Utilities, Fuels & Public Services	\$3,075	\$3,157	\$3,222	\$3,056	\$3,176	\$3,240
Natural Gas	\$460	\$470	\$480	\$434	\$450	\$459
Electricity	\$1,124	\$1,147	\$1,169	\$1,119	\$1,153	\$1,174
Fuel Oil or Other Fuels	\$118	\$120	\$122	\$117	\$120	\$122
Telephone Services	\$1,016	\$1,045	\$1,066	\$1,037	\$1,087	\$1,111
Water & Other Public Services	\$327	\$338	\$344	\$331	\$348	\$354
Household Operations	\$672	\$708	\$739	\$646	\$697	\$728
Personal Services	\$254	\$267	\$278	\$251	\$269	\$280
Other Household Expenses	\$452	\$480	\$499	\$450	\$490	\$512
Housekeeping Supplies	\$568	\$585	\$599	\$541	\$566	\$580
Household Furnishings & Equip	\$1,395	\$1,485	\$1,543	\$1,311	\$1,418	\$1,471
Furniture	\$366	\$395	\$412	\$348	\$383	\$399
Floor Coverings	\$37	\$39	\$41	\$36	\$39	\$41
Major Appliances	\$204	\$216	\$222	\$199	\$214	\$221
Sm. Appliances & Misc Housew:	\$93	\$97	\$100	\$92	\$97	\$100
Apparel & Services	\$1,484	\$1,548	\$1,599	\$1,470	\$1,560	\$1,612
Transportation	\$7,416	\$7,857	\$8,090	\$7,430	\$8,021	\$8,264
Maintenance & Repairs	\$580	\$605	\$620	\$569	\$602	\$617
Vehicle Insurance	\$1,056	\$1,103	\$1,131	\$1,055	\$1,114	\$1,140
Public Transportation	\$363	\$390	\$408	\$351	\$386	\$404
Health Care	\$2,822	\$2,897	\$2,947	\$2,732	\$2,839	\$2,892
Entertainment	\$2,140	\$2,274	\$2,358	\$2,139	\$2,327	\$2,424
Tobacco & Smoking Related	\$273	\$273	\$276	\$279	\$282	\$285
Cash Contributions	\$1,317	\$1,406	\$1,463	\$1,281	\$1,398	\$1,457
Personal Insurance & Pensions	\$4,122	\$4,528	\$4,754	\$3,944	\$4,428	\$4,648
Life & Other Personal Insurance	\$333	\$355	\$369	\$328	\$357	\$371