

EXECUTIVE SUMMARY



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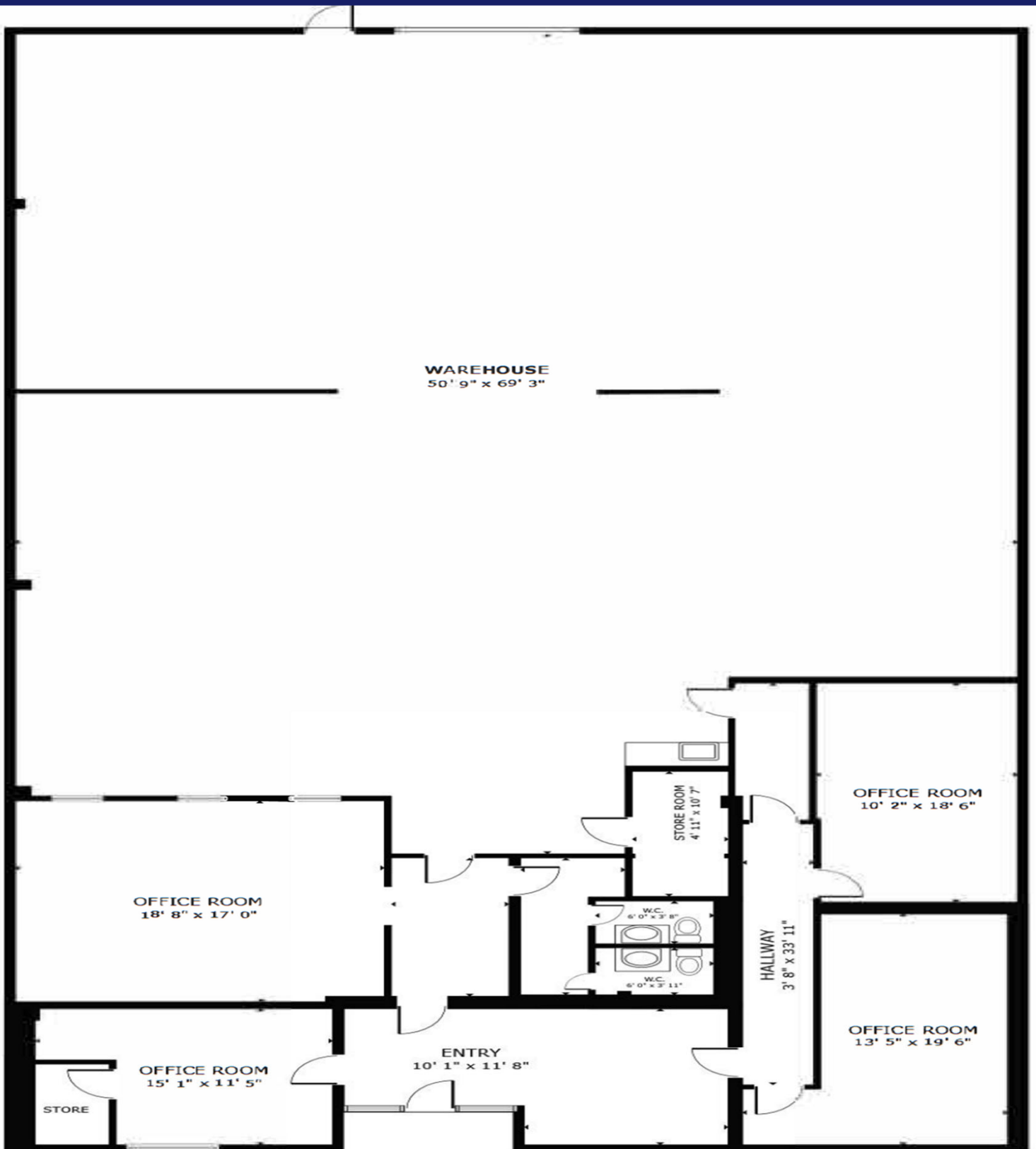
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HIGHLIGHTS:

- 5,000 SF Flex Space with Easy Access to 5 Freeways (5, 405, 210, 118 & 14)
- Approx. 11 Feet High Warehouse
- One Roll-up Door, approx. 9 Feet High
- HVAC throughout Offices and Warehouse Space
- Reception Area, Open Kitchenette, 3 Private Offices and Open Bullpen Area
- Power: 400 Amp 3 Phase & 400 Amp Single Phase
- Gated Secure Loading Area or 6 Car Tandem Parking
- Easy Walking Access to all Amenities 82/100 Walk Score

OFFERING SUMMARY: 1817 1st St, San Fernando offers a tenant a flex space of approx. 1,500 SF of office and 3,500 SF of warehouse with easy freeway access. The warehouse is fully air conditioned and has roughly 11 feet ceilings and a 9 foot high roll up door. The office space has 2 non-ADA restrooms, 3 private offices and an open bullpen area. The property is close to numerous restaurants and all amenities as shown by the 82/100 WalkScore.

LEASE RATE: \$1.75/SF – 5,000 SF (Roughly 1,500 SF Office and 3,500 SF Warehouse)



FLOOR PLAN

Dimensions are estimates and may vary

PROPERTY PICTURES

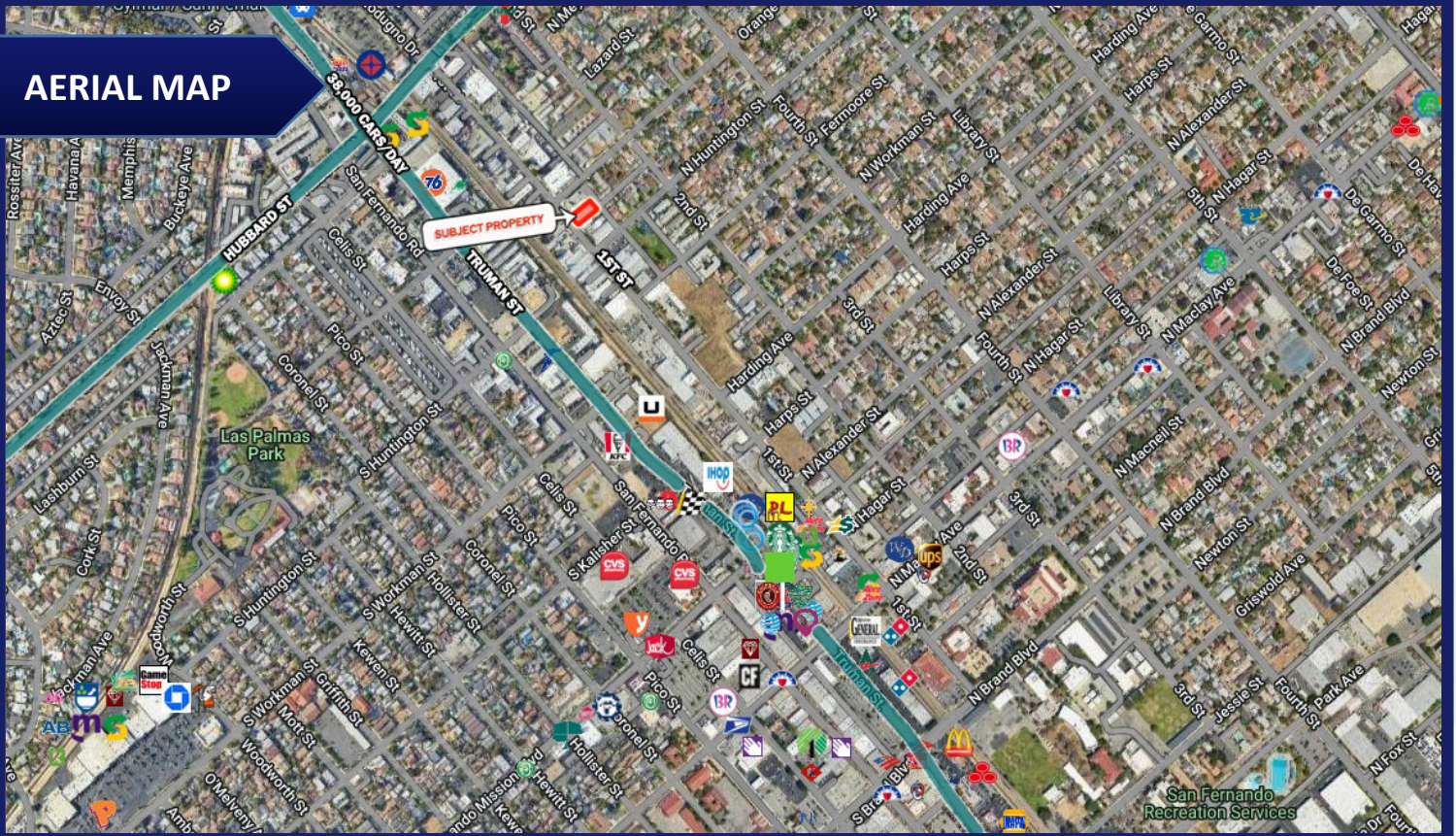


PROPERTY PICTURES

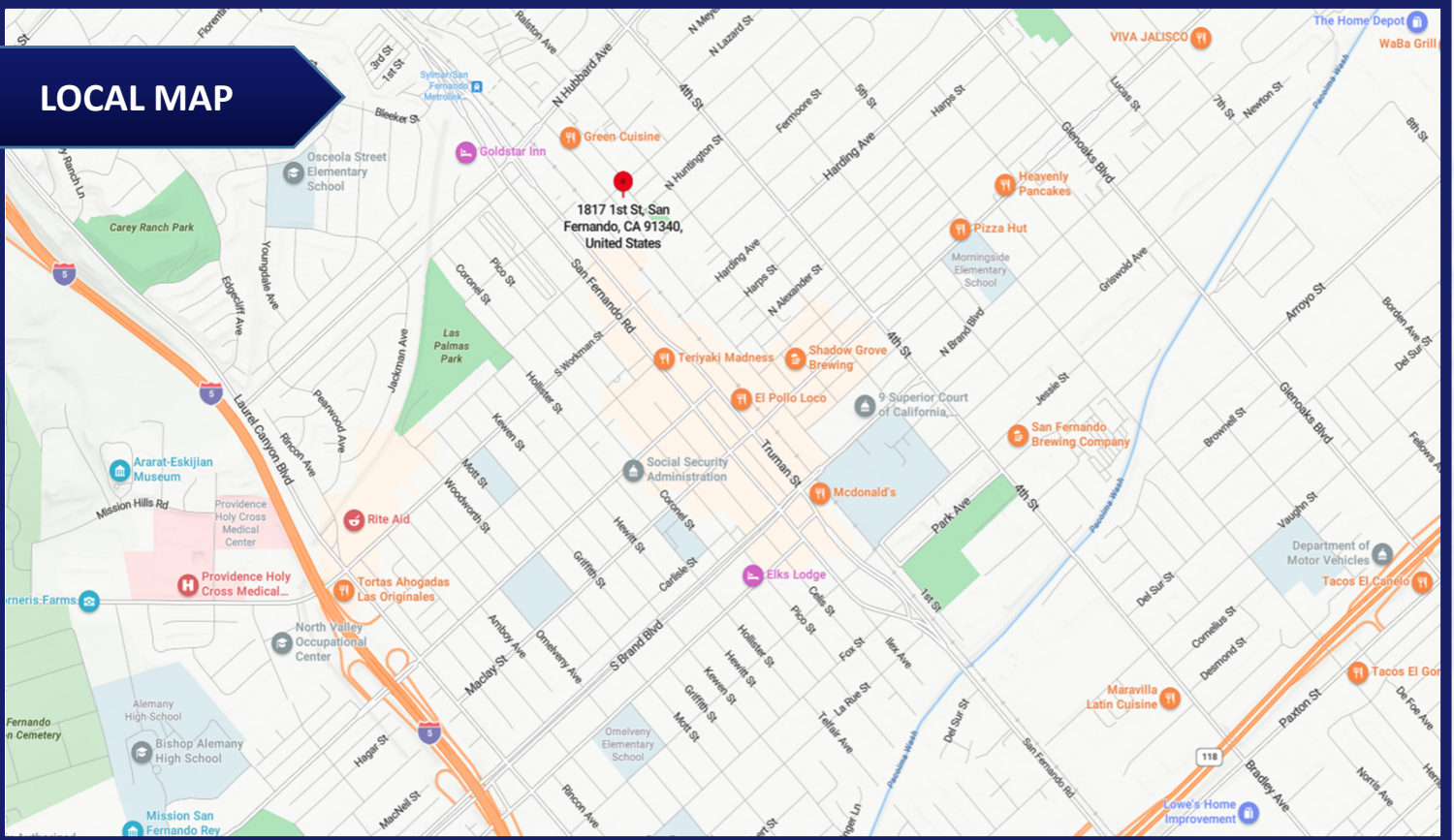


PROPERTY PICTURES

AERIAL MAP

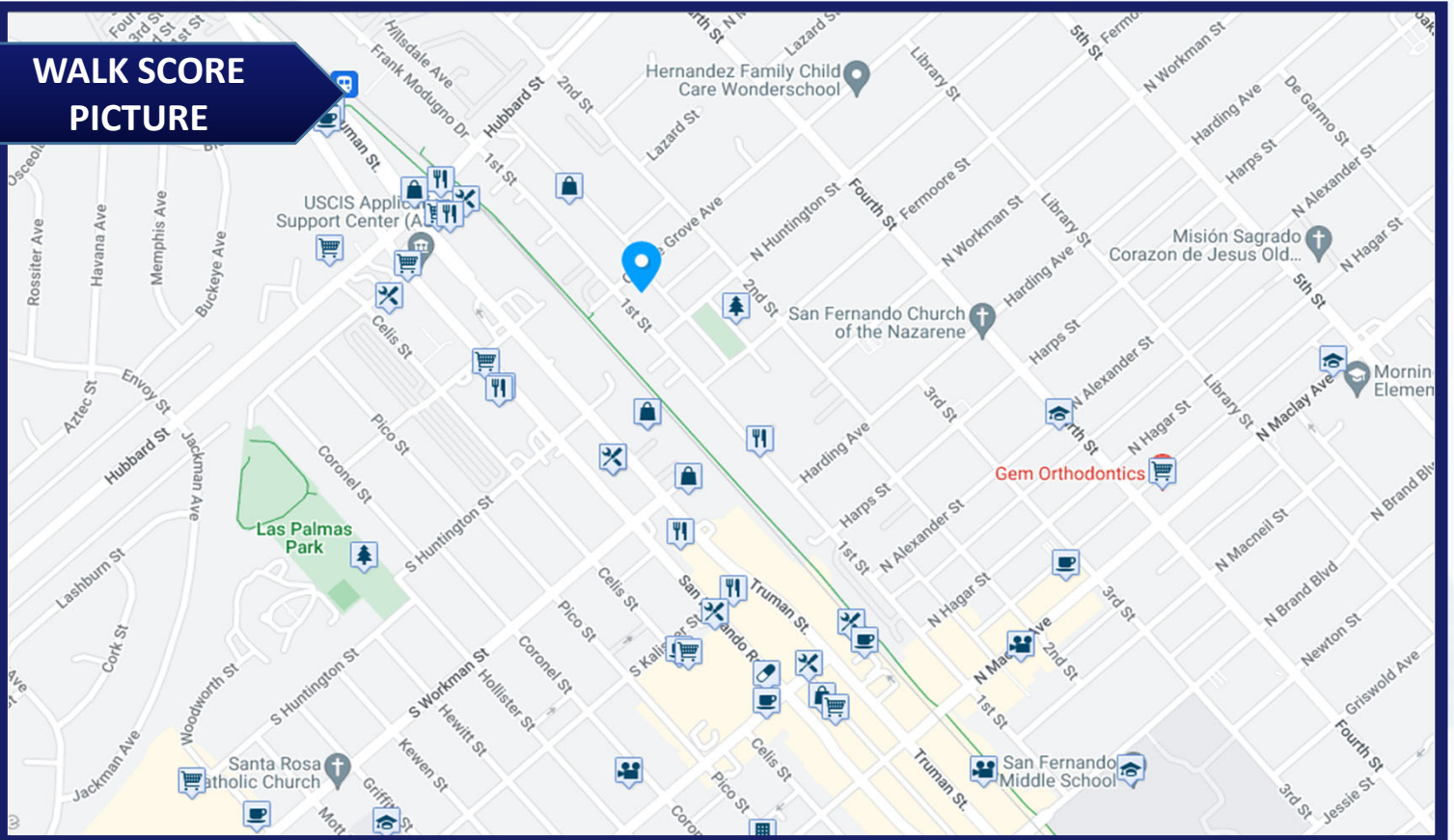


LOCAL MAP



PROPERTY PICTURES

WALK SCORE PICTURE



Walk Score
82

Transit Score
56

Bike Score
70

WALK SCORE SUMMARY

Walk Score

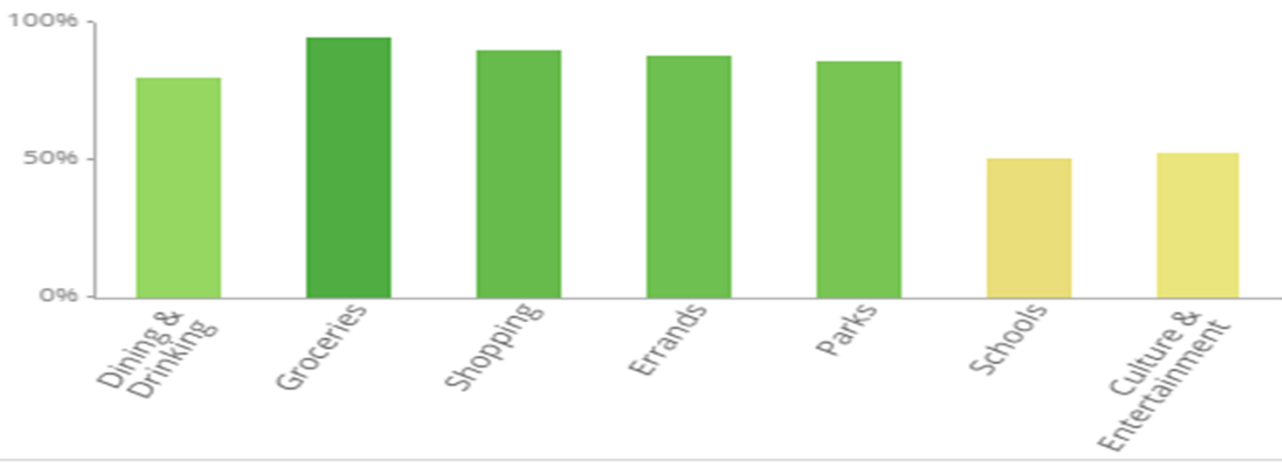
Transit Score

Bike Score

Score Details

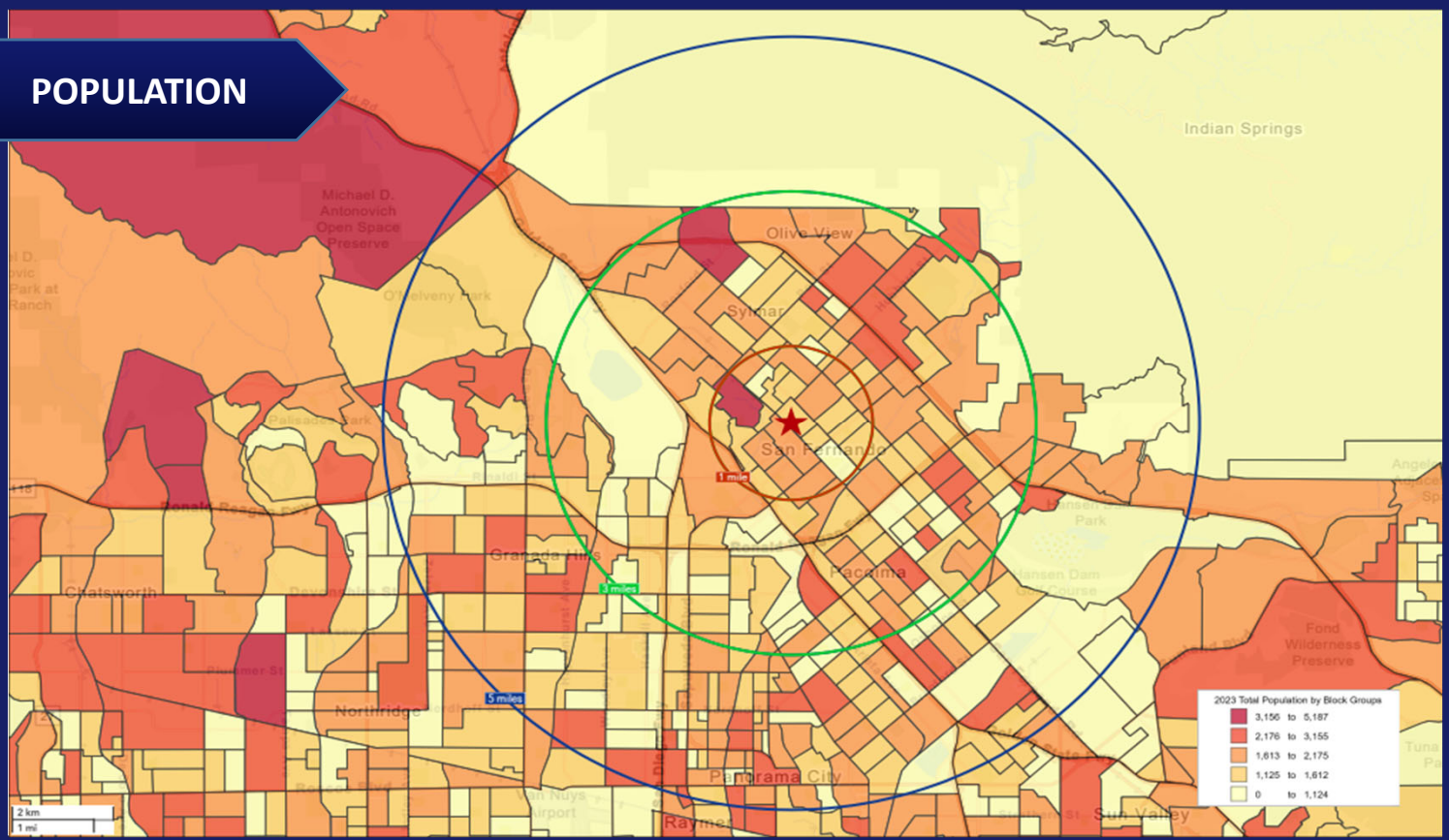
What is Walk Score

The Walk Score for 1817 1st St is based on the following categories.

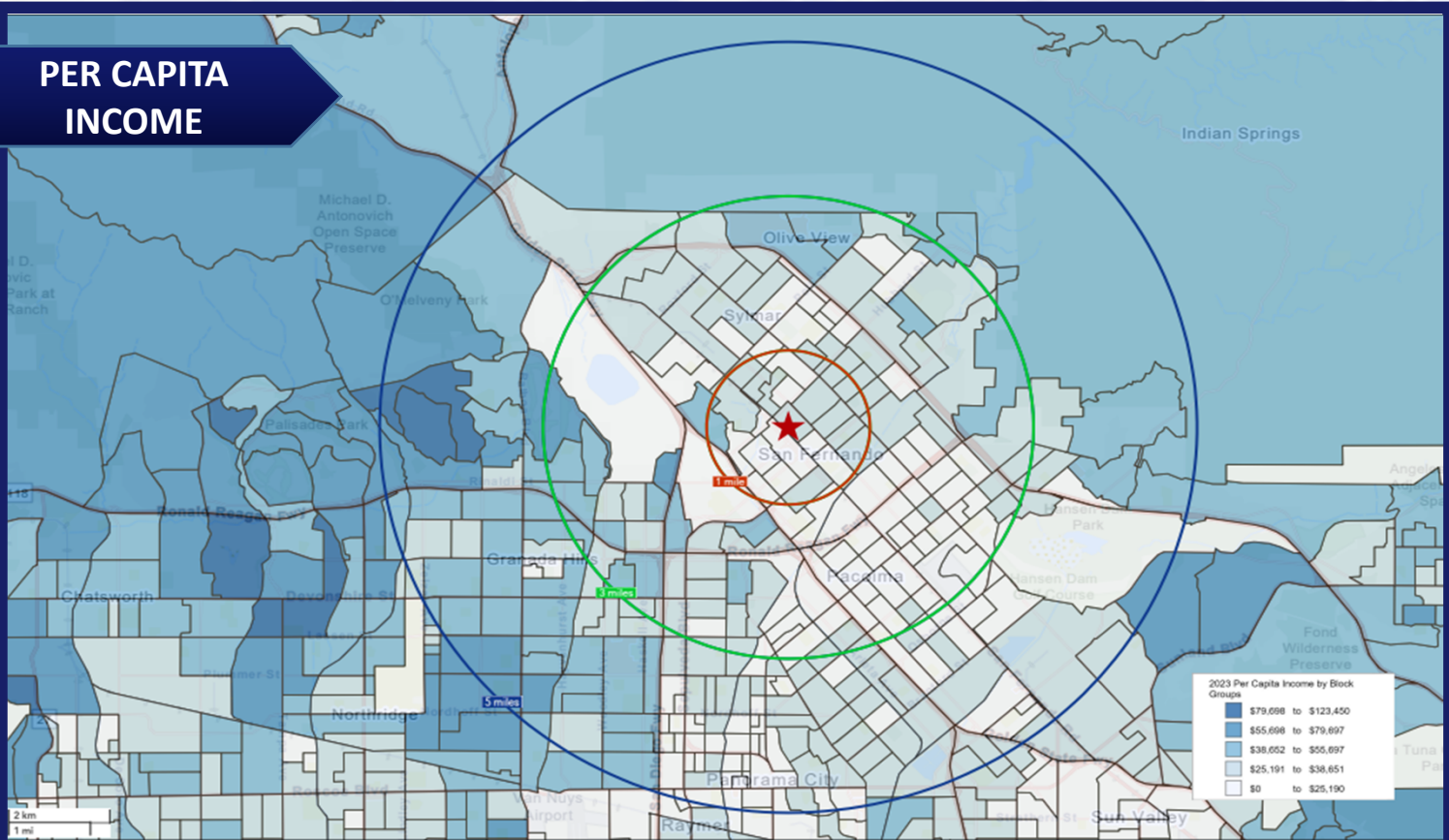


DEMOGRAPHICS

POPULATION

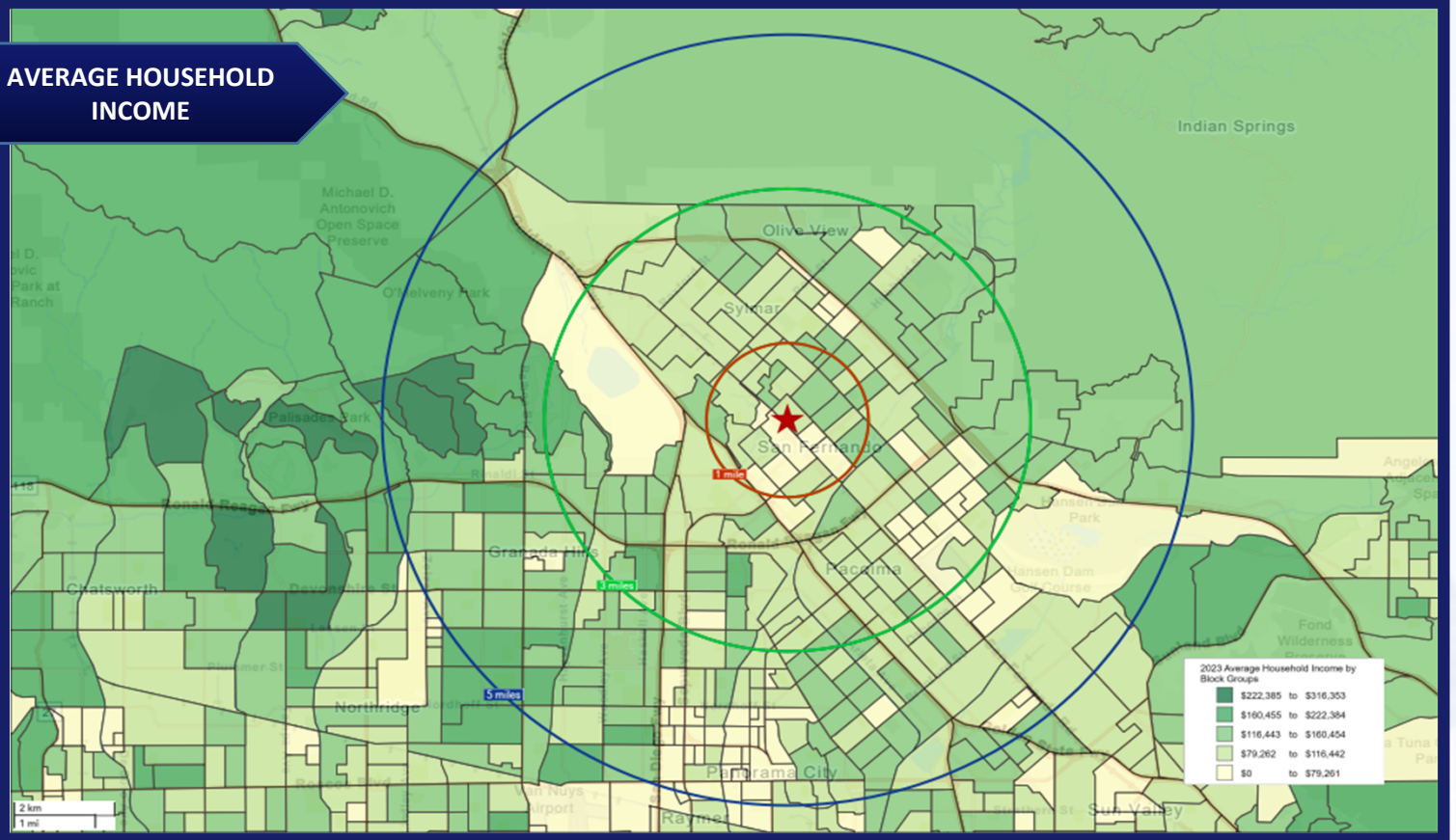


PER CAPITA INCOME

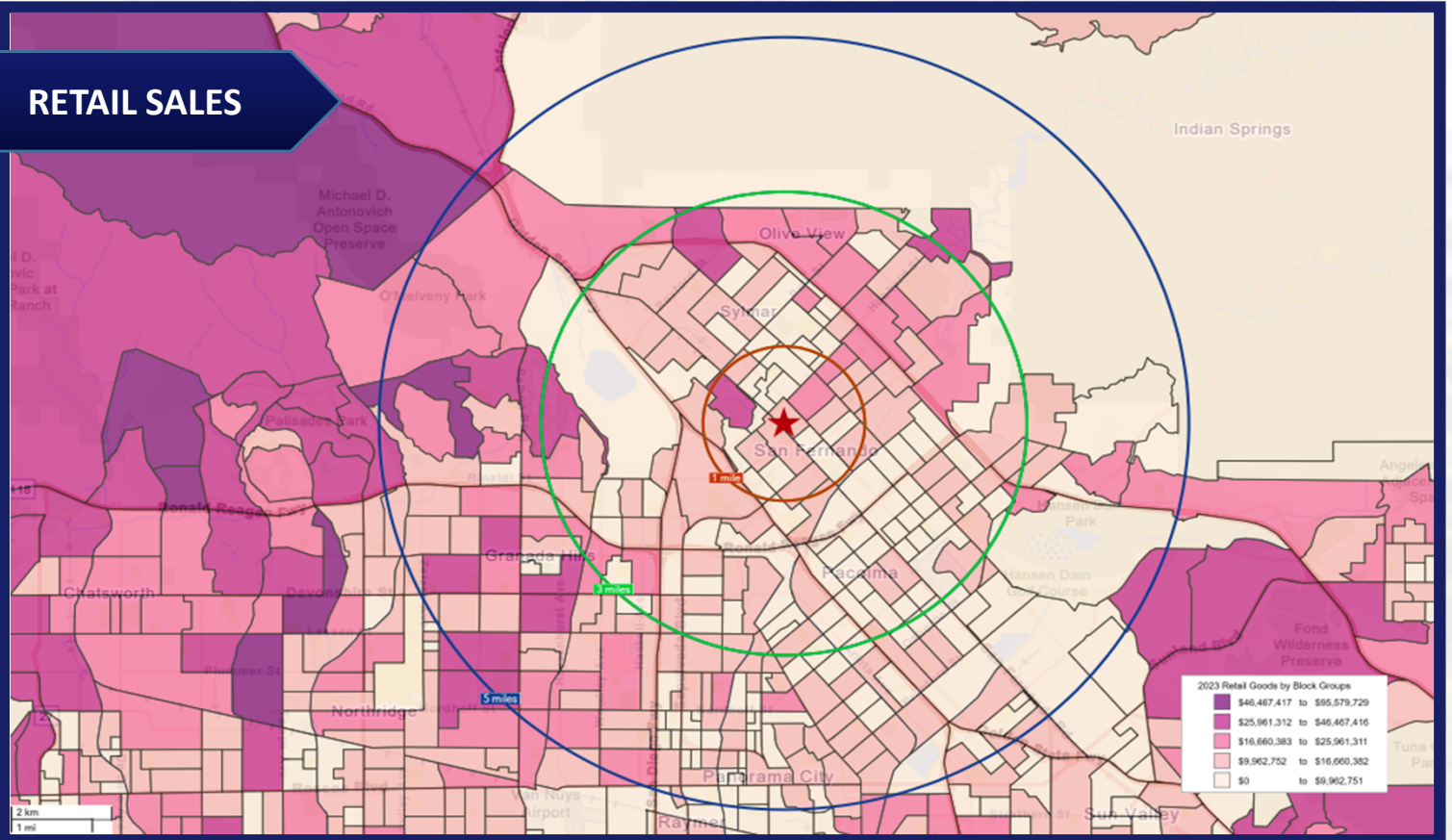


DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME

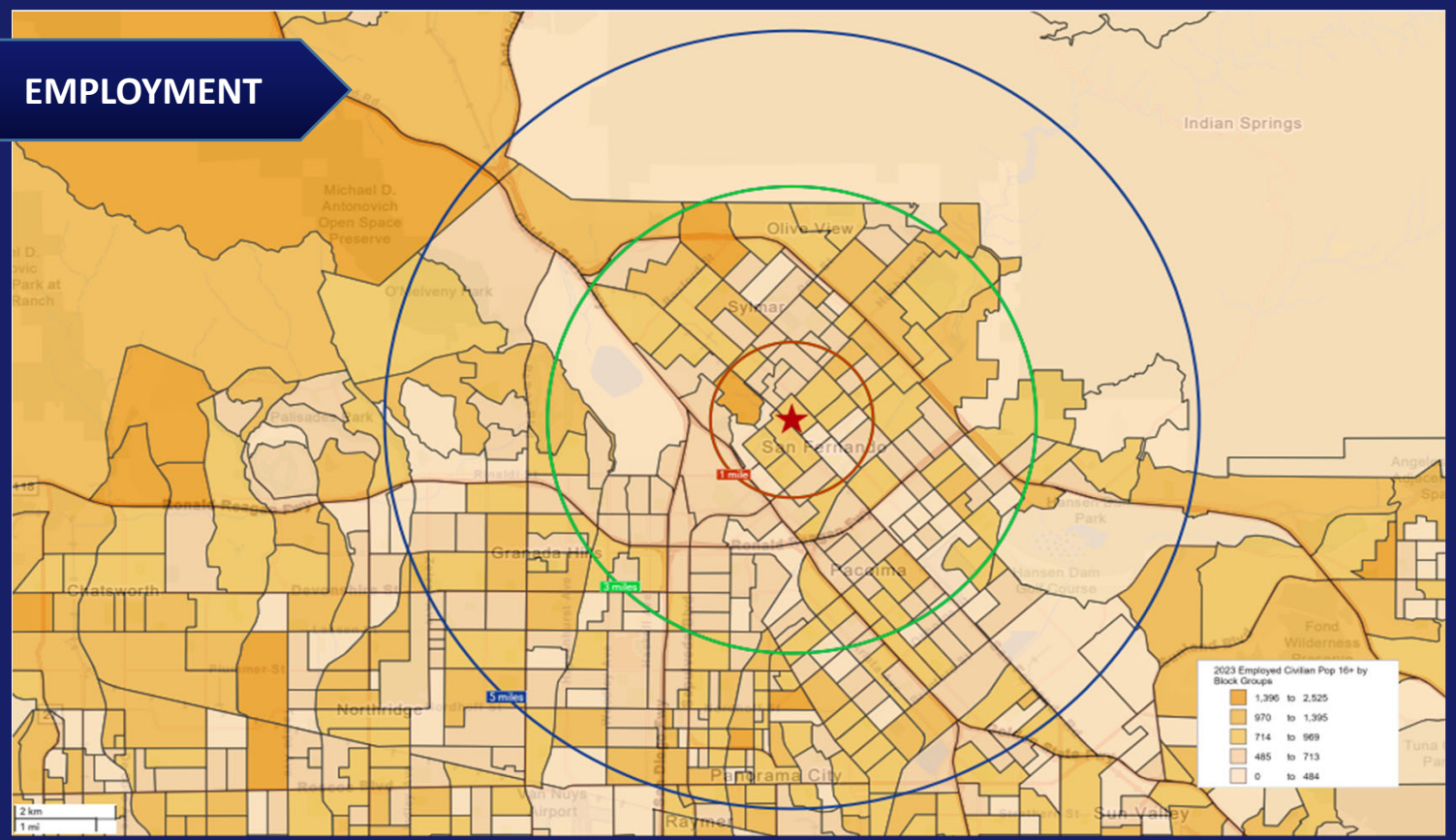


RETAIL SALES



DEMOGRAPHICS

EMPLOYMENT



CRIME INDEX

