

Last Space Available

777 Truman St., San Fernando, CA 91340



RENTAL RATE

- 777 Truman Street 1,400 SF
\$2.25 PSF + \$0.40 PSF NNN

FEATURES

- Brand New Never occupied
- ± 1,400 Sf Open Floor Plan and Restroom
- Excellent Signage and Visibility on Truman Street
- Lots of Natural Light
- Plentiful rear parking spaces Plus Truck Delivery Access

POSSIBLE USES

- Medical Office
- Restaurants
- General Services
- Fitness

AREA AMENITIES

- Heavy Pedestrian and Automobile Traffic
- Near Multiple Bus Stations
- Adjacent to Shopping, restaurants, Medical services, daily needs centers, automobile dealers, schools, place of worship
- Neighboring tenants include: Pacific Western Bank, Dental Planet, State Farm Insurance, Rydel Chrysler/Dodge/Jeep dealership, Enterprise rent a car, Bank of America, Wells Fargo, Chipotle, Yogurtland, At&t, Wingstop, Denys, El Pollo Loco, Starbucks, McDonald's, Los Angeles Superior Court
- Close proximity to the 5, 405, 118, 210 freeways

Demos	1 mile	3 mile	5 mile
Population	30,166	248,349	479,556
Avg. HH Income	\$54,740	\$66,278	\$72,165
Traffic Count	17,500 cars per day		



COMMERCIAL
REAL ESTATE

EXCLUSIVE LEASING AGENTS

Michael Sharon x 121, msharon@illicre.com, BRE #01495419
Carol Marmor x 120, cmarmor@illicre.com, BRE #01994635

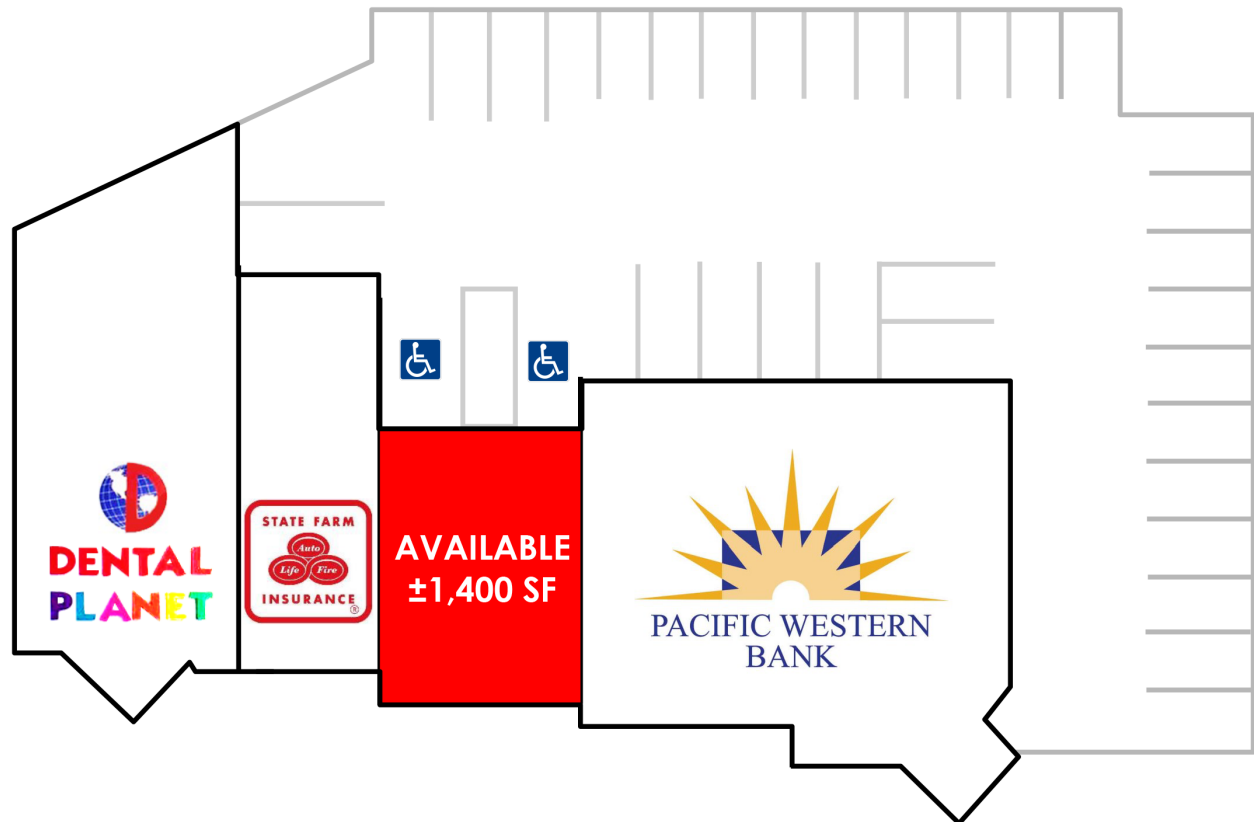
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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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SITE PLAN



TRUMAN STREET



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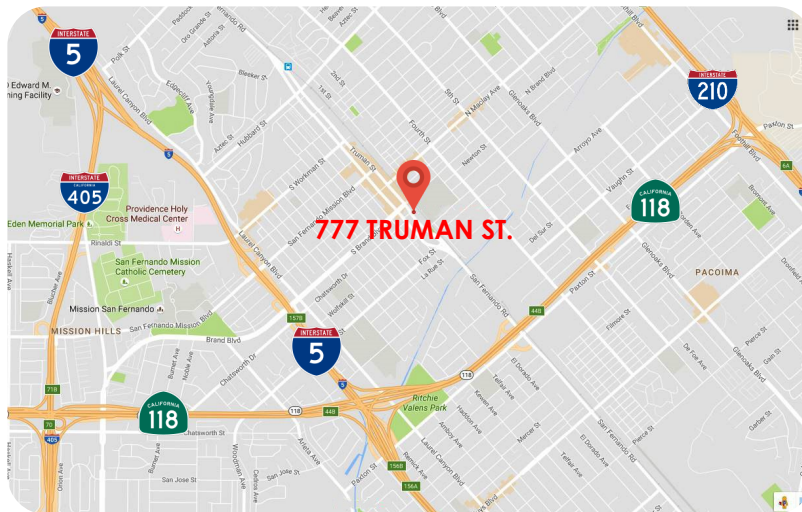
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The Sign of a Profitable Proper-



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