

# LEASE OPPORTUNITY - JOIN IN THE REVITALIZATION OF SAN FERNANDO

101-103 N. Maclay Avenue, San Fernando, CA 91340

Located at the NW corner of Maclay Avenue & First Street



## FEATURES

- Approximately 2,200 sf of retail or office space
- Includes Reception Area, Conference Room, 4 private offices and private restroom
- Parking Available in rear lot
- Located in the re-energized portion of Downtown
- On the Signalized Corner of First Street & Maclay Avenue
- Great Signage exposure

## AREA AMENITIES

- Conveniently located near the Sylmar/San Fernando Metrolink; San Fernando Library and the San Fernando County Superior Court/Civic Center
- Heavy Pedestrian and Automotive traffic
- Minutes from the 5, 118 and 210 freeways

## Reason to be a tenant in San Fernando

- Low business tax
- No utility tax
- Easy Civic Center access

## RENTAL RATE

103 N Maclay ±2,200 SF \$1.95 PSF + \$0.45 NNN

## DEMOS

	1 mile	3 mile	5 mile
Population	32,126	238,084	460,132
Avg. HH Income	\$56,092	\$65,987	\$70,394
Daytime Pop.	14,217	63,801	121,342
Traffic Count	19,000 CPD		



**AGENTS**  
818-501-2212

**Michael Sharon x121**  
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**Carol Marmor x120**  
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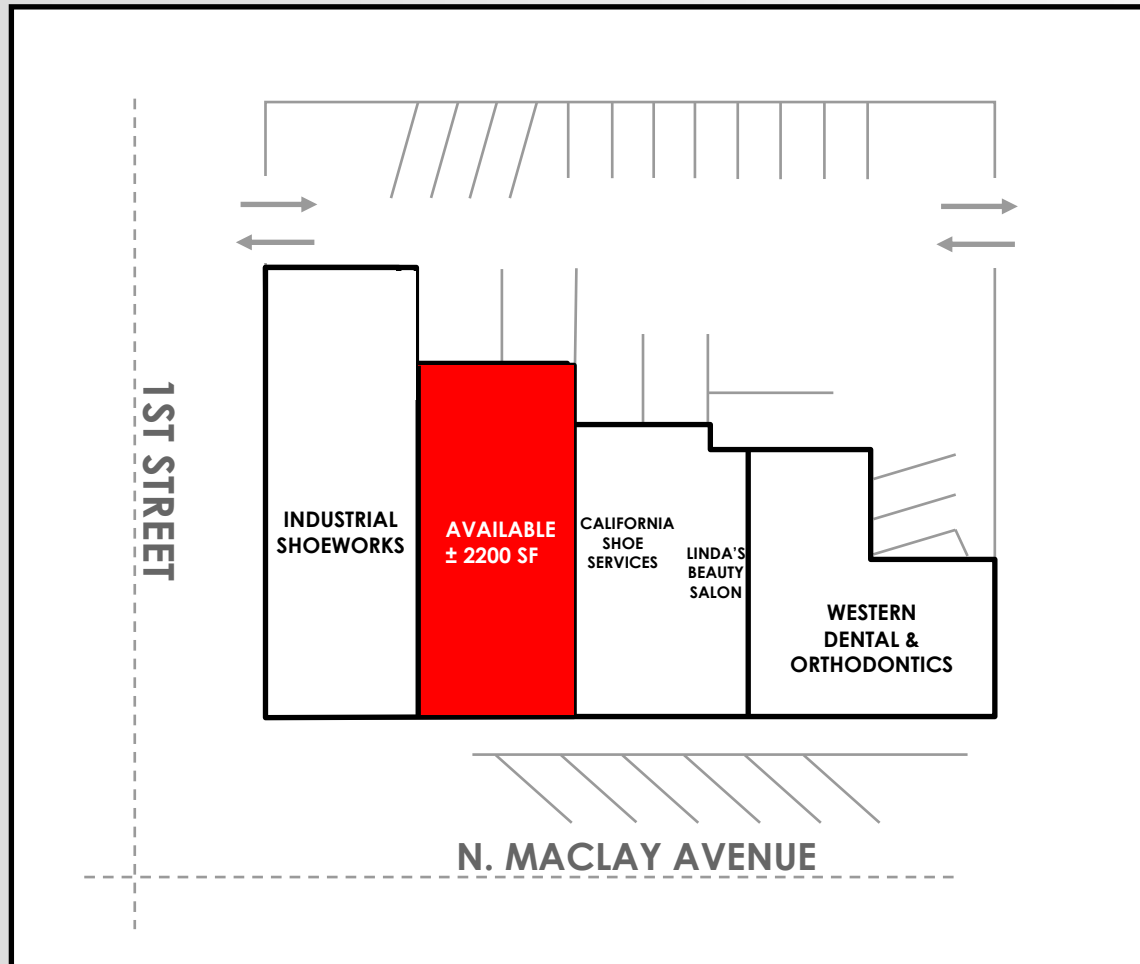


This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be 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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