

An aerial photograph of a city street, likely San Fernando Road, showing various commercial buildings, parking lots, and palm trees. The image is in grayscale with a dark overlay.

1150 SAN FERNANDO ROAD LEASING BROCHURE



**Rendering of Proposed Façade Renovation
Corner is Leased to Spectrum for Retail Showroom**



**Rendering of Façade Renovation of Subject Area
Developer to Completely Renovate Building**


caremark™



AVAILABLE



SIGNAGE

**High Exposure Corner Location with Prime Frontage
Across the Street from Brand New CVS Pharmacy**

Opportunity to Co-Tenant with Spectrum Retail Showroom

Synergistic Location Adjacent to National Retailers



Shares Intersection with Brand New CVS Pharmacy Subject Property to Undergo Complete Renovation





**Brand New CVS Immediately Across the Street from Subject
CVS is a Part of a Grocery Anchored Shopping Center**





1150 San Fernando Rd

**Space Available
+/- 2,216 SF**

**Asking Rent
\$3.25/SF + NNN**

**NNN Charges
\$0.50/SF (Year 1)**

**Frontage
+130' of Total Frontage**

**Availability
Immediate**

**Address
1150 San Fernando Rd
San Fernando, CA
[\[Google Maps\]](#)**

San Fernando Mission Blvd





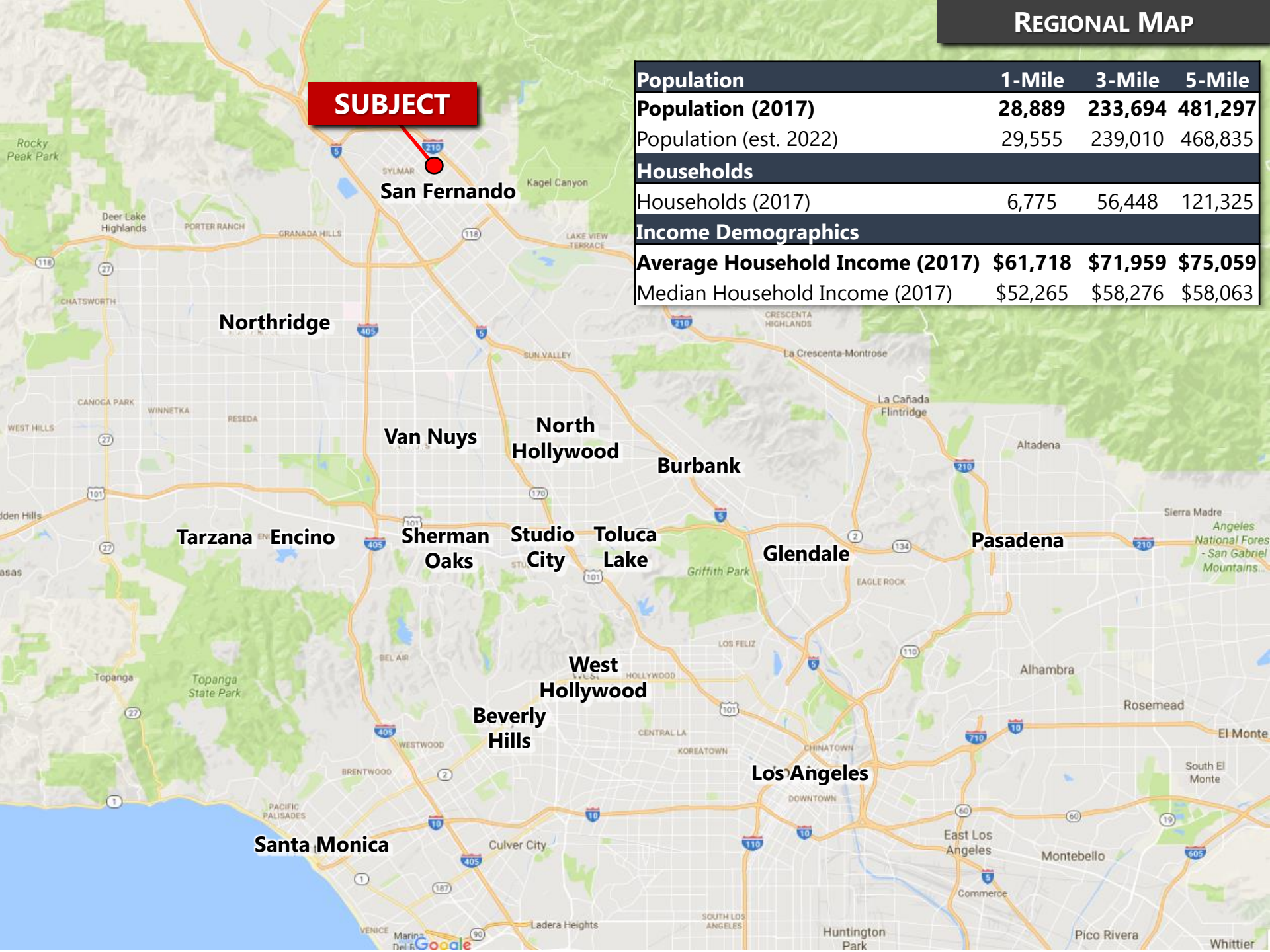
Abundant Parking Available off Celis Street
Access to 181 Public Parking Stalls

REGIONAL MAP

SUBJECT

San Fernando

Population	1-Mile	3-Mile	5-Mile
Population (2017)	28,889	233,694	481,297
Population (est. 2022)	29,555	239,010	468,835
Households			
Households (2017)	6,775	56,448	121,325
Income Demographics			
Average Household Income (2017)	\$61,718	\$71,959	\$75,059
Median Household Income (2017)	\$52,265	\$58,276	\$58,063





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