

# Library Plaza – Space Available

## Highly Trafficked San Fernando Valley Center



NBTRENDY



SUBJECT

CUSTOMER  
PARKING

3rd Street



Chillburgers



San Fernando Florist  
Proudly serving San Fernando since 1927

N. Maclay Avenue

get **sweat**  
HEATED SPIN STUDIO

# Library Plaza

**Space Available**  
**+/- 1,919 SF**

**Asking Rent**  
**\$2.00/SF + NNN**

**Estimated NNN Charges**  
**\$0.60/SF (Year 1)**

**Address**  
**241 N Maclay Ave**  
**San Fernando, CA 91340**

# Immediately Adjacent to LA County Courthouse

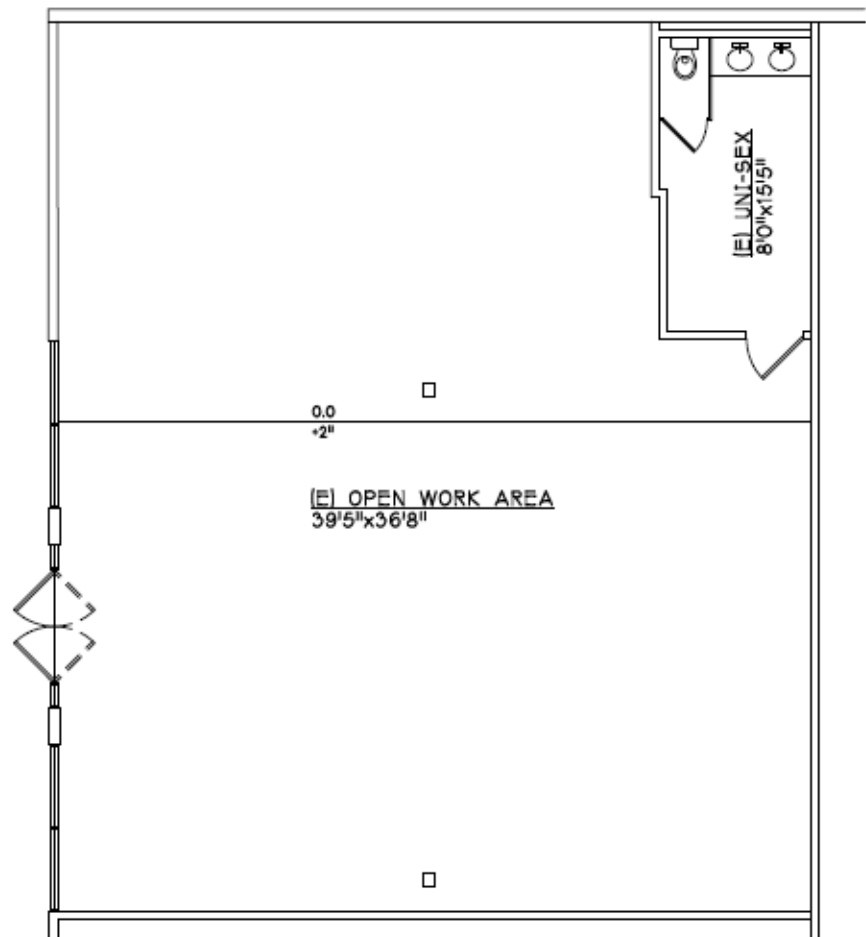
## Provides Large Daytime Population and Traffic



**SUBJECT**

**CUSTOMER  
PARKING**

N. MacLay Ave



**EXISTING RETAIL SUITE**  
241 MACLAY AVENUE  
SAN FERNANDO, CA, 91340

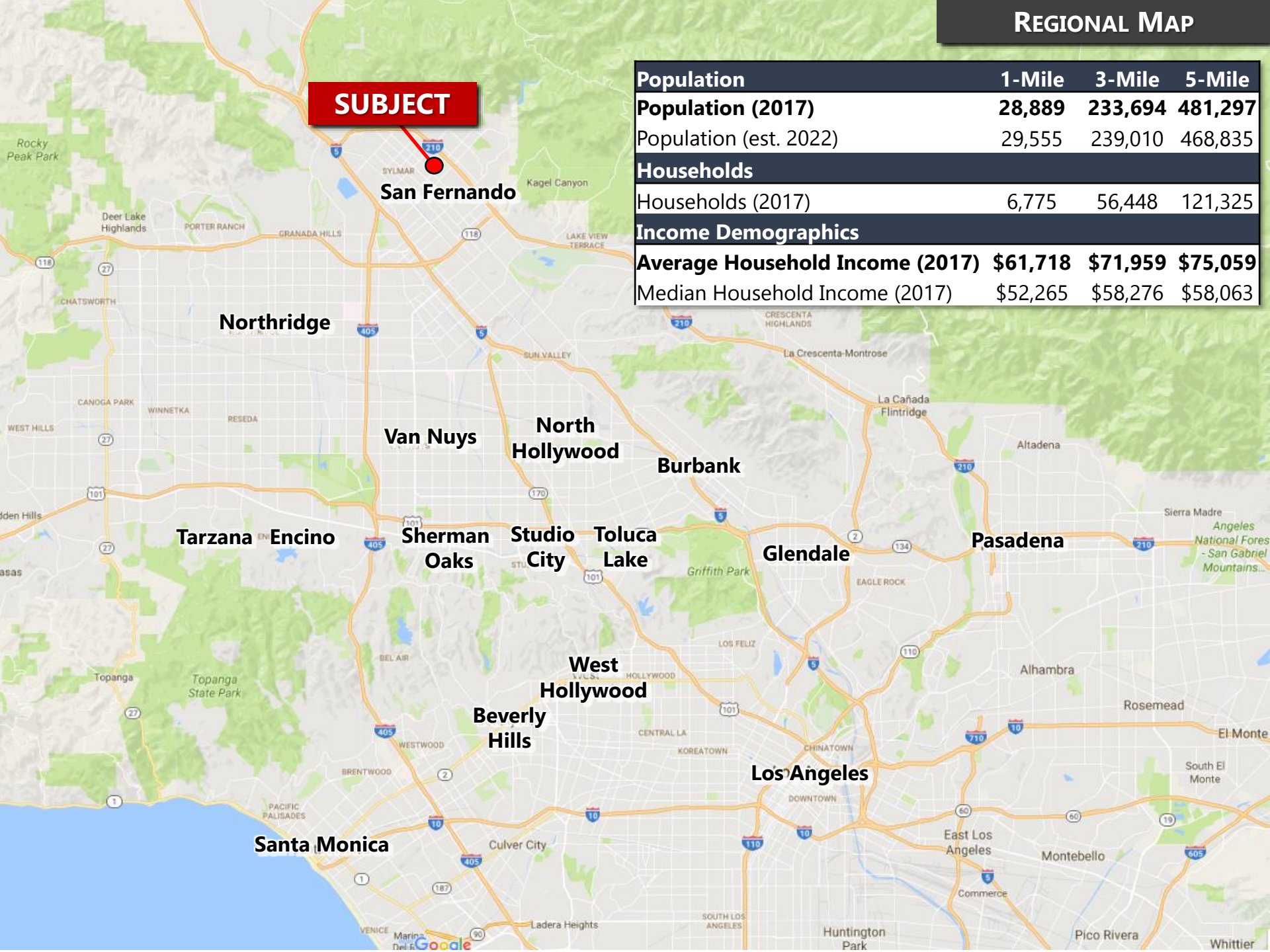
**EXT'G/AS-BUILT FLOOR PLAN**  
SCALE: 1/8"=1'-0"

# REGIONAL MAP

**SUBJECT**

**San Fernando**

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





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