

EXECUTIVE SUMMARY

CREI

Commercial Real Estate Investments



HIGHLIGHTS:

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- Approx 1,500 SF Retail Space – Formerly a Barber Shop
- Part of the San Fernando Mall
- Just off 22k Cars/Day Signalized Corner
- Abundant Parking – Across from Free City Parking Lot
- Approx 85 Feet of Windowed Frontage with Signage Available
- Excellent Walk Score 96/100 - Easy Access to all Restaurants & Amenities

OFFERING SUMMARY: 218 S. Brand offers a business owner the opportunity to lease an approx. 1,600 SF retail space. The space is part of the San Fernando Mall and offers ±85 Feet of windowed frontage on the signalized corner of Brand & Celis. The space has easy access to 4 Freeways the (118, 405, 210 & 5) the location has convenient walking access to all restaurants and amenities with a 96/100 Walk Score

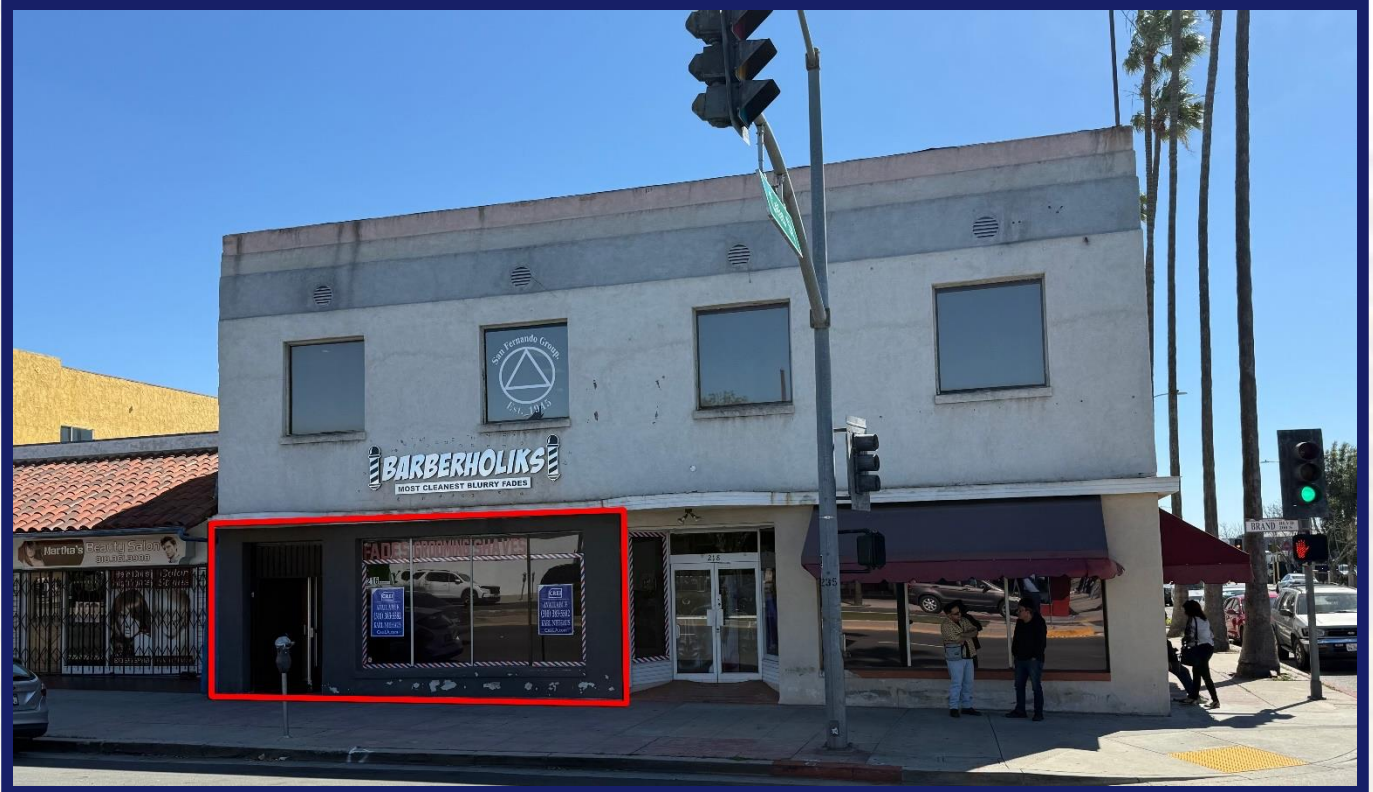
DEMOGRAPHICS: Dense and growing population with over 241,000 residents within 3 miles,. The average household income was estimated at approximately \$96,000 within a 3-mile radius

RENT: \$2,750/mth for 1,500 SF

PROPERTY PICTURES

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PROPERTY PICTURES

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OFFICE



STORAGE



PROPERTY PICTURES

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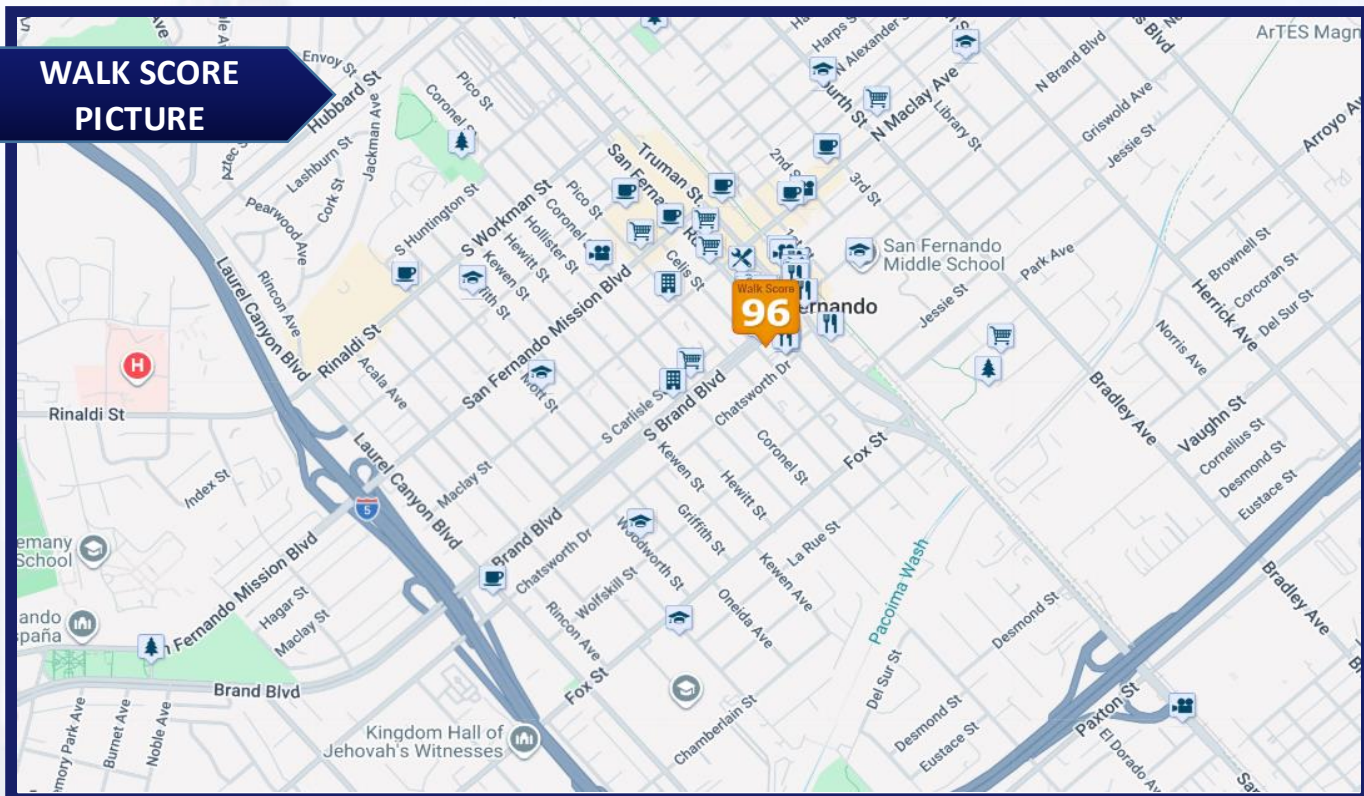


PROPERTY PICTURES

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WALK SCORE PICTURE



Walk Score

96

Transit Score

53

Bike Score

70

WALK SCORE SUMMARY

Walk Score

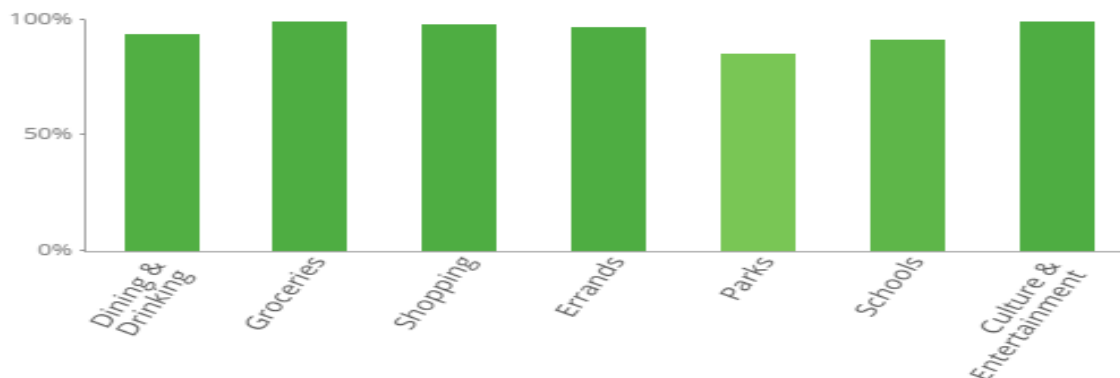
Transit Score

Bike Score

Score Details

What is Walk Score

The Walk Score for 218 South Brand Boulevard is based on the following categories.



DEMOGRAPHIC SUMMARY

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DEMOGRAPHICS BY 5-MILE RADIUS

**AVERAGE HH INCOME****\$97,599****POPULATION****445,477****HOUSEHOLDS****119,764****OWNER-OCCUPIED
HOUSING****65,154****RENTER-OCCUPIED
HOUSING****50,268****BUSSINESSES****15,146**

POPULATION	2-MILE	5-MILE	10-MILE
2020 POPULATION	122,145	467,999	1,450,098
2024 POPULATION	109,869	445,477	1,411,016
2029 POPULATION PROJECTION	104,790	430,257	1,369,146
ANNUAL GROWTH 2020-2024	-2.5%	-1.2%	-0.7%
ANNUAL GROWTH 2024-2029	-0.9%	-0.7%	-0.6%
MEDIAN AGE	36.4	37.6	39.1

INCOME	2-MILE	5-MILE	10-MILE
AVG HH INCOME	\$90,725	\$97,599	\$104,272
MEDIAN HH INCOME	\$70,965	\$75,562	\$78,353

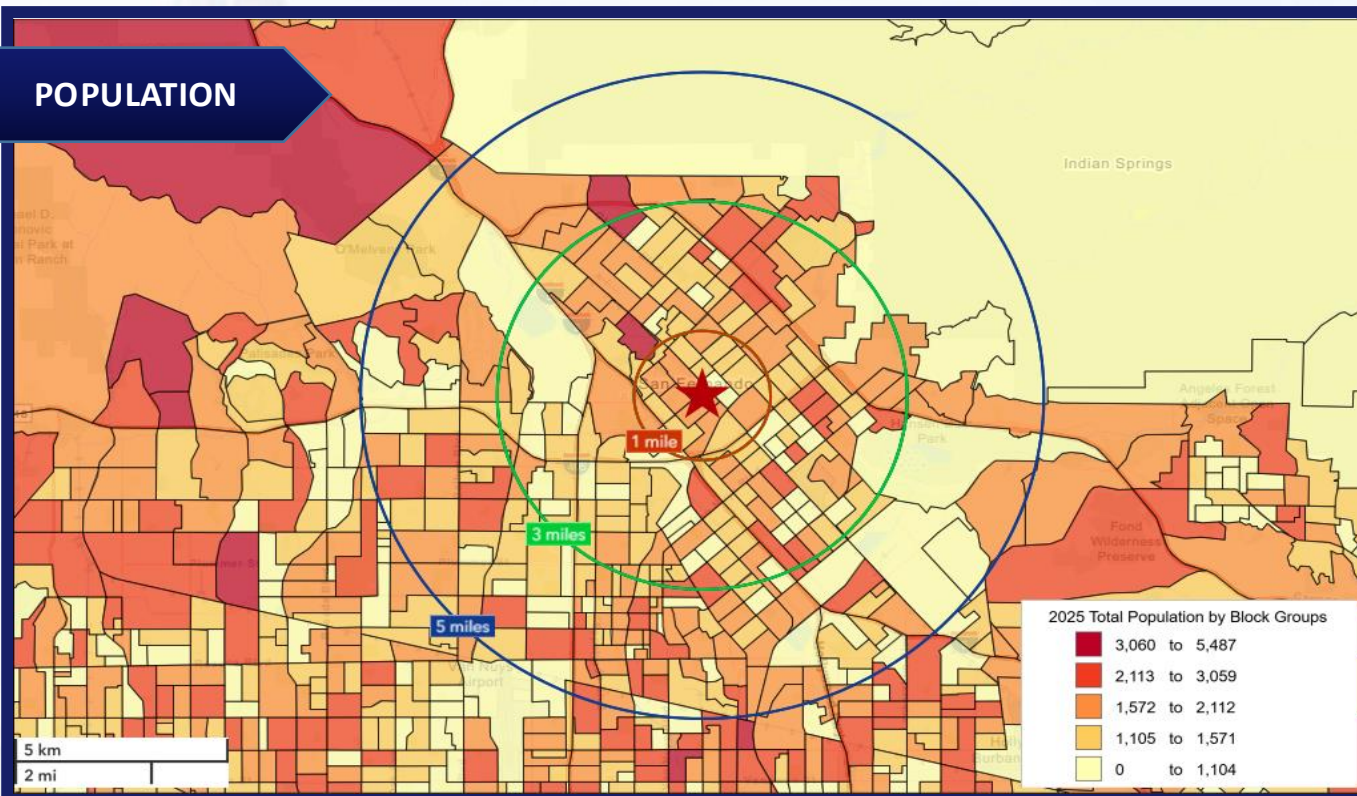
HOUSEHOLDS	2-MILE	5-MILE	10-MILE
2020 HOUSEHOLDS	30,059	126,798	485,011
2024 HOUSEHOLDS	26,679	119,764	469,392
2029 HOUSEHOLDS	25,354	115,422	454,702

DEMOGRAPHICS

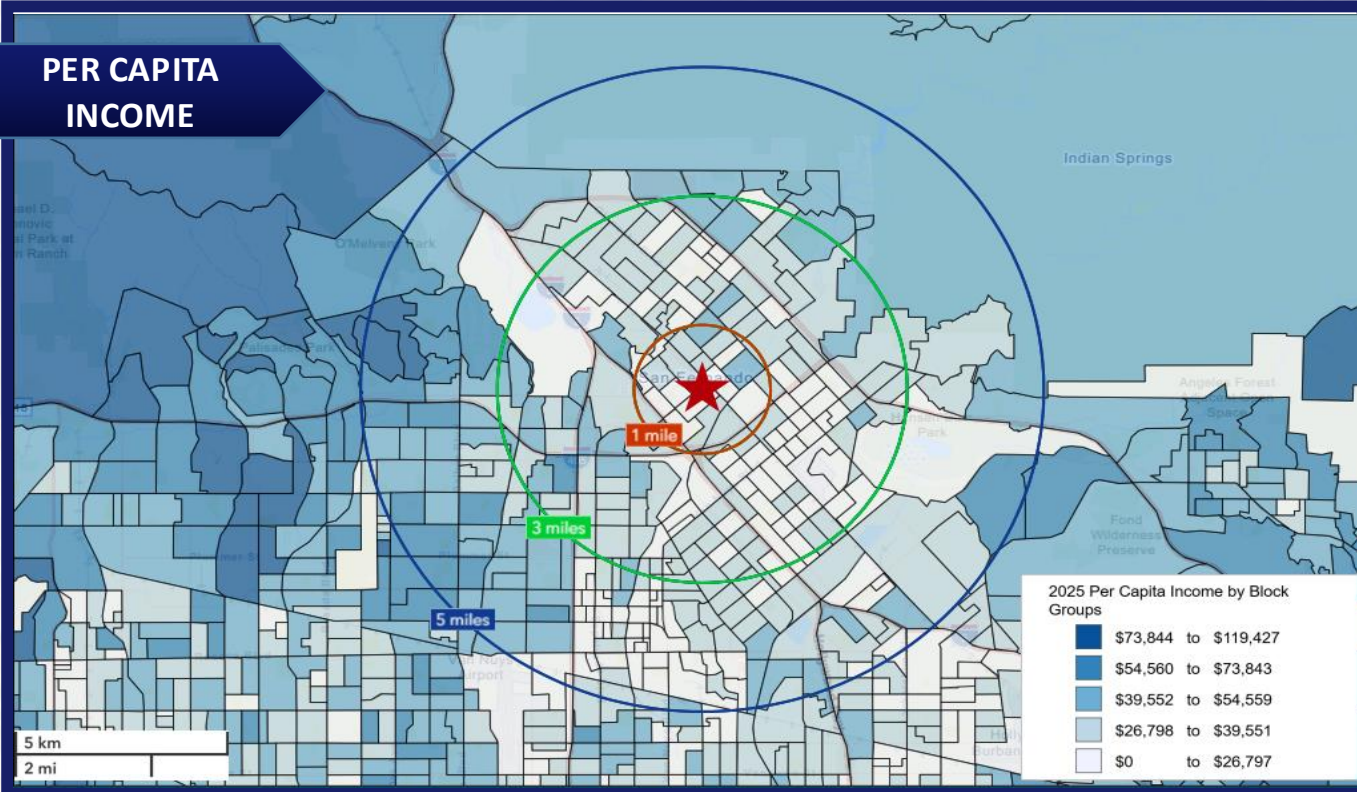
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POPULATION



PER CAPITA INCOME

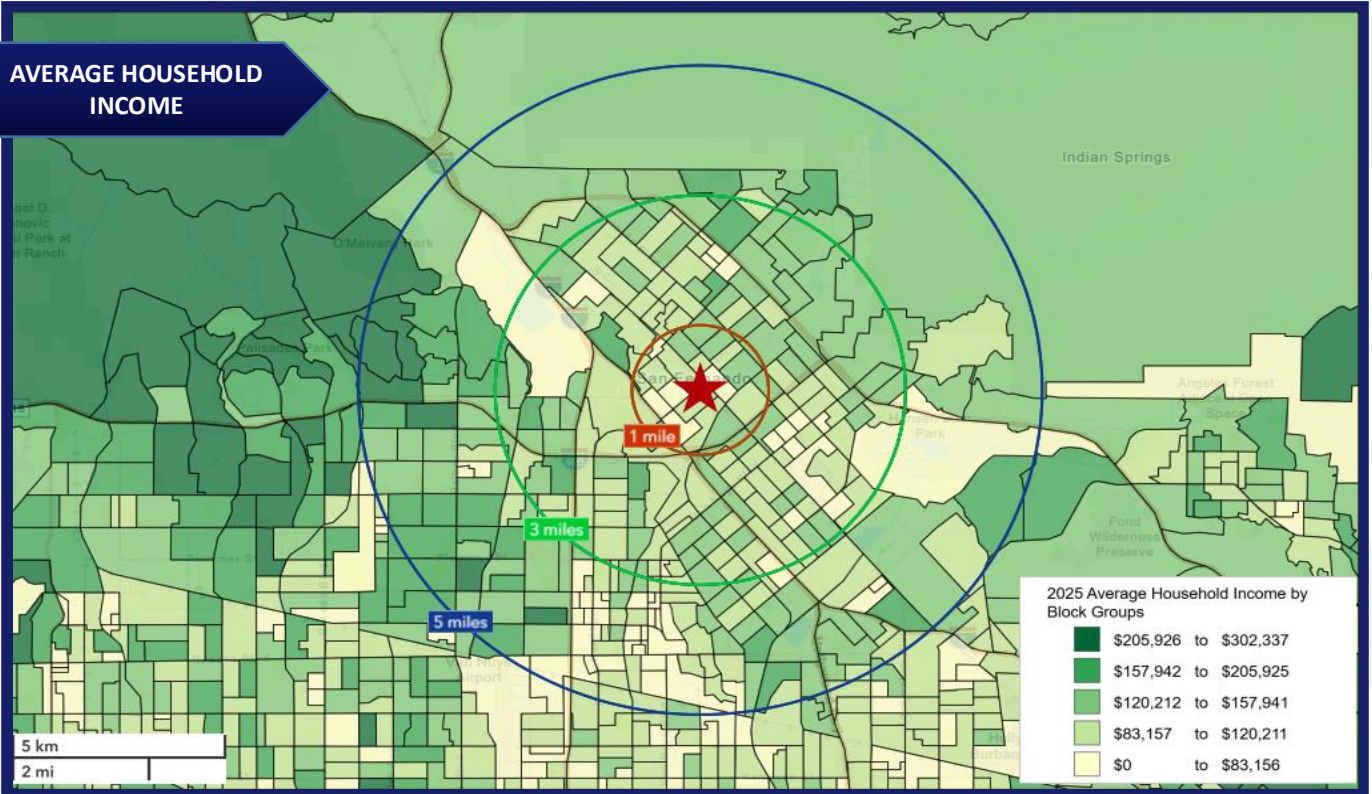


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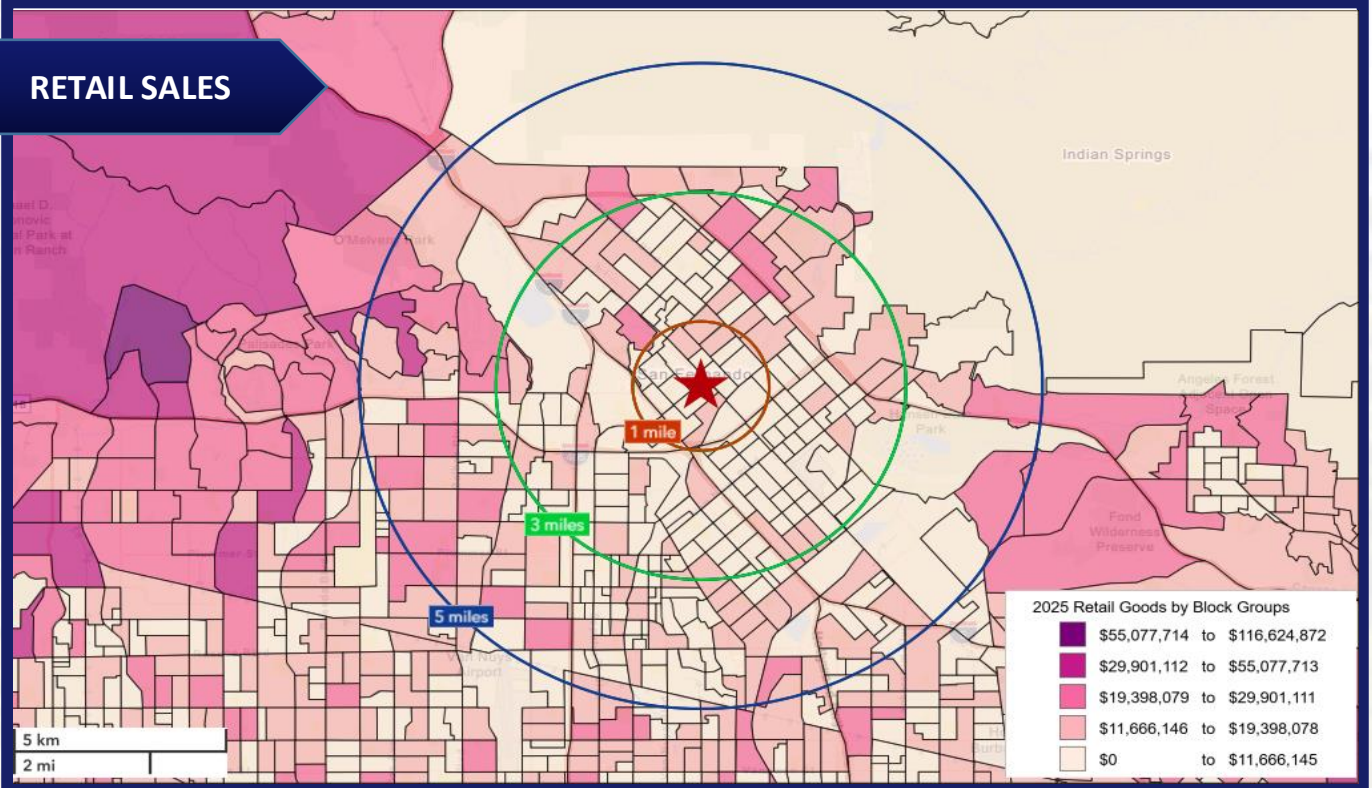
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AVERAGE HOUSEHOLD INCOME



RETAIL SALES

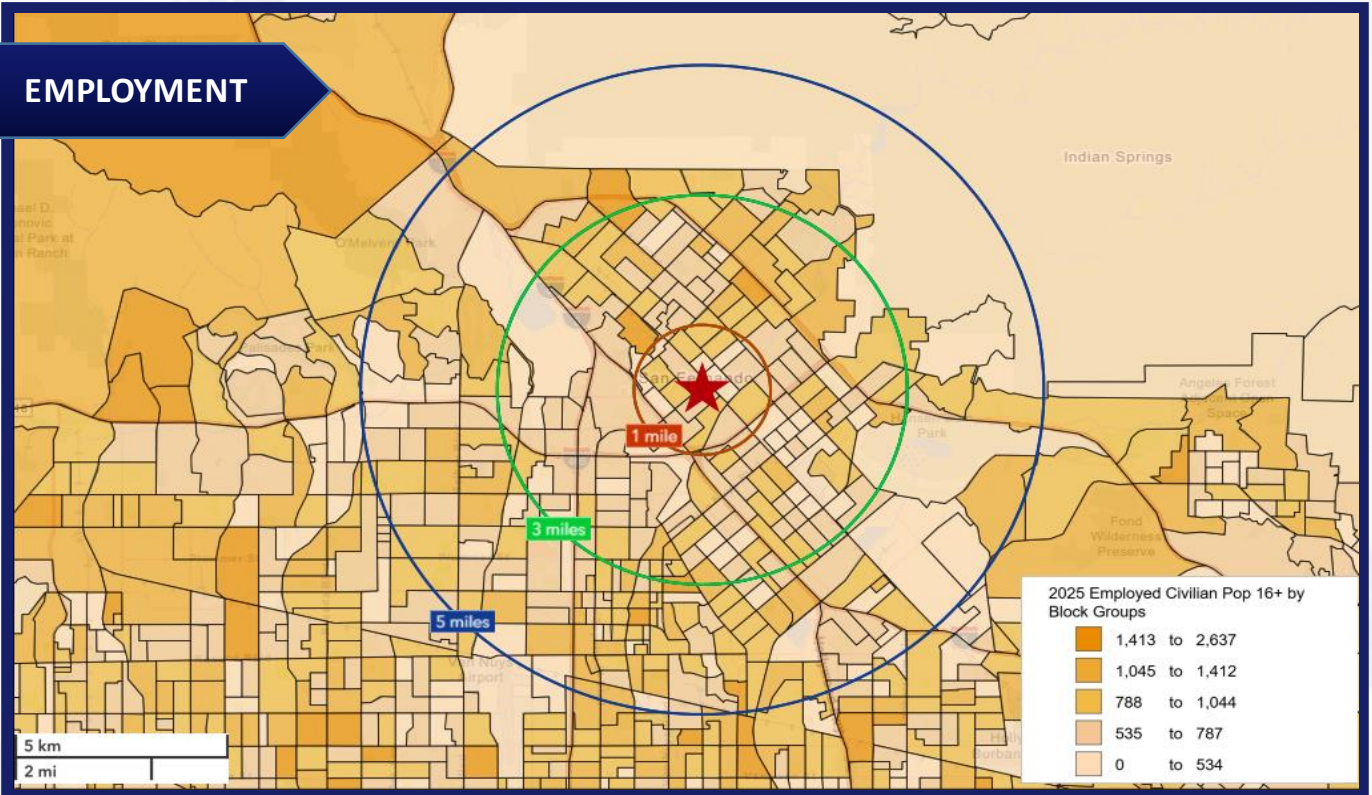


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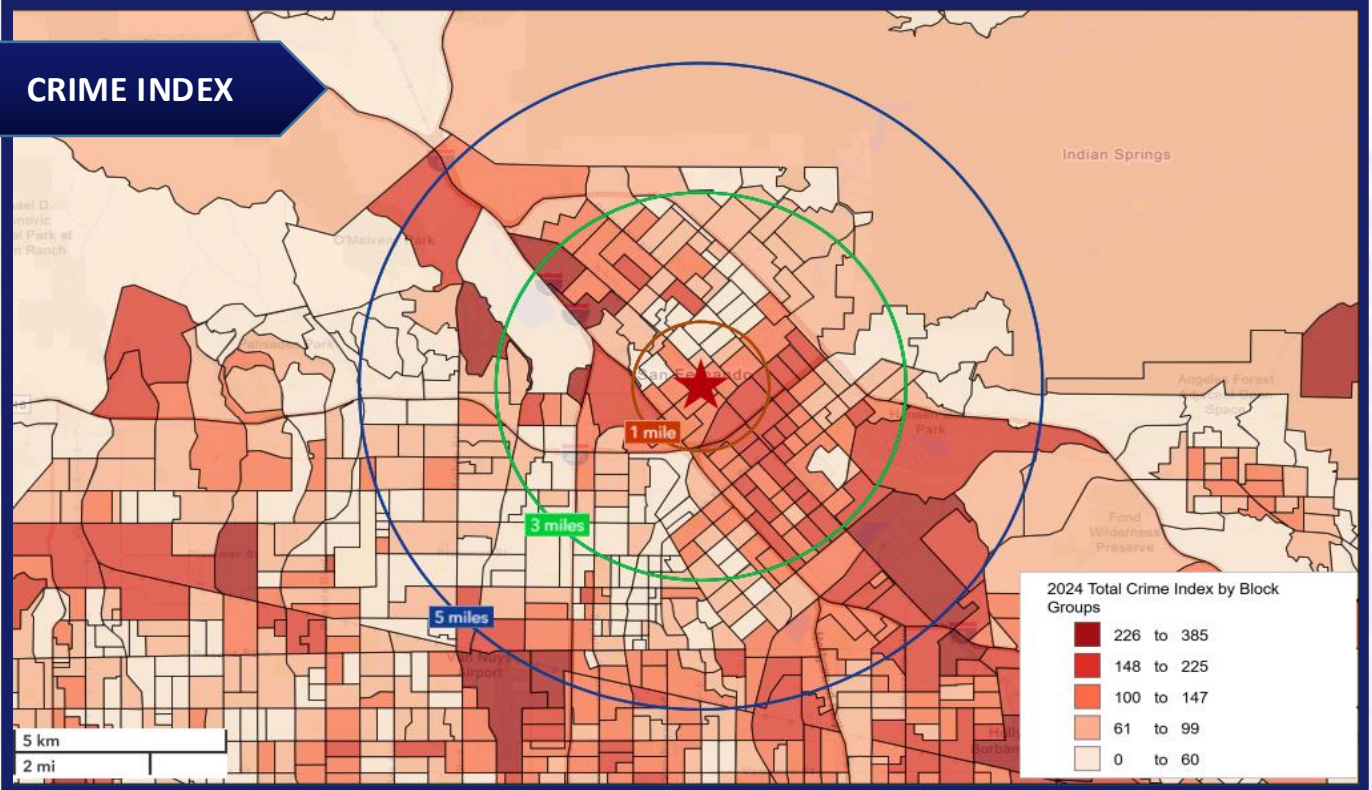
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EMPLOYMENT



CRIME INDEX



AREA OVERVIEW



San Fernando is a community of attractive contrasts. What was once a land of farms and ranches adjoining the Mission de San Fernando Rey is now a vibrant center of manufacturing and commerce. San Fernando enjoys a sweeping view of the panoramic San Gabriel foothills and a sense of privacy; yet it is only minutes from downtown Los Angeles and only minutes away from other centers of commercial activity, thanks to a network of freeways and nearby airports. The City combines modern metropolitan conveniences with a close-knit community of friendly, civic-minded residents. Moreover, San Fernando proudly offers responsive city services, good access to city government, a large labor pool, a lower business tax than Los Angeles, and no utility tax. The City's unique entertainment focus makes it a great place after hours with scores of landmark restaurants, night spots and theaters. Universal Studios and its unique City Walk entertainment scene are at the heart of the City. Ventura Boulevard, made famous in both film and song, stretches 17 miles across the Valley from Studio City to Calabasas. The San Fernando Valley offers a wide range of retailers from hip boutiques to upscale department stores.



South Brand Blvd / San Fernando Mission Blvd Commercial Strip

City planning initiatives propose allowing mixed-use residential + commercial building projects here to create live-work zones that support ground-floor businesses and regular customer activity, likely within a few years, this will include: Restaurants with apartments above, Live-work studios, and Retail storefronts with office or residential components

Historic Downtown Mall Area

This section of San Fernando Road is seeing retail and commercial interest that includes: Commercial retail units available for lease, ideal for restaurants, shops, cafes, services. This corridor is core downtown, with frequent foot traffic and part of the City's ongoing Downtown Master Plan visioning area

