

RETAIL SPACES AVAILABLE

In the Heart of San Fernando



1201 Truman Street, San Fernando, CA 91340



KYLE FISHBURN · 310.887.6216 · Kyle.Fishburn@kwprealestate.com · DRE #01909843

LEE SHAPIRO · 310.887.6226 · Lee.Shapiro@kwprealestate.com · DRE #00961769

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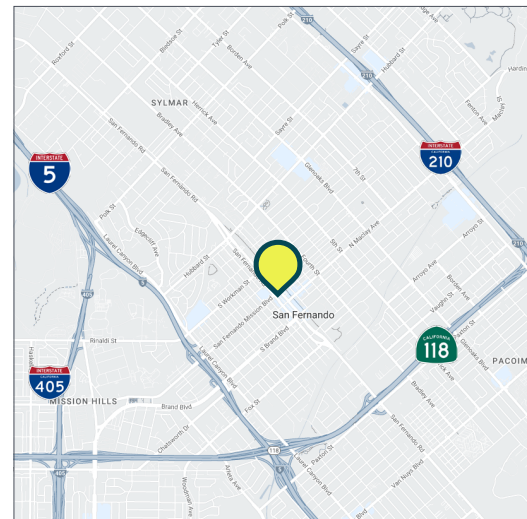
AVAILABLE

Suite C ±1,297
Suite E-2 ±2,000
Rent: \$3.00 PSF/Mo., NNN
NNN: ±\$0.87 PSF/Mo.

PROPERTY HIGHLIGHTS

- Excellent neighborhood shopping center in San Fernando just north of Truman Street and Maclay Avenue
- Join tenants such as Starbucks, H&R Block, IHOP, Menchie's, and El Pollo Loco
- Many national tenants surrounding the property; great reflective retail with Chipotle, Wing Stop, and Jersey Mike's
- Dense trade area with ±29,418 within 1 mile
- On-site parking available at the shopping center
- Easy access off of the 5 Freeway

Prospective tenants are hereby advised that all uses are subject to City approval



TRADE AREA



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±2,000 SF ±1,297 SF



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MISSION PLAZA TENANTS



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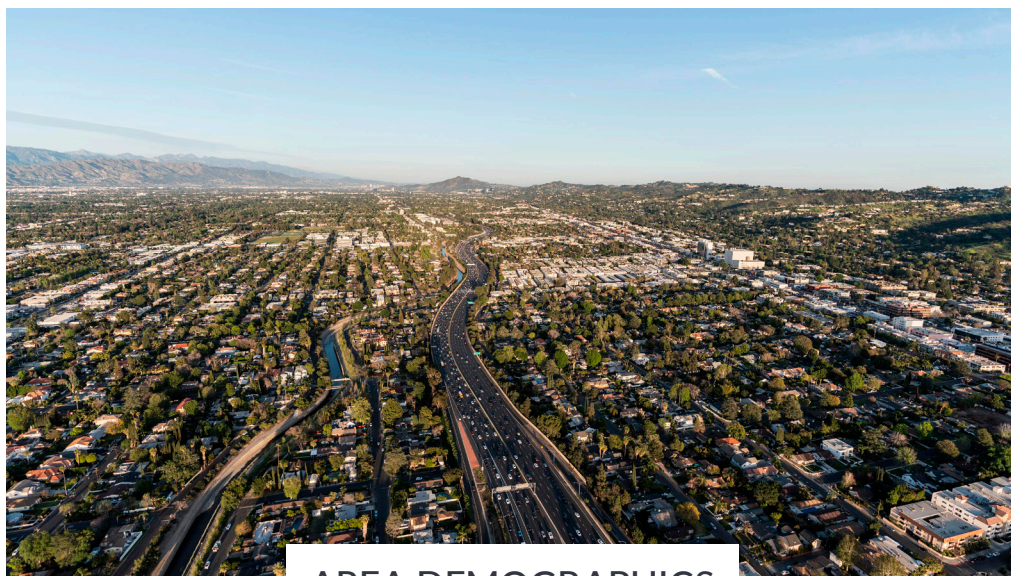


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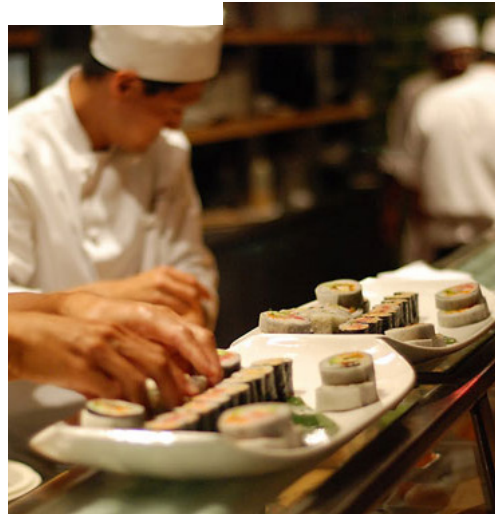
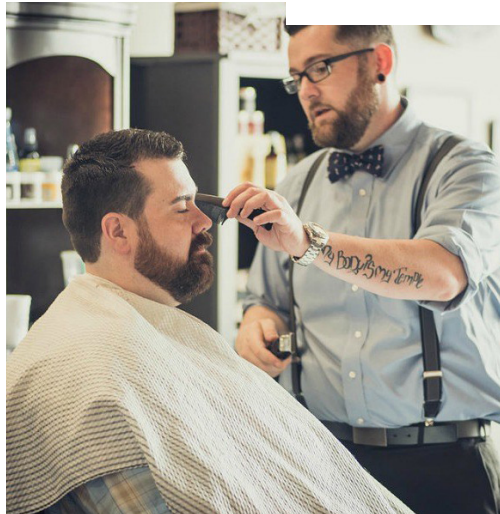
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AREA DEMOGRAPHICS



0.5 Mile 1 Mile 2 Miles

POPULATION

2023 Estimated Population	8,665	29,418	109,496
2028 Projected Population	8,344	28,185	105,002
2020 Census Population	9,181	32,056	119,140
2010 Census Population	8,856	31,628	117,317
Projected Annual Growth 2023 to 2028	-0.7%	-0.8%	-0.8%
Historical Annual Growth 2010 to 2023	-0.2%	-0.5%	-0.5%
2023 Median Age	36.0	35.4	35.2

HOUSEHOLDS

2023 Estimated Households	2,486	7,760	27,989
2028 Projected Households	2,429	7,547	27,227
2020 Census Households	2,556	8,110	28,845
2010 Census Households	2,360	7,678	27,385
Projected Annual Growth 2023 to 2028	-0.5%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2023	0.4%	-	0.2%

RACE & ETHNICITY

2023 Estimated White	22.1%	22.4%	22.9%
2023 Estimated Black or African American	1.5%	2.4%	3.7%
2023 Estimated Asian or Pacific Islander	2.4%	4.3%	5.3%
2023 Estimated American Indian or Native Alaskan	2.9%	2.8%	2.5%
2023 Estimated Other Races	71.1%	68.1%	65.5%
2023 Estimated Hispanic	91.1%	86.6%	82.7%

INCOME

2023 Estimated Average Household Income	\$91,162	\$102,459	\$109,744
2023 Estimated Median Household Income	\$65,753	\$77,978	\$83,361
2023 Estimated Per Capita Income	\$26,583	\$27,355	\$28,358

EDUCATION

2023 Estimated High School Graduate	25.9%	26.3%	26.7%
2023 Estimated Some College	20.4%	18.2%	17.3%
2023 Estimated Associates Degree Only	4.3%	5.2%	5.6%
2023 Estimated Bachelors Degree Only	12.3%	11.6%	12.4%
2023 Estimated Graduate Degree	3.8%	4.9%	4.3%

BUSINESS

2023 Estimated Total Businesses	626	1,312	3,416
2023 Estimated Total Employees	5,039	11,216	31,627
2023 Estimated Employee Population per Business	8.1	8.5	9.3
2023 Estimated Residential Population per Business	13.8	22.4	32.1



REAL ESTATE

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KWP Real Estate | 151 S. El Camino Drive, Beverly Hills, CA 90212 | 310-887-6400 | kwprealestate.com

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