

FOR LEASE

400 SAN FERNANDO MISSION BLVD. SAN FERNANDO, CA 91340

NOW
\$1.95 NNN
Per Sq. Ft./Mo.

\$1.95/SF/MO – NNN

Property Type:	Office
Available Space:	Approx. 3,700 SF
Building FT:	Approx. 7,933 SF
Lot Size FT:	Approx. 13,022 (0.3 AC)
Storages:	3
Year Built:	1971
Year Renovated:	2017
Restrooms:	1
Parking Spaces:	10
Zoning:	SFC1



HIGHLIGHTS

- CORNER PROPERTY
- PARKING ADJACENT TO BUILDING & NEARBY PUBLIC PARKING
- NEW AIR CONDITIONING
- SOME ATTRACTIVE OFFICE FURNITURE INCLUDED
- SERVER ROOM INCLUDED
- STORAGE
- BREAK ROOM
- FOYER/COMMON AREA
- NEAR MAJOR FREEWAYS

ARTHUR PFEFFERMAN
EXECUTIVE VICE PRESIDENT
CalDRE# 01021906

Phone: 818.725.2500
Cell: 818.516.0257
Direct: 818.449.5122
Fax: 818.366.4900
Email: art@pfeffermancre.com

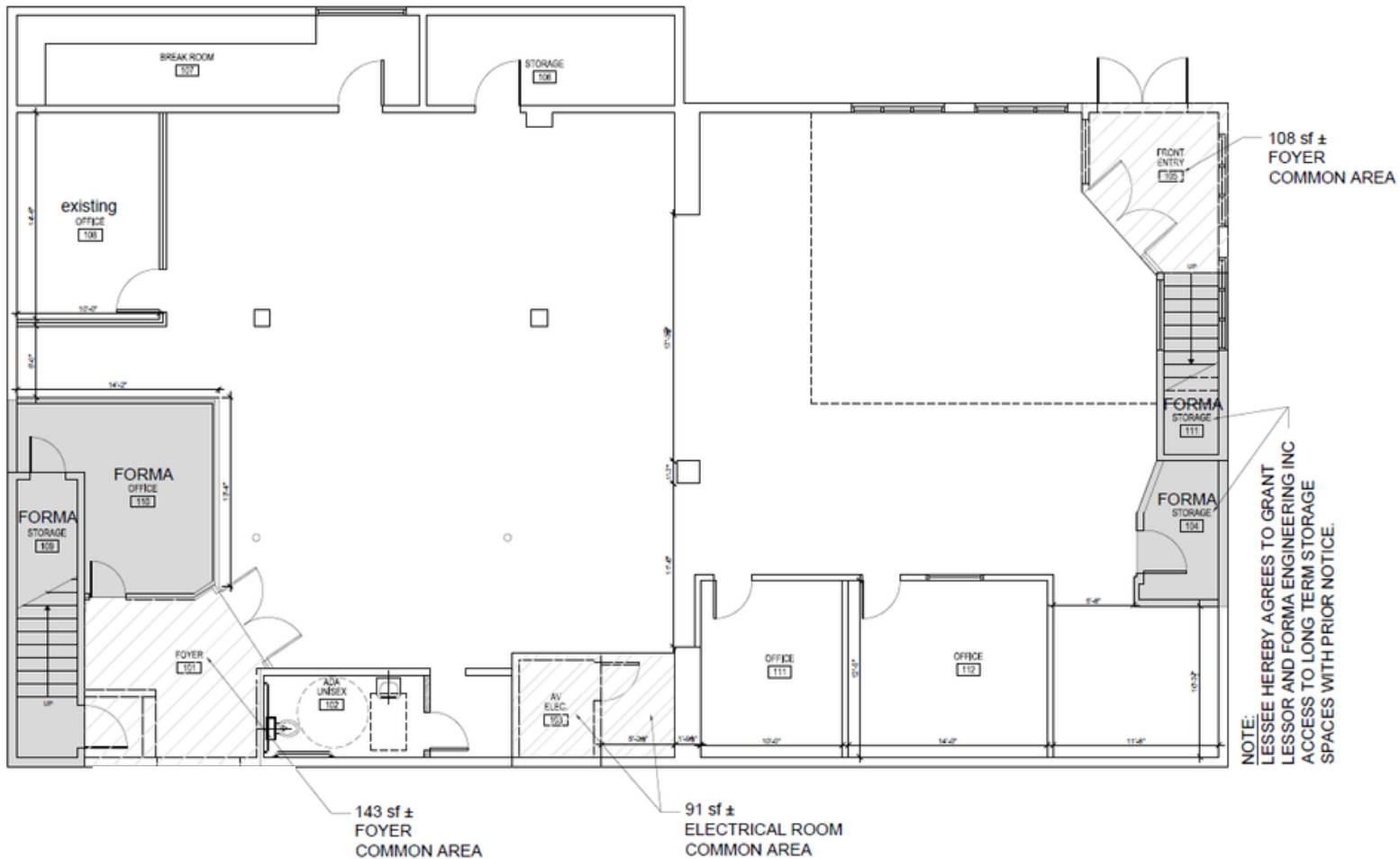


DRE License No: 01527289



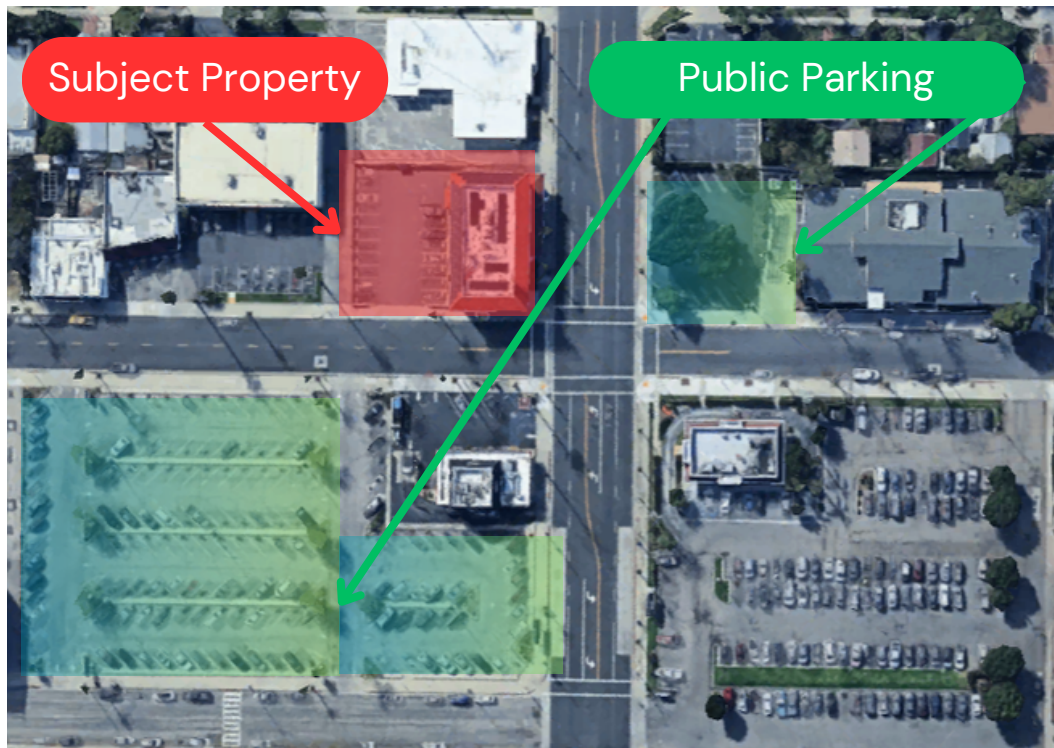
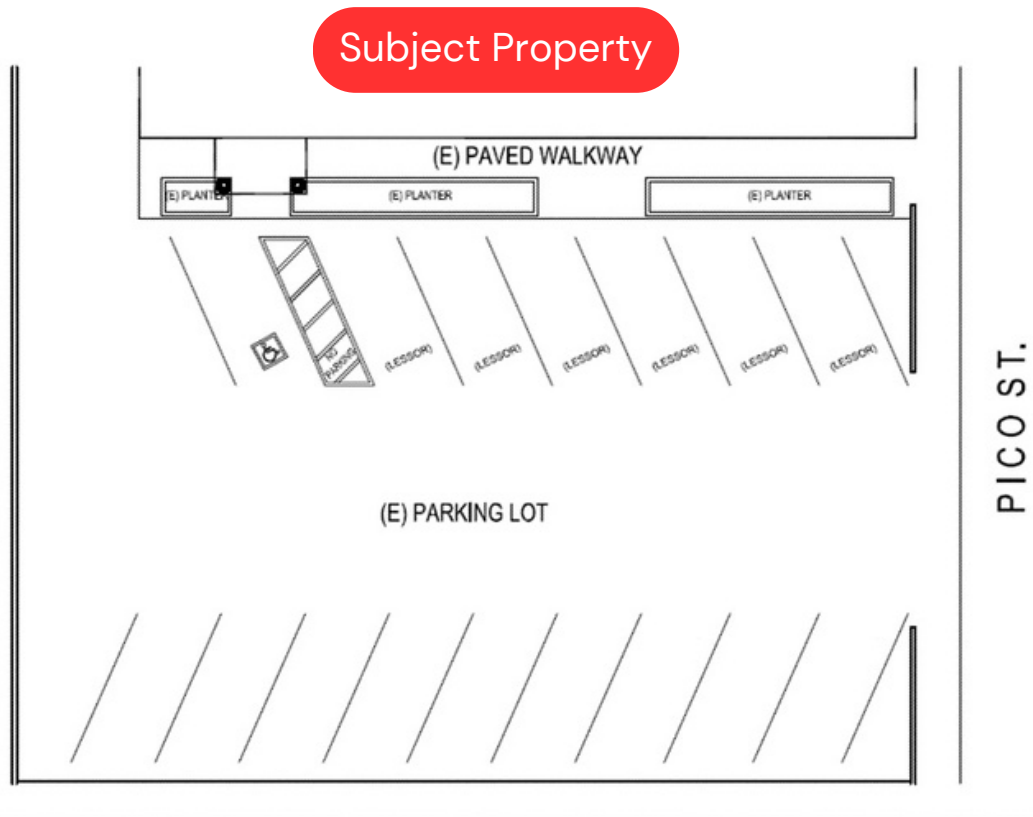
400 SAN FERNANDO MISSION BLVD. SAN FERNANDO, CA 91340

FLOOR PLAN



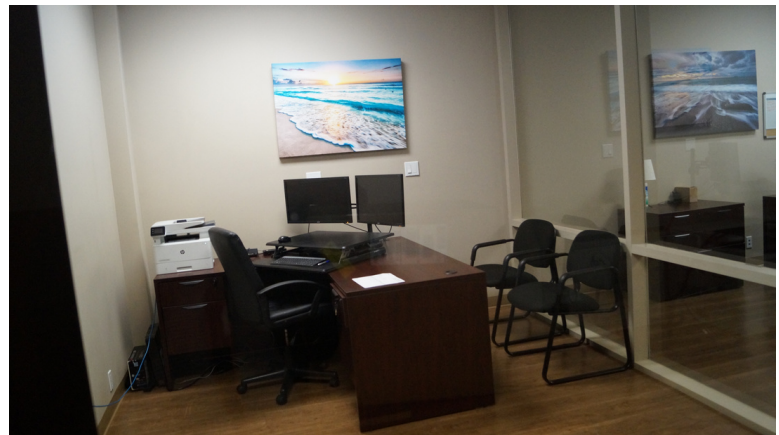
400 SAN FERNANDO MISSION BLVD.
SAN FERNANDO, CA 91340

PARKING LOT



400 SAN FERNANDO MISSION BLVD.
SAN FERNANDO, CA 91340

PHOTOS





POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,770	8,902	29,444
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	744	2,458	7,580
# of Persons per HH	3.7	3.6	3.9
Average HH Income	\$73,169	\$76,979	\$94,071
Average House Value	\$646,021	\$733,795	\$739,736

Demographics data derived from AlphaMap

Public Transportation

Commuter Rail	Drive	Walk	Distance
Sylmar/San Fernando (Antelope Valley Line ...)	2 min	17 min	0.9 mi
Van Nuys (Ventura County Line - Southern ...)	10 min		5.8 mi
Airport	Drive	Walk	Distance
Bob Hope	13 min		7.9 mi
Los Angeles International	37 min		27.7 mi



WALK SCORE

95



WALK SCORE

52

