

816

SAN FERNANDO RD.
SAN FERNANDO CA.

91340



Marcus & Millichap
BRANDON MICHAELS
GROUP

816
SAN FERNANDO RD.
SAN FERNANDO, CA
91340

EXCLUSIVELY LISTED BY

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TRUMAN AVE

SAN FERNANDO RD

CELIS ST

BRAND BLVD

CHATSWORTH DR

PICO ST

EXECUTIVE SUMMARY

The Brandon Michaels Group of Marcus & Millichap, as Exclusive Advisor, is pleased to present 816 San Fernando Road, a 19,744 square foot two story mixed-use retail and office building situated on 0.22 acres of land (9,916 SF), located at the SE signalized corner of San Fernando Road & S Brand Boulevard in the heart of downtown San Fernando, CA.

816 San Fernando Road is currently 97.2% occupied by a mix of retail and office tenants. The property is comprised of eight (8) ground floor arcade style retail units and fourteen (14) second floor office units totaling 15,947 SF of net rentable area. The ground floor retail units average 725 SF and the second-floor office units average 937 SF, ideal unit sizes that are appealing to a variety of uses. A new owner will enjoy a seasoned tenancy that has occupied the property for an average of 11.52 years, with 51% of the existing tenant base successfully operating at this location for over 17 years. The current tenants are all on short term leases expiring within a year with the exception of the dentist, who occupies unit 203, whose lease expires on 9/30/2028. This short-term tenancy provides flexibility for both an owner-user or value-add investor to occupy a portion of the building or reposition expiring leases with market rent paying tenants, respectively.

The subject property is at the highly visible signalized corner of San Fernando Road and S Brand Boulevard in the City of San Fernando's highly pedestrian oriented downtown district. The property enjoys approximately 98 and 103 feet of frontage along San Fernando Road and S Brand Boulevard, respectively with a walk score of 95 (a "Walker's Paradise" per CoStar). 816 San Fernando is also centrally positioned along the future East San Fernando Valley Metro light rail transit project. The property is 0.2 miles, a 4 min walk, from the San Fernando Road & Maclay Avenue station and will provide access south to the Orange Busway through Van Nuys.



PROPERTY HIGHLIGHTS

\$3,800,000
PRICE

5.77%
CURRENT CAP RATE

SP-5 CORRIDOR SPECIFIC PLAN
ZONING

19,744 SF
BUILDING SF

7.61%
PROFORMA CAP RATE

23,491 VPD
TRAFFIC COUNTS

9,916 SF
LOT SIZE

\$192
PRICE/SF (BLDG)

97%
OCCUPANCY

1972
YEAR BUILT

\$383
PRICE/SF (LAND)

SAN FERNANDO ROAD & BRAND BOULEVARD
CROSS STREETS

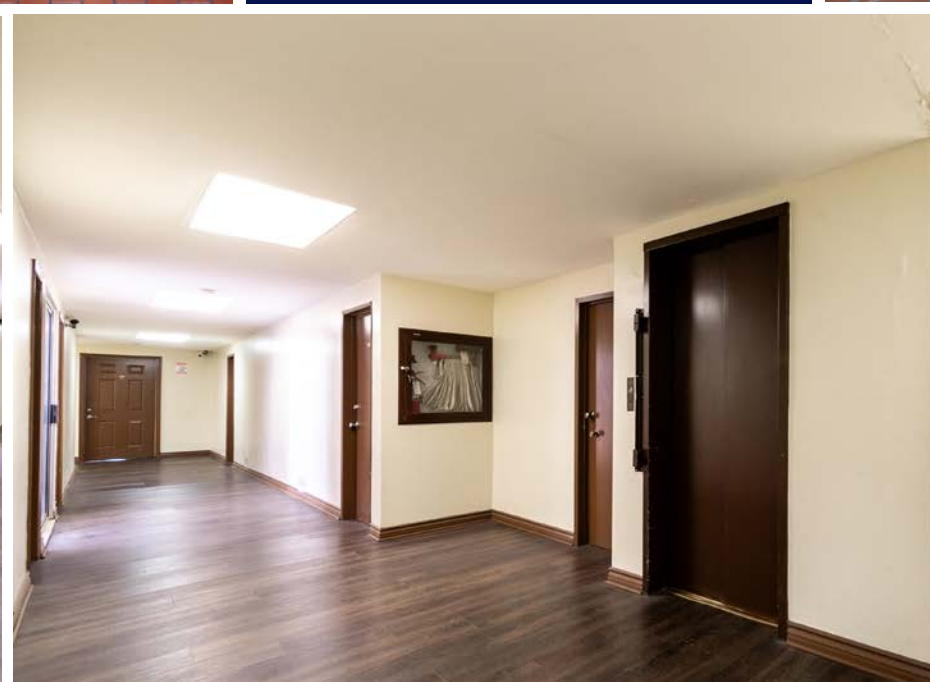




INTERIOR PHOTOS



EXTERIOR PHOTOS



TWO-STORY MIXED-USE RETAIL & OFFICE PROPERTY

With a Seasoned Tenant Mix

15,947 SF

NET RENTABLE AREA

11.52 YEARS

AVERAGE YEARS OF OCCUPANCY

SHORT-TERM LEASES

OWNER-USER OPPORTUNITY

\$30,353.27

CURRENT INCOME

Two Story Mixed-Use Retail/ Office Property

A 19,744 square feet mix-use asset comprised of eight (8) ground floor arcade style retail units and fourteen (14) second floor office units totaling 15,947 SF of net rentable area

History of Successful Operations

The seasoned tenancy has occupied the property for an average of 11.52 years with 51% of the existing tenant base successfully operating at this location for over 17 years

Short Term Tenancy

All tenants are on short term leases expiring within a year with the exception of a dentist occupying unit 203 whose lease expires on 9/30/2028

Owner-User Opportunity

An owner user can take advantage of the short-term leases and occupy a significant portion of the property for their own business and receive stable income from the remaining tenants

Current Income

Monthly rent is \$30,353.27 (\$1.96/SF) on gross leases

DESIRABLE SIGNALIZED CORNER LOCATION ALONG

San Fernando's Pedestrian Corridor

SIGNALIZED CORNER

IDEAL LOCATION

725 SF - 937 SF

AVERAGE UNIT SIZES

98 FT & 103 FT

FRONTAGE VISIBILITY

97

WALK SCORE

Signalized Corner

Ideally located at the SE signalized corner of San Fernando Road & S Brand Boulevard

Small, Flexible Unit Sizes

Ground floor retail units average 725 SF and the second-floor office units average 937 SF, ideal unit sizes that can appeal to a variety of uses

Highly Visible with Excellent Frontage

Property enjoys approximately 98 and 103 feet of frontage along San Fernando Road and S Brand Boulevard, respectively

Pedestrian Oriented Commercial Corridor

San Fernando Road is a highly pedestrian oriented corridor centrally positioned in San Fernando's downtown district with a walk score of 97, a "Walker's Paradise"

PRIME SAN FERNANDO LOCATION

In the Heart of the Downtown District



5 FWY & 118 FWY

NEARBY FREEWAY ACCESS

MAJOR EMPLOYERS

CLOSE PROXIMITY

400+ UNITS

NEARBY DEVELOPMENTS

0.2 MILES AWAY

FUTURE METRO RAIL

BRAND BLVD

5 & 118 Freeway Access

Less than 0.8 miles from both the 5 Freeway and 118 Freeway

Nearby Development

More than 400 units have been delivered within 2 miles of the property in the last 10 years and the new mixed-use corridor district is set to promote new higher density mixed-use projects nearby the subject property

Proximity to Employment Hubs

A short drive along the 5 or 170 Freeways from Burbank (11.7 miles south), Universal/Studio Cities (12.7 miles south), and Encino (13.3 miles south) hubs of major employers

Future Metro Light Rail

816 San Fernando is also centrally positioned along the future East San Fernando Valley Metro light rail transit project. The property is 0.2 miles, a 4 min walk, from the future San Fernando Road & Maclay Avenue station and will provide access south to the Orange Busway through Van Nuys

DENSE SUBMARKET

With Strong Immediate Demographics

27,500

POPULATION WITHIN 1 MILE

\$85,700

AVERAGE HH INCOMES WITHIN 1 MILE

\$62,000

MEDIAN HH INCOME WITHIN 1 MILE

1,500

NUMBER OF BUSINESSES WITHIN 1 MILE

Dense Nearby Population

Population of more than 27,500 people within one mile of the subject property, 220,100 people within three miles, and 443,900 people within five miles

Average Household Incomes

Immediate submarket boasts an average household income within one, three, and five miles is \$85,700, \$95,800, and \$97,500, respectively

Median Household Incomes

Median income within one, three, and five miles \$62,200, \$77,400, and \$75,600, respectively

Household Density

There are over 6,800 households within one mile of the subject property, and over 55,500 households within three miles

High Median Home Values

The median home value in the immediate area is \$676,200

Businesses and Consumer Spending

More than 1,500 businesses within a 1-mile radius of the property with a combined annual spending of \$246 million

SAN FERNANDO, CALIFORNIA

San Fernando, CA, is a compact city located in the San Fernando Valley region of Los Angeles County, California, covering an area of approximately 2.4 square miles. It is bordered by Pacoima and Mission Hills to the south and west, with Sylmar and Santa Clarita to the north and Sunland to the east. Known for its rich cultural heritage, primarily influenced by its Hispanic community, San Fernando boasts a vibrant street life, local festivals, and a strong sense of community that reflects its historical roots.

In recent years, San Fernando has experienced significant developments, including mixed-use projects that combine residential, retail, and office spaces, as well as improvements to public infrastructure aimed at enhancing walkability through bike lanes and pedestrian pathways. A notable upcoming project is the East San Fernando Valley Metro Light

Railway, which is set to enhance public transportation options in the region. This light rail line will connect the City of San Fernando Valley south along Van Nuys Boulevard to the Metro Orange Busway which connects the San Fernando Valley east-west.

Key points of interest in San Fernando include the San Fernando Mission, one of California's oldest missions, which features beautiful gardens and offers insights into the region's colonial past. Heritage Park serves as a community gathering space, hosting events such as the San Fernando Valley Farmers Market, while the San Fernando Recreation Park provides recreational facilities, playgrounds, and picnic areas for families and individuals.



LOS ANGELES MISSION COLLEGE
3.2 MILES FROM THE SUBJECT PROPERTY



HANSEN DAM GOLF COURSE
4.1 MILES FROM THE SUBJECT PROPERTY



HOLLYWOOD BURBANK AIRPORT
9.8 MILES FROM THE SUBJECT PROPERTY



BURBANK TOWN CENTER
11.4 MILES FROM THE SUBJECT PROPERTY

HOLLYWOOD

16.7 MILES FROM THE SUBJECT PROPERTY



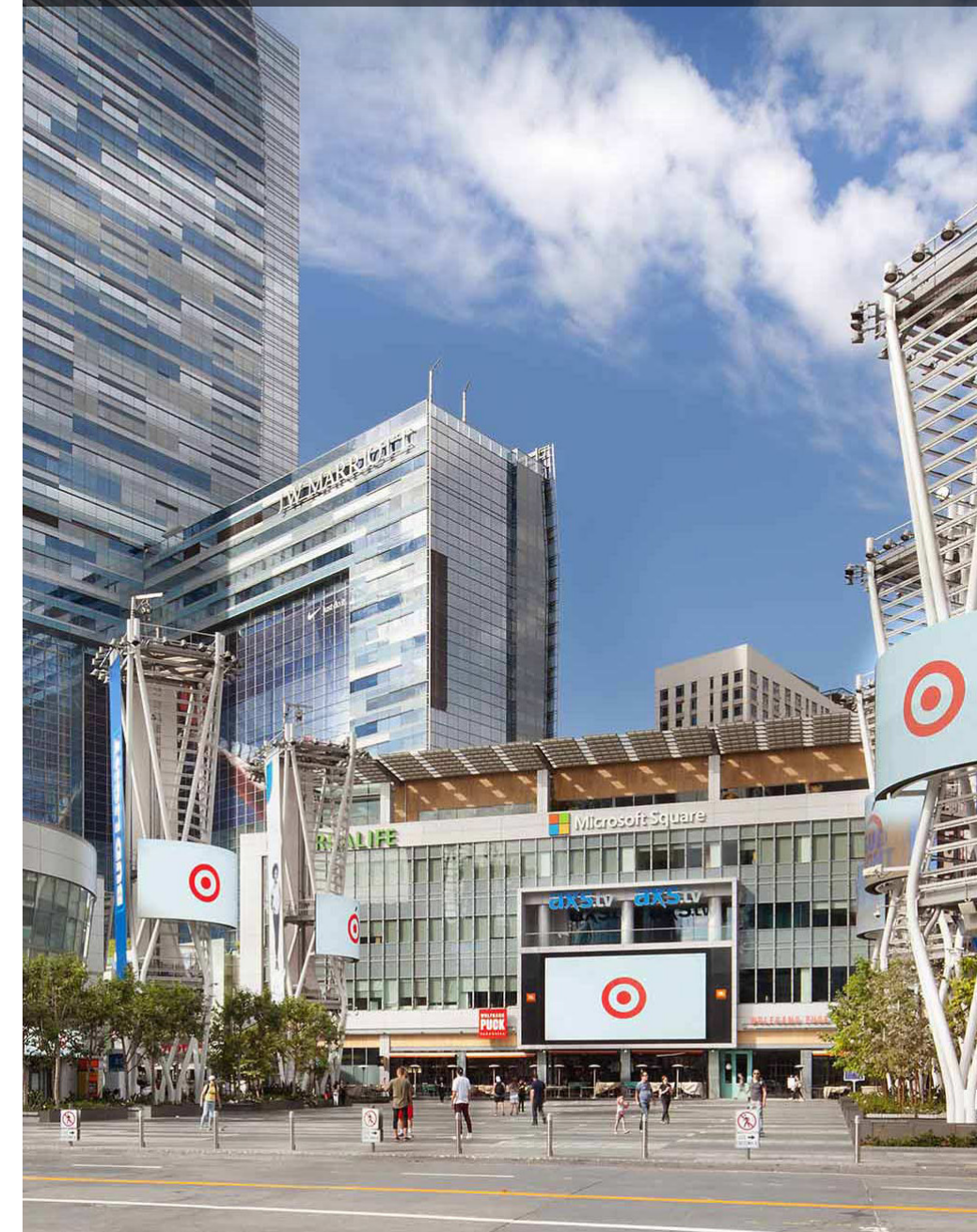
CENTURY CITY

21.5 MILES FROM THE SUBJECT PROPERTY



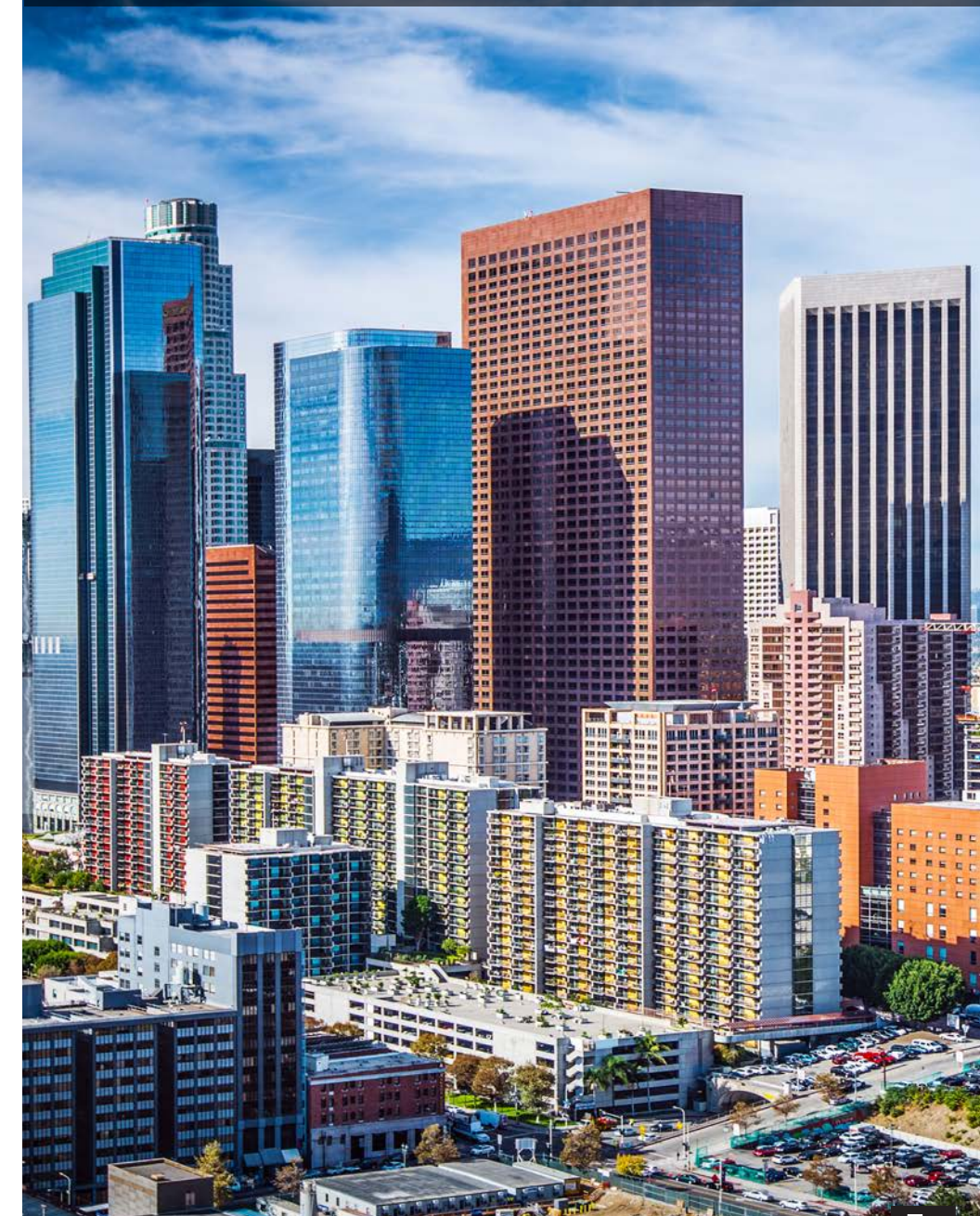
L.A. LIVE

22.8 MILES FROM THE SUBJECT PROPERTY







DOWNTOWN LA

21.4 MILES FROM THE SUBJECT PROPERTY

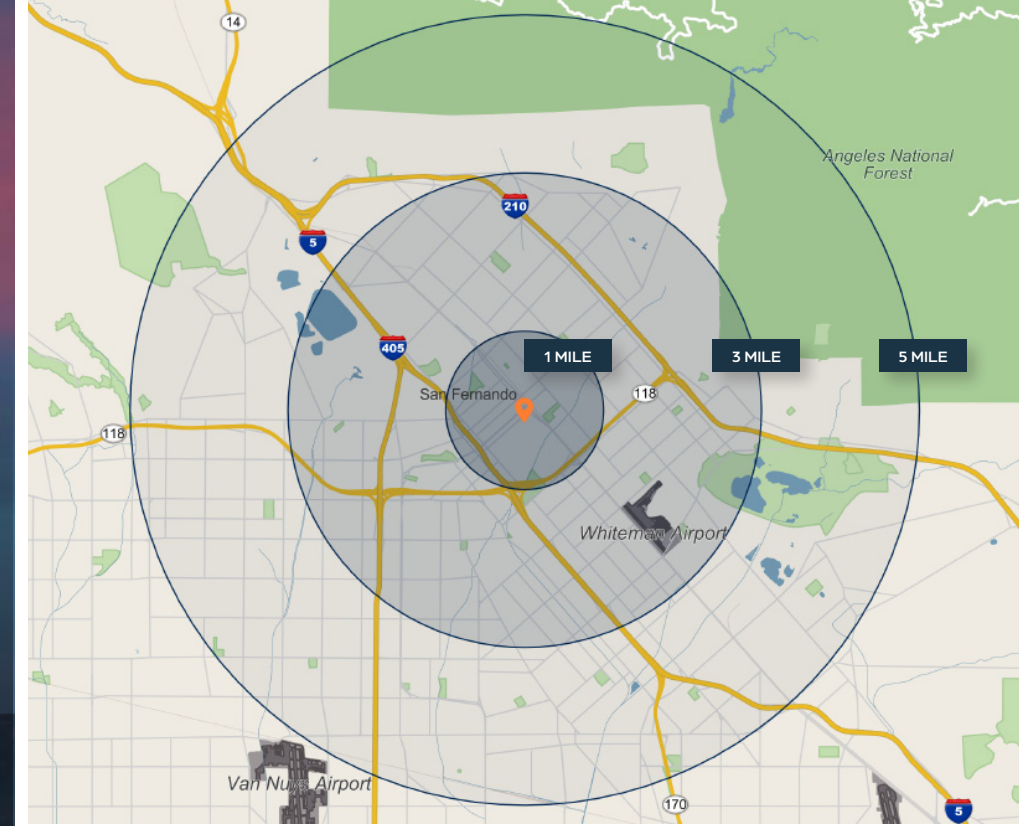


DEMOGRAPHICS SAN FERNANDO, CA

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	27,500	220,100	443,900
 Households	6,800	55,500	119,300
 Average Household Income	\$85,700	\$95,800	\$97,500
 Median Household Income	\$62,200	\$77,400	\$75,600

DEMOGRAPHICS BY RADIUS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	27,500	220,100	443,900
Households	6,800	55,500	119,300
Average Household Size	3.7	3.7	3.5
Median Age	36.5	36.9	37.6
Owner Occupied Households	3,300	32,300	64,900
Renter Occupied Households	3,100	21,700	50,000
Average Household Income	\$85,700	\$95,800	\$97,500
Median Household Income	\$62,200	\$77,400	\$75,600
Businesses	1,500	6,400	15,000



RENT ROLL

TENANT INFORMATION

UNIT NUMBER	TENANT	SF	FLOOR	%	LEASE START	LEASE EXPIRATION	RENT	RENT/SF	RENT INCREASES	OPTIONS	TIME AT CENTER	TERM REMAINING	LEASE TYPE	PF RENT	PF RENT/SF	PF LEASE TYPE
A	Vitamin Store	800	1	5.0%	5/1/1996	6/30/2025	\$2,200.00	\$2.75	5%	-	28.52 Year(s)	0.66 Year(s)	Gross	\$2,310.00	\$2.89	Gross
B	Fashion & Home Acc.	800	1	5.0%	11/1/2019	6/30/2025	\$1,640.94	\$2.05	5%	-	5.00 Year(s)	0.66 Year(s)	Gross	\$1,800.00	\$2.25	Gross
C	Office Work	650	1	4.1%	4/1/2016	7/31/2025	\$1,547.80	\$2.38	5%	-	8.59 Year(s)	0.75 Year(s)	Gross	\$1,625.19	\$2.50	Gross
D	Juices & Snacks	650	1	4.1%	7/1/2003	8/31/2025	\$1,656.32	\$2.55	5%	-	21.35 Year(s)	0.83 Year(s)	Gross	\$1,739.14	\$2.68	Gross
E/F	Bellissimas Onmi Center	1,168	1	7.3%	12/1/2015	12/31/2024	\$1,974.00	\$1.69	5%	-	8.92 Year(s)	0.17 Year(s)	Gross	\$2,628.00	\$2.25	Gross
I/H	Bridal Center	2,125	1	13.3%	5/1/2004	7/31/2025	\$4,288.30	\$2.02	5%	-	20.52 Year(s)	0.75 Year(s)	Gross	\$4,502.72	\$2.12	NNN
G	Notary-Income Tax	950	1	6.0%	12/1/2005	9/1/2025	\$1,373.28	\$1.45	5%	-	18.93 Year(s)	0.84 Year(s)	Gross	\$2,137.50	\$2.25	Gross
J	Dreams Party Supply	350	1	2.2%	3/1/2016	6/1/2025	\$1,470.00	\$4.20	5%	-	8.67 Year(s)	0.58 Year(s)	Gross	\$1,543.50	\$4.41	Gross
201	Jewelry	650	2	4.1%	12/1/2006	10/31/2025	\$891.15	\$1.37	5%	-	17.93 Year(s)	1.00 Year(s)	Gross	\$1,202.50	\$1.85	Gross
202	Rainbow Spa	500	2	3.1%	3/15/2023	3/15/2025	\$892.50	\$1.79	5%	-	1.63 Year(s)	0.37 Year(s)	Gross	\$925.00	\$1.85	Gross
203	Dentist	1,250	2	7.8%	8/1/2006	9/30/2028	\$3,479.53	\$2.78	5%	-	18.26 Year(s)	3.92 Year(s)	Gross	\$3,653.51	\$2.92	Gross
204	Music Supplies	650	2	4.1%	8/1/2004	10/31/2025	\$914.60	\$1.41	5%	-	20.26 Year(s)	1.00 Year(s)	Gross	\$1,202.50	\$1.85	Gross
205	Fast Care Home Health Inc.	650	2	4.1%	8/12/2020	10/1/2025	\$972.40	\$1.50	5%	-	4.22 Year(s)	0.92 Year(s)	Gross	\$1,202.50	\$1.85	Gross
206	City Control Maintenance	650	2	4.1%	7/1/2016	9/1/2025	\$1,193.93	\$1.84	5%	-	8.34 Year(s)	0.84 Year(s)	Gross	\$1,202.50	\$1.85	Gross
207	Office Work	715	2	4.5%	7/1/2014	9/1/2025	\$871.04	\$1.22	5%	-	10.34 Year(s)	0.84 Year(s)	Gross	\$1,322.75	\$1.85	Gross
208	Cherished Moments 4D Ultras	470	2	2.9%	3/1/2023	3/1/2025	\$892.50	\$1.90	5%	-	1.67 Year(s)	0.33 Year(s)	Gross	\$937.13	\$1.99	Gross
209	Office Work	450	2	2.8%	8/1/2016	7/31/2025	\$577.50	\$1.28	5%	-	8.25 Year(s)	0.75 Year(s)	Gross	\$832.50	\$1.85	Gross
210	Nail Therapy	650	2	4.1%	4/1/2023	9/30/2025	\$1,260.00	\$1.94	5%	-	1.58 Year(s)	0.92 Year(s)	Gross	\$1,323.00	\$2.04	Gross
211	Tulio Romo Fotography	1,030	2	6.5%	9/1/2005	12/31/2024	\$1,200.00	\$1.17	5%	-	19.18 Year(s)	0.17 Year(s)	Gross	\$1,905.50	\$1.85	Gross
212	Vacant	450	2	2.8%			\$-	\$-					Gross	\$832.50	\$1.85	Gross
214	Mission Inc Tax & Ntr Srvs	189	2	1.2%	9/1/2019	7/1/2025	\$546.97	\$2.89	5%	-	5.17 Year(s)	0.67 Year(s)	Gross	\$574.32	\$3.04	Gross
215	JMJ Auto Transport Inc.	150	2	0.9%	2/10/2020	12/31/2024	\$510.51	\$3.40	5%	-	4.72 Year(s)	0.17 Year(s)	Gross	\$536.04	\$3.57	Gross
		15,947		100%			\$30,353.27	\$1.96			11.52 Year(s)	0.82 Year(s)		\$35,938.28	\$2.25	

OPERATING EXPENSES

OPERATING EXPENSES	PER YEAR	PER SF
Property Taxes @ 1.25%	\$47,500	\$2.41/SF
Management	\$17,250	\$0.87/SF
Insurance	\$16,000	\$0.81/SF
Edison Power	\$24,745	\$1.25/SF
So Cal Gas	\$4,036	\$0.20/SF
Water	\$2,919	\$0.15/SF
Trash	\$2,364	\$0.12/SF
Janitorial	\$13,420	\$0.68/SF
Elevator	\$1,920	\$0.10/SF
Pest Control	\$800	\$0.04/SF
Repairs & Maintenance	\$6,844	\$0.35/SF
TOTAL EXPENSES	\$137,799	\$6.98
EXPENSES/SF/MONTH		\$0.58

OPERATING DATA

	CURRENT	PROFORMA
Scheduled Lease Income:	\$364,239	\$431,259
CAM Reimbursement:	\$0	\$18,362
Additional Income:	\$0	\$0
Effective Gross Income:	\$364,239	\$449,622
Vacancy:	\$7,285	\$22,481
Expenses:	\$137,799	\$137,799
NET OPERATING INCOME:	\$219,155	\$289,341

	Combined	1st Floor	2nd Floor
Occupancy	97.2%	100.0%	94.7%
Vacancy	2.8%	0.0%	5.3%
# of Units	22	8	14
Occupied Units	21	8	13
Occupied SF	15,497	7,493	8,004
Vacant SF	450	0	450
Total SF	15,947	7,493	8,454
Average Unit SF	725	937	604

LEASE ROLLOVER SCHEDULE	SF	%
MTM	0	0.00%
2024	2,348	14.72%
2025	11,899	74.62%
2026	0	0.00%
2027+	1,250	7.84%

OCCUPANCY HISTORY	SF	%
< 1 year	0	0.00%
1 - 3 years	1,620	10.16%
3 - 5 years	800	5.02%
5 - 10 years	4,257	26.69%
> 10 years	8,820	55.31%



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\$3,800,000
 PRICE

\$383
 PRICE/SF (LAND)

19,744 SF
 BUILDING SF

**SP-5 CORRIDOR
 SPECIFIC PLAN**
 ZONING

9,916 SF
 LOT SIZE

23,491 VPD
 TRAFFIC COUNTS

1972
 YEAR BUILT

97%
 OCCUPANCY

5.77%
 CURRENT CAP RATE

**SAN FERNANDO ROAD &
 BRAND BOULEVARD**
 CROSS STREETS

7.61%
 PROFORMA CAP RATE

\$192
 PRICE/SF (BLDG)

816

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SAN FERNANDO CA.**

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