



2801-2817

N. SAN FERNANDO RD.
LOS ANGELES | CA



FOR LEASE

INDUSTRIAL PROPERTY



4,998 SF
AVAILABLE



FLEXIBLE
CREATIVE OPTIONS



9 FT - 16 FT
CLEAR HEIGHT



1
GROUND LEVEL DOOR

PROPERTY HIGHLIGHTS

- Recently Refurbished Building
- Ample Gated Parking
- Natural Light from Sawtooth Truss Roofing
- Potentially Divisible
- HVAC Possible Throughout
- Easy Freeway Access

FOR MORE INFORMATION PLEASE CONTACT:

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Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

DAUM
COMMERCIAL REAL ESTATE SERVICES

2801-2817

NORTH SAN FERNANDO ROAD
LOS ANGELES | CA

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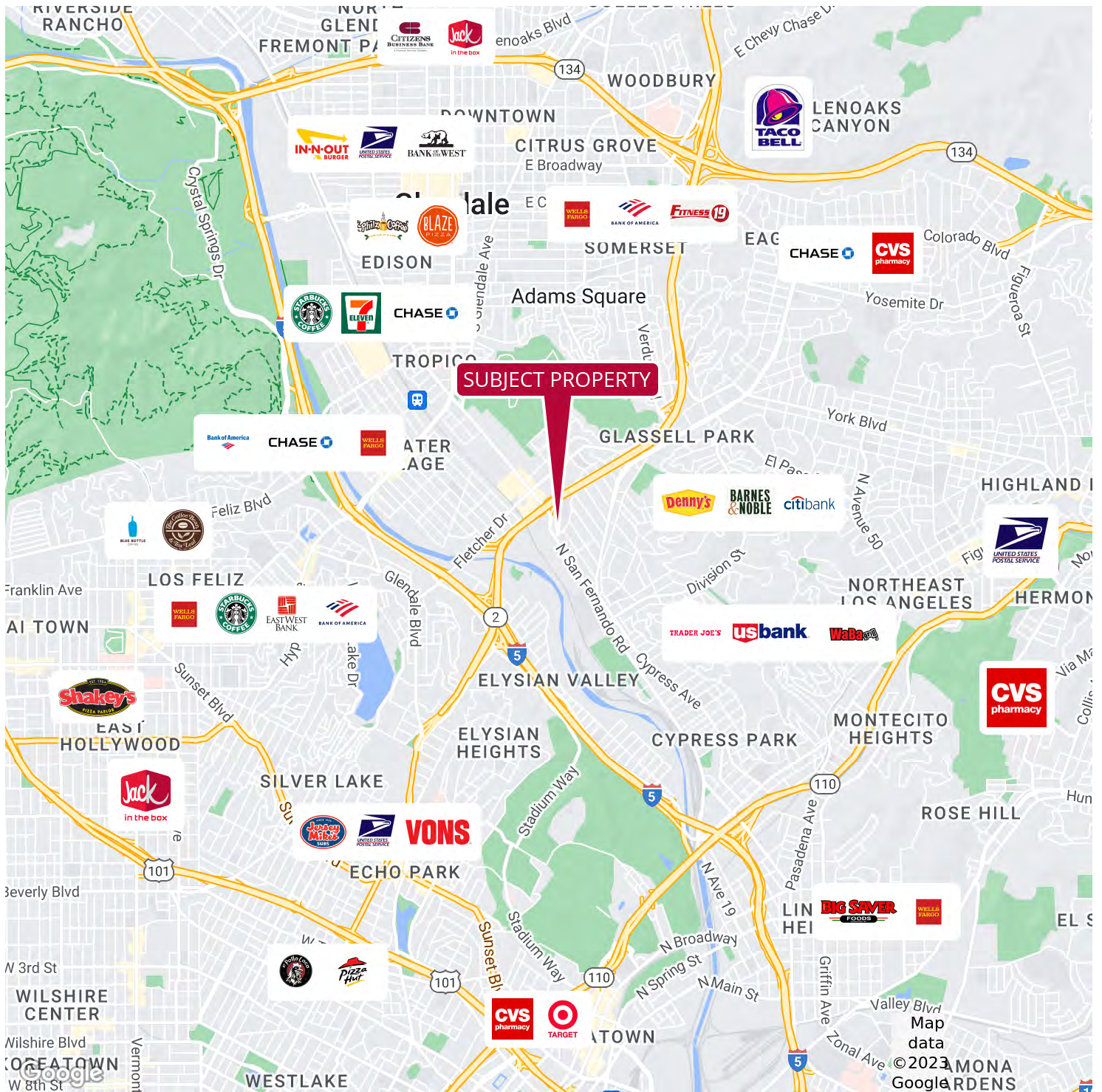
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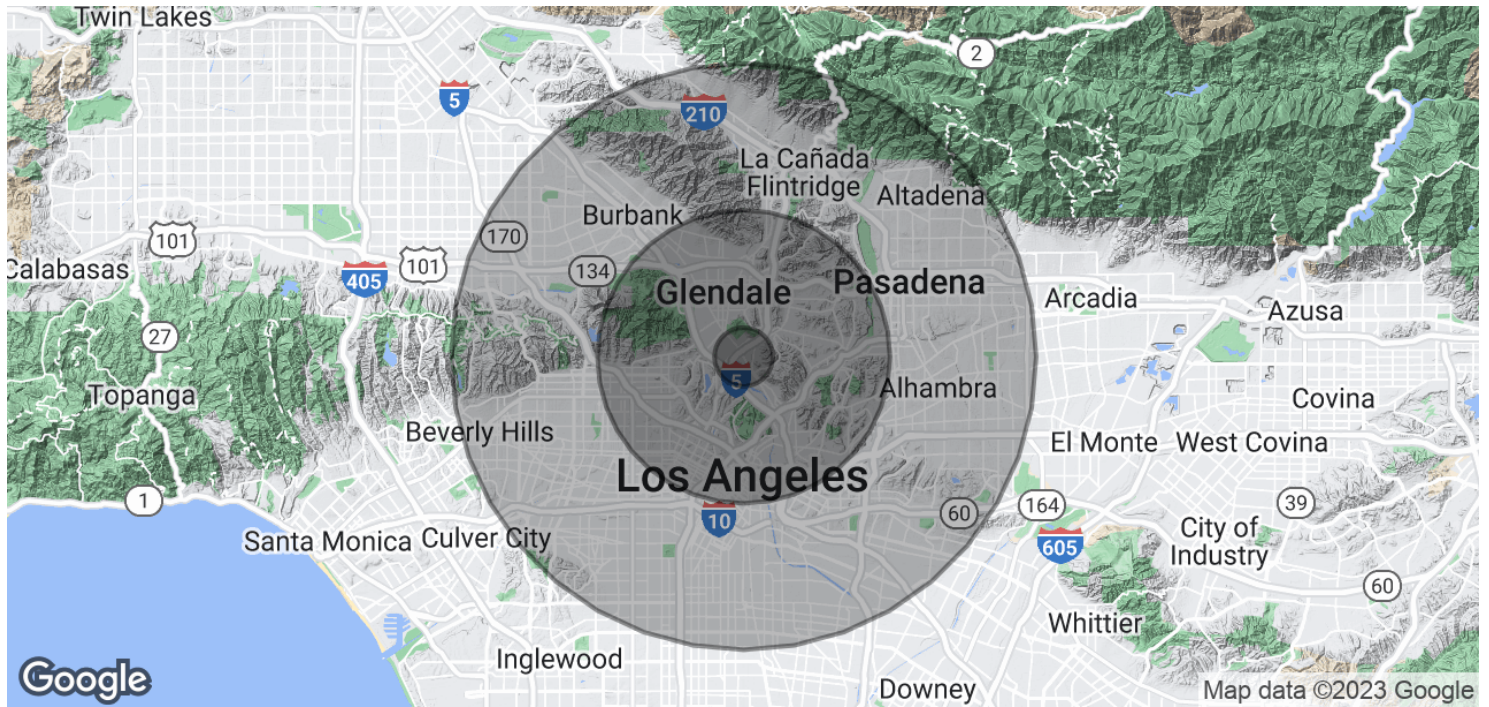
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DEMOGRAPHICS

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	9,504	391,480	1,162,296
# of persons per HH	2.9	2.4	2.6
Average HH income	\$92,996	\$80,565	\$87,301
Average house value	\$698,425	\$538,343	\$648,645

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
W San Fernando Rd	I-5	40,819	2022	0.10 mi
Glendale Fwy	W Casitas Ave N	166,016	2022	0.19 mi
N San Fernando Rd	W San Fernando Rd SE	35,931	2022	0.23 mi
W Ave 31	Eagle Rock Blvd SE	932	2022	0.29 mi

* Traffic Count data derived from CoStar

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