

# FOR LEASE

SMART + FINAL ANCHORED CENTER IN SAN FERNANDO



## NEIGHBORING RETAILERS



Smart & Final

Walgreens

Food 4 Less



BIG LOTS!

CVS pharmacy



DELTA CO.

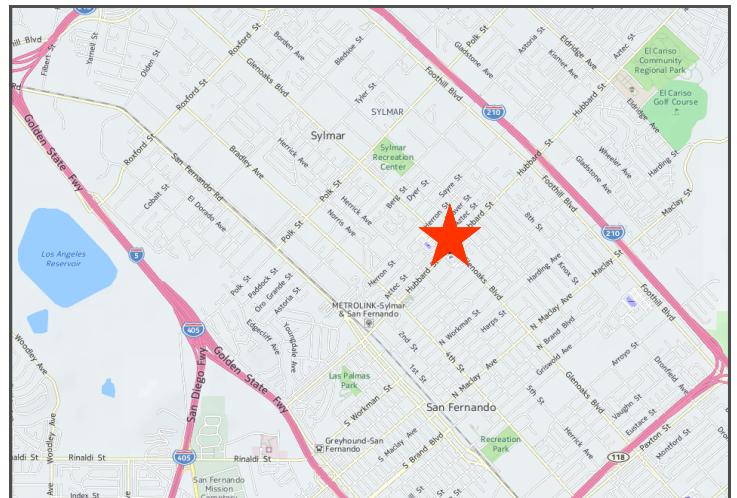


2040 GLENOAKS BLVD | SAN FERNANDO, CA 91340

GLENOAKS + HUBBARD

## FEATURES + AMENITIES

- APPROX. 900 SQFT IN-LINE RETAIL
- CENTER JUST COMPLETED FULL REHAB!
- SEEKING RESTAURANT/RETAIL
- JOIN NEW WALGREENS AND DMART & FINAL
- AMPLE PARKING
- MONUMENT SIGNAGE
- IDEAL FOR INSURANCE, CLOTHING, QUICK SERVICE RESTAURANT
- PRIME SAN FERNANDO LOCATION
- NEWLY RENOVATED CENTER
- DENSE HISPANIC DEMOGRAPHICS
- TOP PERFORMING ADJACENT FAST FOOD RESTAURANTS
- STRONG TRAFFIC COUNTS
- COUNTLESS NATIONAL RETAILERS IN IMMEDIATE VICINITY



EXCLUSIVELY REPRESENTED BY

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**JASON EHRENPREIS**

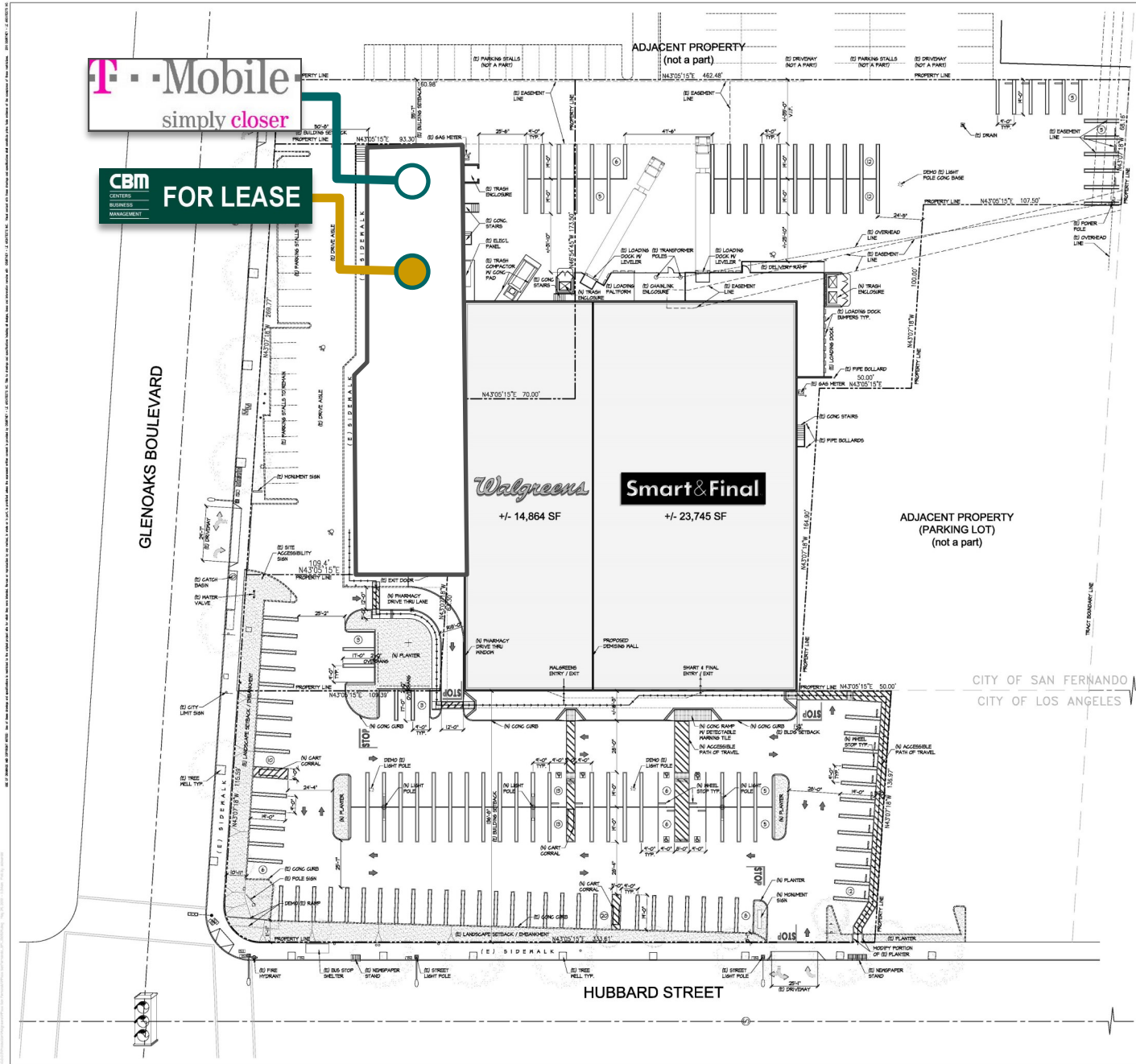
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# SITE PLAN

2040 GLENOAKS BOULEVARD | SAN FERNANDO, CA 91340



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# AERIAL PHOTO

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**Population: 2014A**

Total Population	42,276	183,694	375,049
Female Population	50.1%	49.9%	50.0%
Male Population	49.9%	50.1%	50.1%
Population Density	13,457	6,497	4,775
Population Median Age	30.1	31.2	32.3
Total Employees	7,666	49,200	80,955
Total Establishments*	930	3,907	8,118
Population Growth 2000-2010	9.4%	7.9%	8.0%
Population Growth 2014A-2019	4.2%	3.1%	2.7%

**Income: 2014A**

Average Household Income	\$61,103	\$68,923	\$73,539
Median Household Income	\$49,657	\$54,296	\$55,277
Per Capita Income	\$15,362	\$16,881	\$19,052
Avg Income Growth 2000-2010	30.4%	31.5%	33.4%
Avg Income Growth 2014A-2019	14.3%	14.7%	14.8%

**Households: 2014A**

Households	10,484	44,452	96,279
Average Household Size	3.96	3.98	3.79
Hhld Growth 2000-2010	9.9%	6.8%	6.1%
Hhld Growth 2014A-2019	4.5%	3.4%	3.0%

**Housing Units: 2014A**

Occupied Units	10,484	44,452	96,279
% Occupied Units	96.5%	97.0%	97.5%
% Vacant Housing Units	3.6%	3.0%	2.5%
Owner Occ Housing Growth 2000-2010	3.3%	1.8%	2.4%
Owner Occ Housing Growth 2000-2019	6.1%	5.0%	5.5%
Owner Occ Housing Growth 2014A-2019	3.5%	2.7%	2.5%
Occ Housing Growth 2000-2010	9.9%	6.8%	6.1%
Occ Housing Growth 2010-2019	7.4%	6.5%	6.1%
Occ Housing Growth 2014A-2019	4.5%	3.4%	3.0%

**Race and Ethnicity: 2014A**

% American Indian or Alaska Native Population	1.1%	1.1%	0.9%
% Asian Population	2.6%	4.2%	8.3%
% Black Population	2.4%	3.8%	3.7%
% Hawaiian or Pacific Islander Population	0.1%	0.1%	0.1%
% Multirace Population	4.0%	4.2%	4.2%
% Other Race Population	41.4%	39.0%	34.4%
% White Population	48.5%	47.7%	48.3%
% Hispanic Population	88.1%	83.3%	73.3%
% Non Hispanic Population	11.9%	16.8%	26.7%