



639 San Fernando Rd

San Fernando, CA 91340

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REAL ESTATE**
SERVICES, INC

CalDRE #02211621 migcres.com

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Property Summary



PROPERTY CHARACTERISTICS

- ▶ Free Standing
- ▶ Eligible for SBA Financing
- ▶ Excess Land
- ▶ Auto Commercial District Overlay
- ▶ Permitted Uses: Auto Repair (Major & Minor)

OFFERING SUMMARY

| | |
|----------------|--------------|
| Sale Price: | \$949,000 |
| Lot Size: | 5,940 SF |
| Building Size: | 314 SF |
| Zoning: | SP-5 |
| APN: | 2522-034-014 |

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Property Description



EXECUTIVE SUMMARY

Presenting 639 San Fernando Road, a prime commercial property nestled in the heart of San Fernando's Corridors SP-5 Plan. The property features a generous lot size of approximately 6,000 square feet, complemented by an office space of 314 square feet. Catering to the Automotive Industry, the property is located in the Auto Commercial District Overlay historically accommodating centers for auto sales & service including; major & minor repair and rental agencies. The SP-5 allows for general office and retail uses.

Ideal for both owner users looking to operate their business or for investors looking to take advantage of the zoning and overlay. An opportunity exists for certain businesses to take advantage of SBA owner occupied financing with a 10% down payment. The rectangular lot design enhances practicality, providing a versatile canvas for prospective owners. With its strategic location, zoning precedence and historical charm, this property stands as a compelling opportunity for those seeking an adaptable property in a vibrant area.

No guarantee, warranty or representation of any kind is made regarding the accuracy of descriptions or measurements. Buyer & Buyer's Agent to do their own due diligence and independently verify square footage, property condition, measurements, zoning, building configuration & components.

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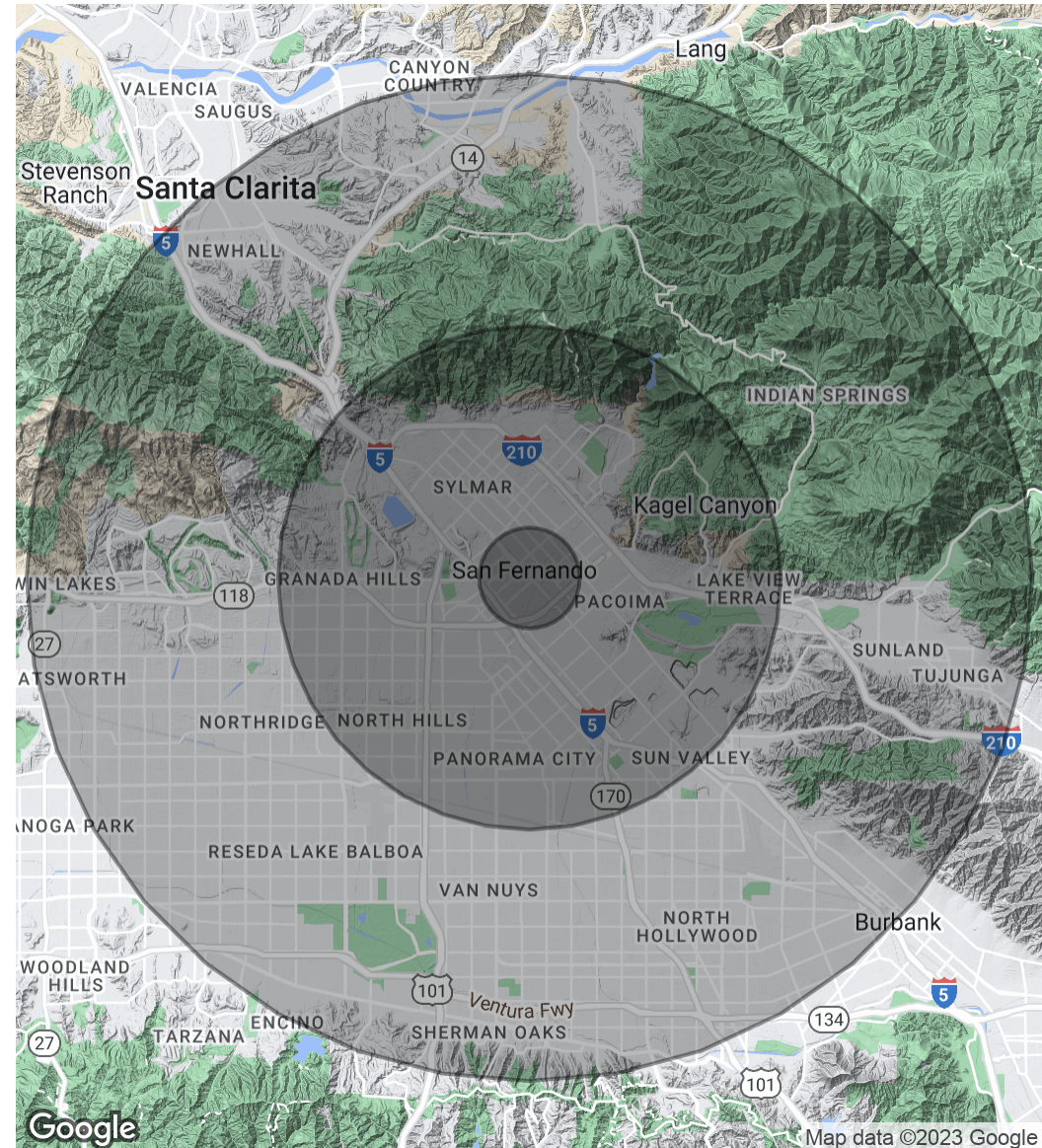
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Demographics Map & Report

| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|-----------|
| Total Population | 29,476 | 476,267 | 1,458,607 |
| Average Age | 34.4 | 36.1 | 37.9 |
| Average Age (Male) | 35.7 | 35.1 | 36.7 |
| Average Age (Female) | 34.9 | 37.4 | 39.0 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 7,404 | 132,721 | 505,641 |
| # of Persons per HH | 4.0 | 3.6 | 2.9 |
| Average HH Income | \$76,306 | \$85,380 | \$93,858 |
| Average House Value | \$437,158 | \$459,913 | \$586,226 |

* Demographic data derived from 2020 ACS - US Census



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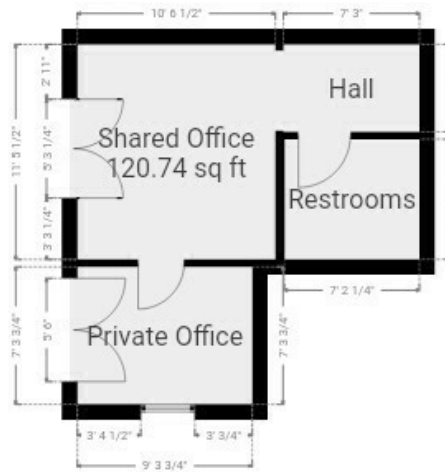
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Floorplan



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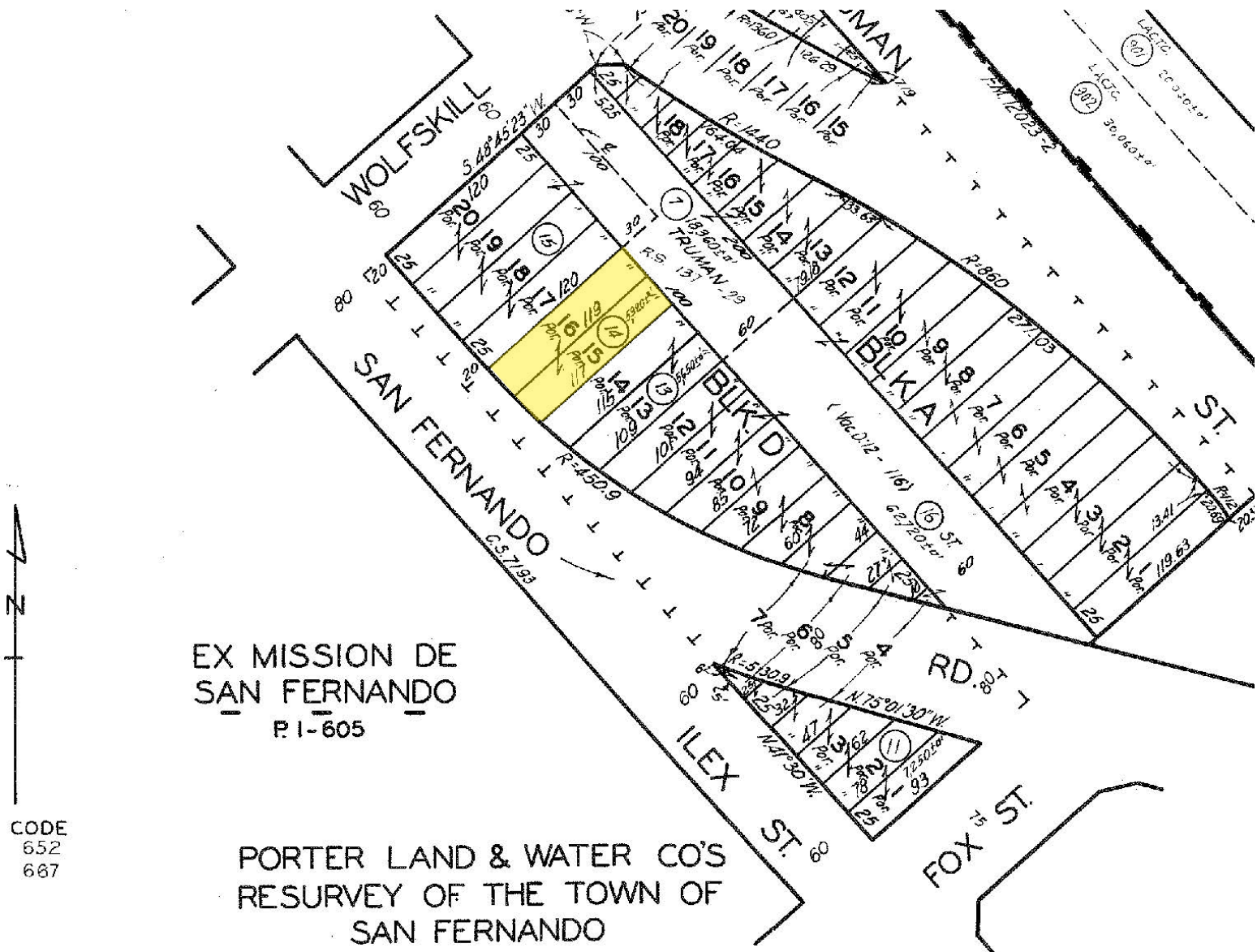
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Parcel Map



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Zoning Map



DISTRICTS

- Maclay District
- Downtown District
- Mixed-Use Corridor District
- Auto Commercial District
- General Neighborhood District
- Workplace Flex District

OVERLAYS

- Neighborhood Services Overlay
- Downtown Residential Overlay
- Flex-Use Overlay
- Reduced Height Required

Corridors Specific Plan

FIVE: Land Use Policies for the Districts 39

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Land Uses

| Land Use | District | | | | | |
|-------------------------------------|----------|---|-----|----|--------|----|
| | M | D | MUC | AC | WF | GN |
| Automobile and Vehicle Uses | | | | | | |
| Automobile Laundry/Car wash | – | – | – | – | P | – |
| Automobile Sales: New | – | – | – | P | CUP | – |
| Automobile Sales: Used | – | – | – | P | CUP | – |
| Automotive Repair, Major and Minor | – | – | – | P | P [1] | – |
| Automobile Rental Agencies | – | – | – | P | CUP | – |
| Automotive Impound Area | – | – | – | – | CUP[2] | – |
| Gasoline Refueling Service Stations | CUP | – | CUP | P | CUP | – |
| Recreational Vehicle Storage | – | – | – | – | CUP | – |
| Tire Retreading and Recapping | – | – | – | – | CUP[2] | – |

KEY

| | | |
|-----|---|---|
| P | = | use permitted by right |
| CUP | = | use requires approval of conditional use permit |
| – | = | use not permitted |
| M | = | Maclay District |
| D | = | Downtown District |
| MUC | = | Mixed-Use Corridor District |
| AC | = | Auto Commercial District |
| WF | = | Workplace Flex District |
| GN | = | General Neighborhood District |

NOTES

- [1] Along Truman Street only: Auto repair activity is required to be conducted entirely within an enclosed building.
- [2] Heavy Industrial uses allowed only along the south side of First Street.
- [3] Use Permitted by Right along south side of First Street.
- [4] A minimum of 60% of street frontage shall be occupied by business uses with retail-type shopfronts.
- [5] Use permitted only on parcels that face Hubbard Avenue
- [6] Use not permitted within 200 feet of railroad right-of-way.
- [7] Use permitted only within Downtown Residential Overlay and only on upper floors.
- [8] Lobbies providing entrance to upper floor Residential and Lodging facilities may occur on the ground floor.
- [9] Drive-up window allowed subject to a conditional use permits and provided it will not interfere with pedestrian traffic or service along public streets.
- [10] Commercial uses shall maintain hours of operation between seven o'clock (7:00) A.M. and eleven o'clock (11:00) P.M.
- [11] Within Neighborhood Service Overlay Areas: Use permitted only on ground floor.
- [12] Allowed as accessory use to uses permitted or conditionally permitted in Workplace Flex District.
- [13] Use allowed only along north side of Truman Street and south side of First Street.

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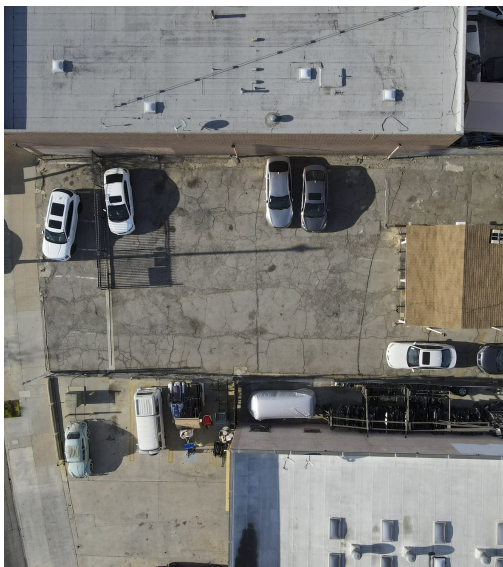
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Additional Photos



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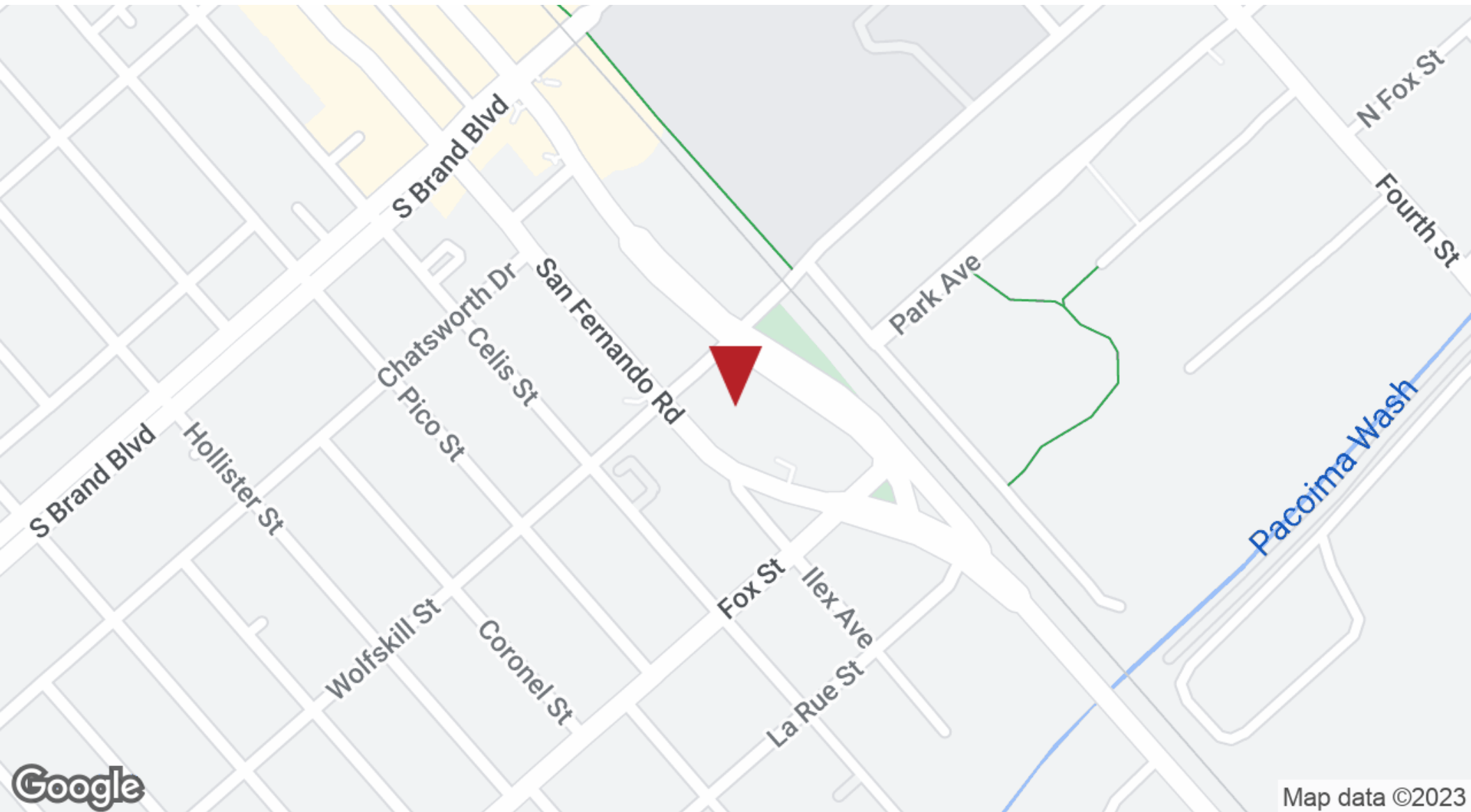
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