

AVAILABLE 9.89 Acres



NWC San Fernando Rd. & Fletcher Dr., Glassell Park, CA 90065

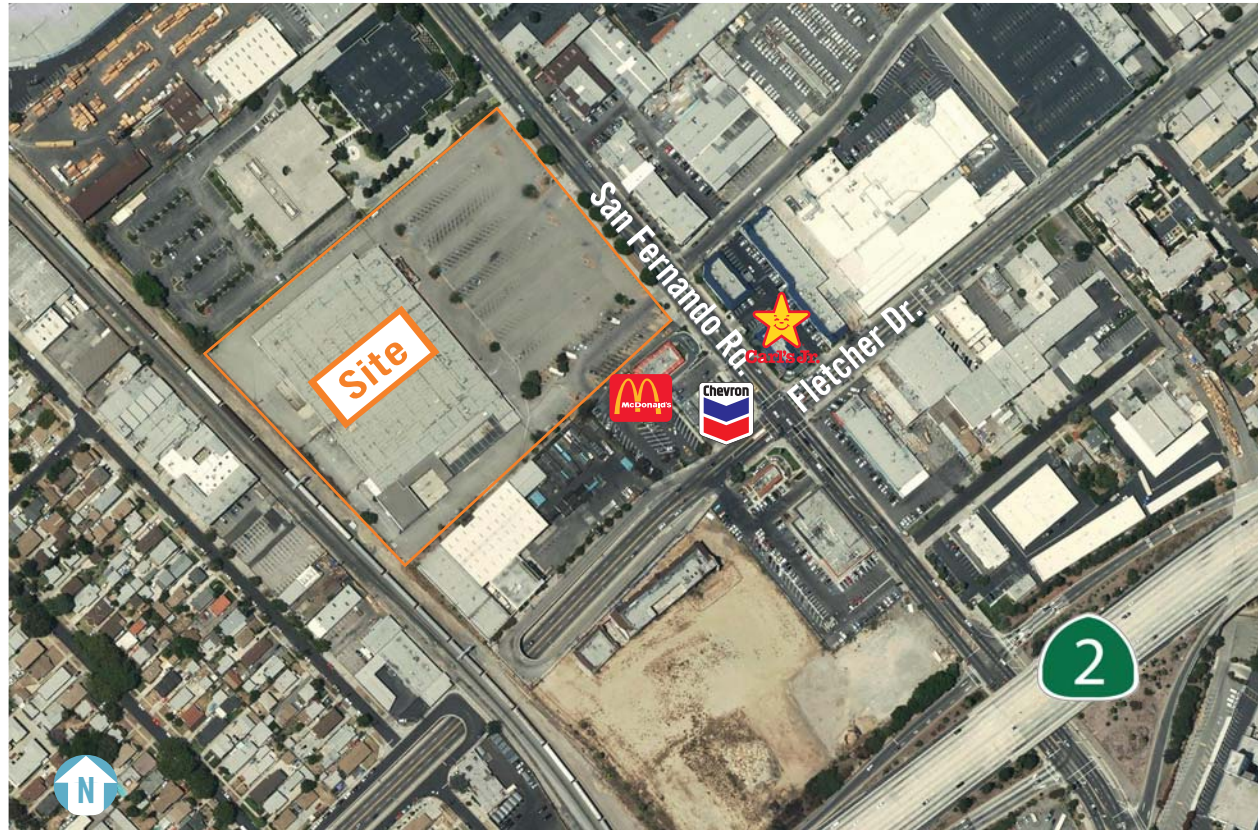
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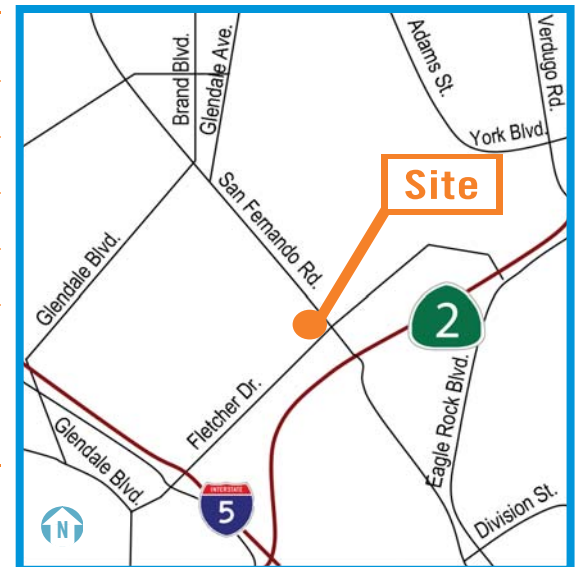
Demographics

(2008 Est.)	0.5 Mile	1 Mile	2 Mile	3 Mile
Population	10,366	30,177	137,166	316,019
Households	2,640	8,587	45,641	107,362
Avg. HH Income	\$45,511	\$60,025	\$66,000	\$62,165
Med. HH Income	\$34,927	\$44,176	\$46,938	\$43,326
Daytime Population	5,208	11,360	40,433	119,336

Traffic Counts

	0.5 Mile
San Fernando Rd.	36,468
Fletcher Dr.	18,216
2 Fwy. (@ San Fernando Rd.)	297,000

Source:
City of Los Angeles



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation. It is your responsibility to independently confirm its accuracy and completeness.

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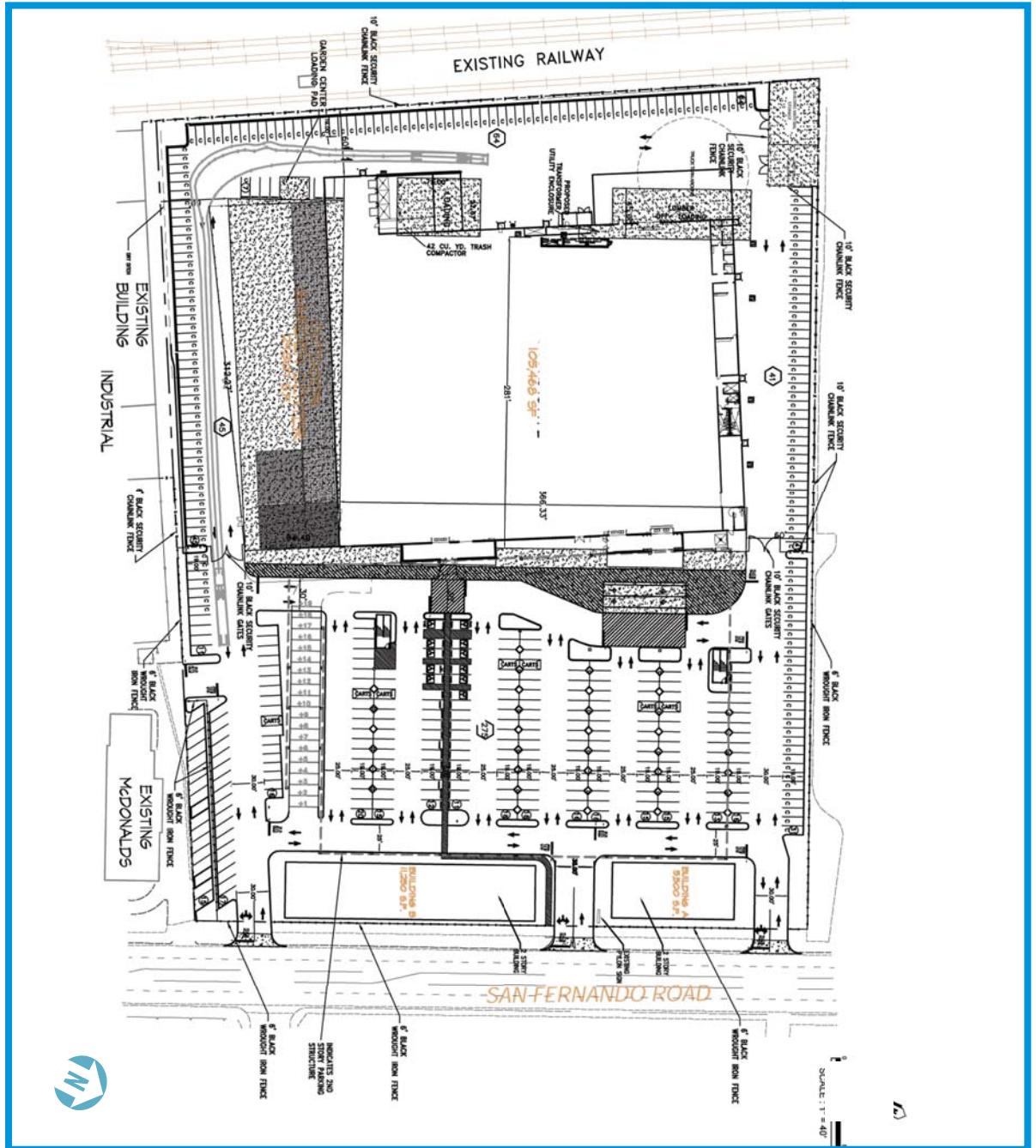
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Property Highlights

- 47 year leasehold interest available
- Former K-Mart

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