

12450 FOOTHILL BOULEVARD



AVAILABLE FOR LEASE
Los Angeles, CA



±103,000 SF FULLY RENOVATED BUILDING

PROPERTY HIGHLIGHTS

- » Freeway Signage Visibility
- » Immediate Access to I-5, I-210 & CA-118 Freeways
- » The **completely** renovated building features new concrete slab, new creative office space, new TPO “cool” roof, new dock high / grade level loading, and more
- » Building features 2,000 amp electrical service
- » Strategic location in the East San Fernando Valley boasting excellent access to freeways, Burbank/Glendale / Hollywood / Pasadena & Downtown Los Angeles

-  ±103,000 SF Total Building Area
-  ±5,725 Square Feet of 2-Story Office Space
-  4 Dock High Loading Positions
4 Grade Level Loading Doors
-  Brand new slab & office finishes
-  14' Oversize grade level doors

ADAM STOUT, MBA

C: (626) 437-4955
O: (818) 933-7105
adam@go2delphi.com
CalDre #: 02111416

DELPHI
BUSINESS PROPERTIES

 **StaleyPoint**
CAPITAL



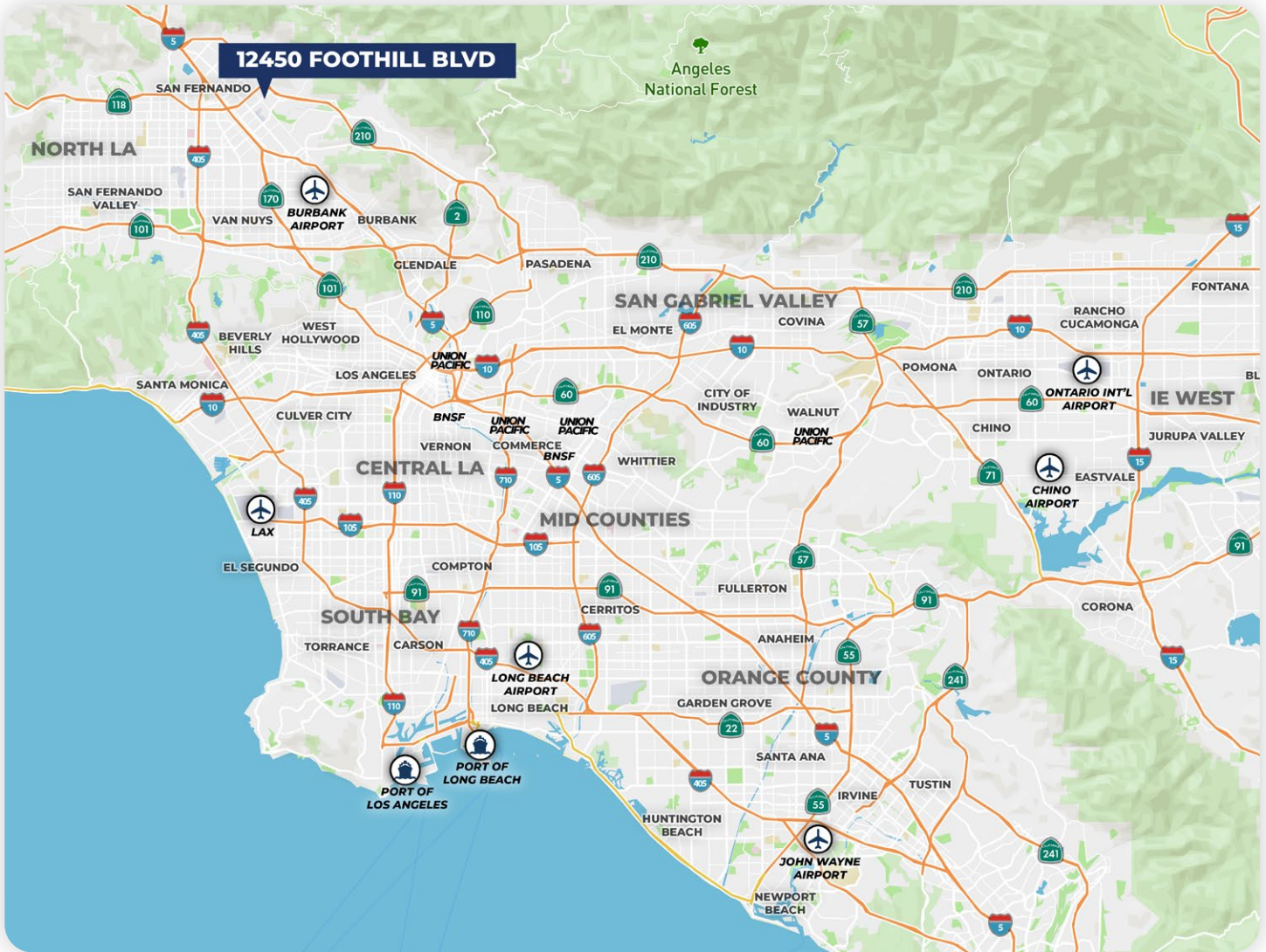
StaleyPoint
CAPITAL

Pg. 2

BULIDING RENDERINGS



LOCATION HIGHLIGHTS



TO BURBANK
AIRPORT (BUR)

8
MILES



TO LOS ANGELES
INT. AIRPORT (LAX)

32
MILES



TO ONTARIO INT'L
AIRPORT (ONT)

56
MILES



TO JOHN WAYNE
AIRPORT (SNA)

61
MILES



TO THE PORTS OF
LOS ANGELES AND
LONG BEACH

49
MILES

STRATEGIC LOCATION

IMMEDIATE FREEWAY ACCESS

The project features direct access to the CA-118, I-5 and I-210 freeways resulting in excellent access to the Inland Empire and Western United States, along with great local access.

The project features **freeway signage visibility**.

CORPORATE NEIGHBORS

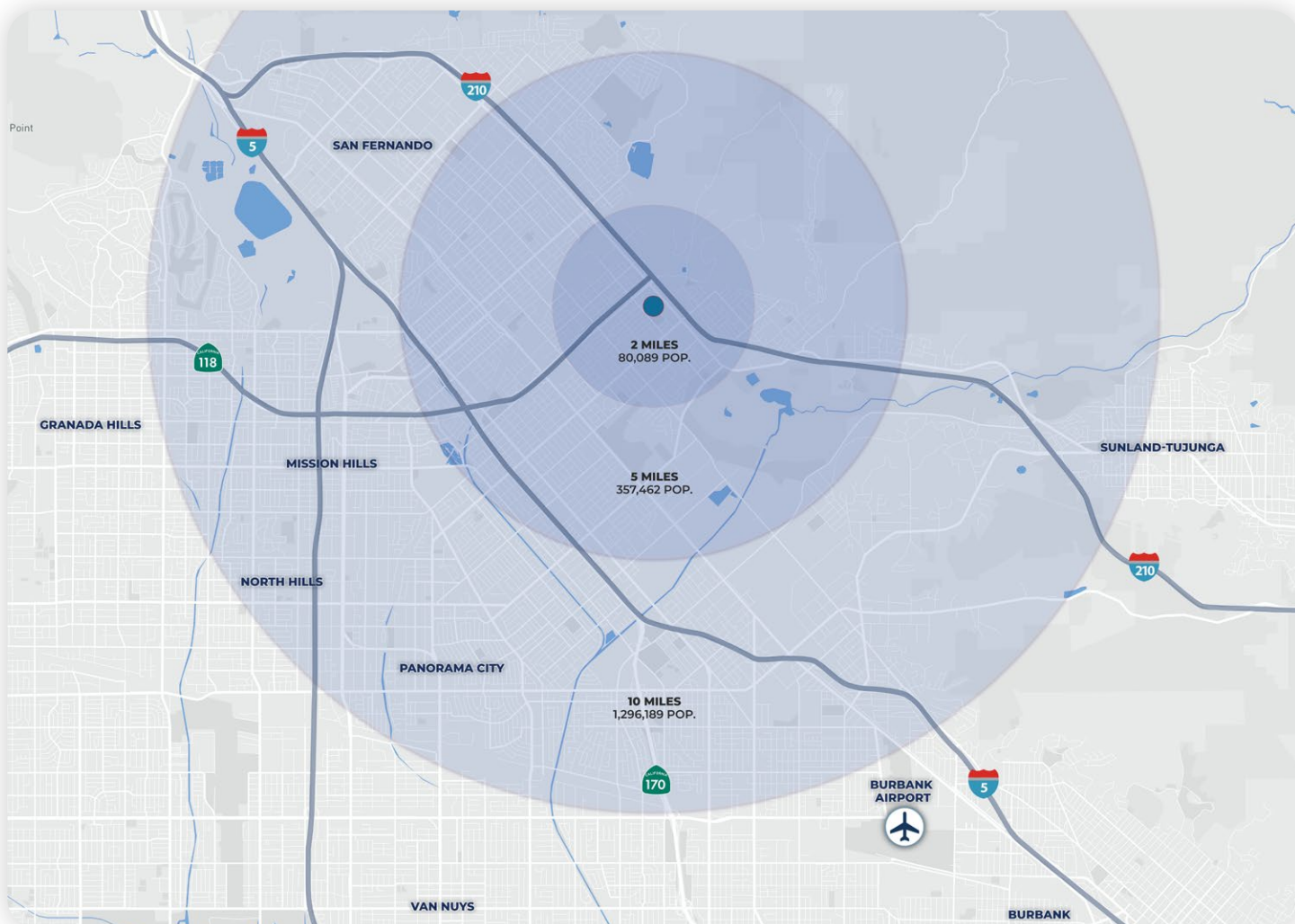
Join blue-chip corporate neighbors in the immediate area, including UPS, Monster Energy, MBS Equipment and Pepsi. More neighbors in close proximity.

STUDIO ADJACENT

The project is located just 15 minutes from Burbank and North Hollywood, and 20 – 25 minutes from Hollywood.



-  Site Ingress
-  Site Egress



LOCAL DEMOGRAPHICS

2024 Population
Median Age
Bachelor Degree or Higher
U.S. Armed Forces

2 MILE

80,089
36
13%
0

5 MILES

357,462
37.2
17%
54

10 MILES

1,296,189
39
30%
299

Demographics provided by CoStar

ABOUT THE OWNER



40 YEARS OF EXPERIENCE INVESTING IN WEST COAST REAL ESTATE

Staley Point Capital is a Los Angeles-based real estate investment firm with 29 industrial and self storage assets diversified across Southern California, Seattle and the San Francisco Bay Area. The firm's principals have been investing and developing across the West Coast since 1984.



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