

6855 FOOTHILL BLVD, TUJUNGA, CA 91042

HELP 1 FAMILY  
FIND SHELTER.  
JustHelp1.LA

DIAGNOSTIC  
RELIEF

MARCUS  
PRINTING & GRAPHICS

FOR SALE

  
**IKON**  
PROPERTIES





# PROPERTY SUMMARY

6855 FOOTHILL BLVD,  
TUJUNGA, CA 91042

Property Type: Retail

Year Built: 1983

Parcel Number: 2568-020-040, 2568-020-041

2568-020-042

Building: 5,243 SF

Lot: 7,405 SF

Zoning: LAC2  
**MARCUS  
PRINTING & GRAPHICS**

NOW OPEN FOR  
COVID - 19 Testing  
**DIAGNOSTIC  
RELIEF**







Smart & Final  
*extra!*  
**super 99**

Public  
Storage  
**Pep Boys**

INTERSTATE  
CALIFORNIA  
**210**

**QUEENS**  
BURGERS

**IHOP** **McDonald's**  
**CVS pharmacy**  
**DOLLAR TREE**

**SUBJECT  
PROPERTY**

**PARKING  
LOT**

**Quinton Ln**

**Foothill Blvd**



# PROPERTY HIGHLIGHTS

- ✓ Income Producing Billboard
- ✓ Perfect for Owner-User & Investor
- ✓ Strong Demographics and Traffic Counts
- ✓ Close Proximity to 210 Freeway
- ✓ 4 Separately Metered Units
- ✓ Fully Gated and Secured Parking





# PROPERTY PHOTOS

6855 FOOTHILL BLVD, TUJUNGA, CA 91042



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# DEMOGRAPHICS

6855 FOOTHILL BLVD, TUJUNGA, CA 91042

## POPULATION

	1 Mile	3 Mile	5 Mile
2028 Projection	18,138	64,021	159,456
2023 Estimate	18,713	66,325	165,222
2010 Census	19,331	69,876	174,199
Growth 2023 - 2028	-3.07%	-3.47%	-3.49%
Growth 2010 - 2023	-3.20%	-5.08%	-5.15%

## 2023 POPULATION

	1 Mile		3 Mile		5 Mile	
White	11,394	60.89%	38,805	58.51%	98,100	59.37%
Black	302	1.61%	830	1.25%	2,823	1.71%
Am. Indian & Alaskan	165	0.88%	460	0.69%	1,065	0.64%
Asian	1,553	8.30%	10,374	15.64%	25,087	15.18%
Hawaiian & Pacific Island	14	0.07%	68	0.10%	156	0.09%
Other	5,286	28.25%	15,788	23.80%	37,992	22.99%
U.S. Armed Forces	0		0		16	

## HOUSEHOLDS

	1 Mile		3 Mile		5 Mile	
2028 Projection	6,687		22,745		57,805	
2023 Estimate	6,919		23,633		60,060	
2010 Census	7,224		25,171		63,964	
Growth 2023 - 2028	-3.35%		-3.76%		-3.75%	
Growth 2010 - 2023	-4.22%		-6.11%		-6.10%	
Owner Occupied	3,356	48.50%	15,014	63.53%	33,925	56.49%
Renter Occupied	3,563	51.50%	8,619	36.47%	26,135	43.51%



# DEMOGRAPHICS DETAILED REPORT

6855 FOOTHILL BLVD, TUJUNGA, CA 91042

## 2023 POPULATION BY OCCUPATION

	1 Mile		3 Mile		5 Mile	
Real Estate & Finance	430	2.61%	2,002	3.17%	5,794	3.72%
Professional & Management	4,568	27.68%	20,901	33.11%	54,190	34.81%
Public Administration	408	2.47%	1,735	2.75%	3,681	2.36%
Education & Health	2,143	12.99%	8,808	13.95%	20,096	12.91%
Services	1,750	10.61%	4,909	7.78%	11,822	7.59%
Information	347	2.10%	1,617	2.56%	6,011	3.86%
Sales	2,090	12.67%	7,132	11.30%	16,975	10.90%
Transportation	241	1.46%	542	0.86%	1,295	0.83%
Retail	965	5.85%	3,007	4.76%	7,716	4.96%
Wholesale	313	1.90%	850	1.35%	2,079	1.34%
Manufacturing	507	3.07%	2,349	3.72%	5,541	3.56%
Production	814	4.93%	2,748	4.35%	6,586	4.23%
Construction	755	4.58%	2,391	3.79%	5,031	3.23%
Utilities	390	2.36%	1,877	2.97%	4,053	2.60%
Agriculture & Mining	103	0.62%	202	0.32%	298	0.19%
Farming, Fishing, Forestry	70	0.42%	126	0.20%	209	0.13%
Other Services	606	3.67%	1,927	3.05%	4,294	2.76%

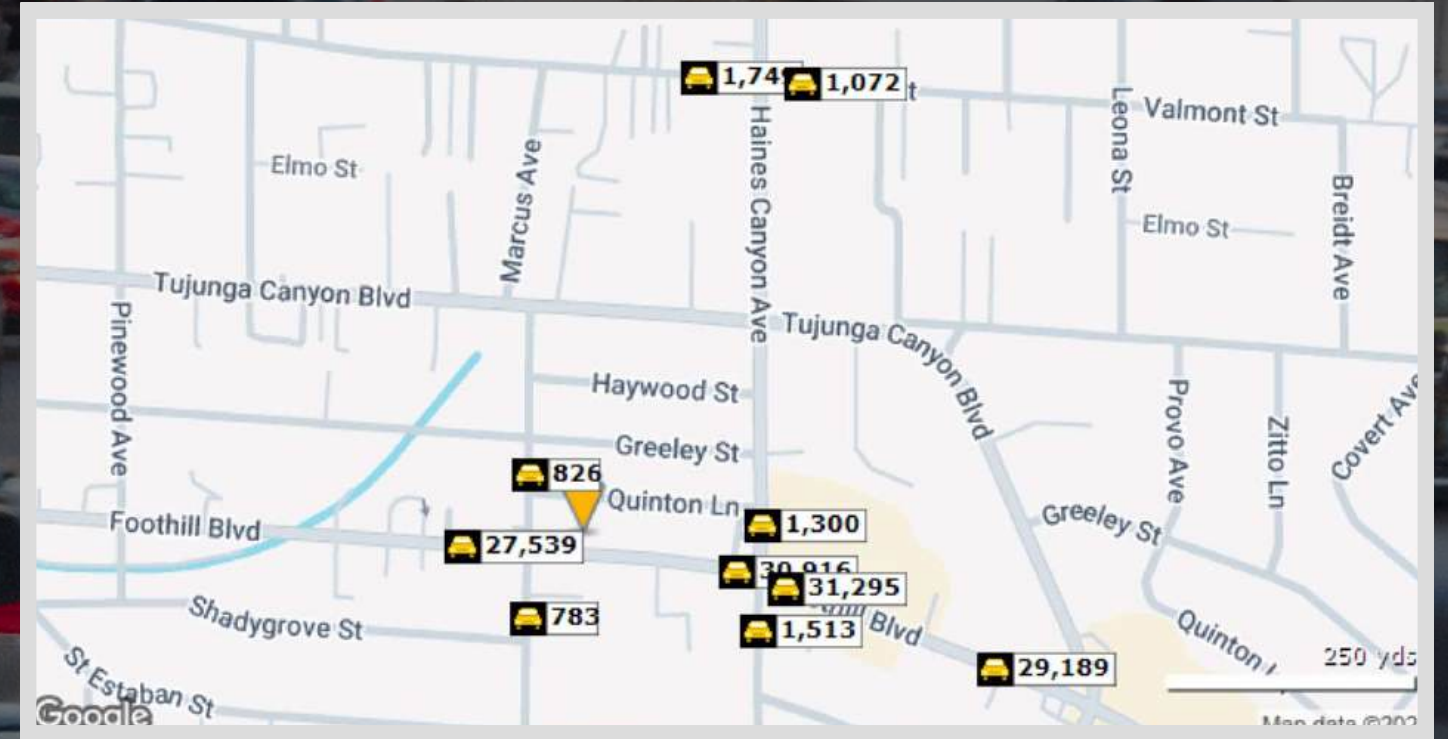
## 2010 HOUSEHOLDS BY HH SIZE

	1 Mile		3 Mile		5 Mile	
1-Person Households	1,692	23.42%	5,215	20.72%	14,376	22.47%
2-Person Households	2,149	29.74%	7,294	28.98%	19,000	29.70%
3-Person Households	1,280	17.72%	4,948	19.66%	11,859	18.54%
4-Person Households	1,190	16.47%	4,722	18.76%	11,646	18.21%
5-Person Households	493	6.82%	1,739	6.91%	4,301	6.72%
6-Person Households	230	3.18%	718	2.85%	1,611	2.52%
7-or more Person Households	191	2.64%	534	2.12%	1,172	1.83%



# TRAFFIC COUNT

6855 FOOTHILL BLVD, TUJUNGA, CA 91042



TRAFFIC COUNT

Street		Traffic Volume	Distance from Subject
Marcus Ave	Quinton Ln	826	MPSI .05
Marcus Ave	W Shadygrove St	783	MPSI .06
Foothill Blvd	Marcus Ave	27,539	MPSI .07
Foothill Blvd	Haines Canyon Ave	30,916	MPSI .09
Haines Canyon Ave	Quinton Ln	1,300	MPSI .11
Haines Canyon Ave	Foothill Blvd	1,513	MPSI .12
Foothill Blvd	Haines Canyon Ave	31,295	MPSI .12
Foothill Blvd	Tujunga Canyon Blvd	29,189	MPSI .25
Valmont St	Haines Canyon Ave	1,749	MPSI .28
Valmont St	Haines Canyon Ave	1,072	MPSI .29



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