

PRICE REDUCTION
OFFICE/RETAIL PROPERTY
FOR SALE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

2912 - 2916 FOOTHILL BOULEVARD

LA CRESCENTA, CA 91214

KRIS HONS

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1111 NORTH BRAND BOULEVARD
SUITE 250
GLENDALE, CA 91202
STEVENSONREALESTATE.COM
CALDRE #00983560

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OFFERING SUMMARY **PRICE REDUCTION**

Sales Price: ~~\$4,495,000~~
\$4,195,000

Building Size: 9,314 SF
(Buyer to Verify)

Lot Size: 11,260 SF

Zoning: C-3 General
Commercial

Price/SF: ~~\$482.61~~
\$450.40

APNs: 5801-011-039
5801-011-040
5801-011-041
5801-011-042

PROPERTY OVERVIEW

Great owner-user building with adjacent parking striped for fourteen (14) cars including one (1) accessible space; three (3) storefronts on Foothill Boulevard totaling approximately 6,001 square feet measured by Laser Tech with three (3) additional spaces off the alley totaling approximately 3,313 square feet; new roof in 2023; new air conditioning in 2024; existing pole sign

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.

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ADDRESS	TENANT	CURRENT RENT/MO.	LEASE TYPE	TERM	APPROX. SQ. FT.	LEASE EXPIRATION	PRICE/ SQ. FT.	PROFORMA RENT/MO.	PARKING SPACES
2916 Foothill Boulevard	Ohana Hardware	\$3,000.00	MG	Mo to Mo	2,330	Mo to Mo	\$1.29	\$6,400.00	9
2914 Foothill Boulevard	Our Heiday LLC	\$2,987.00	MG	3 yrs	1,810	May-27	\$1.65	\$3,130.00	2
2912 Foothill Boulevard	Owner	\$5,154.00	N/A	N/A	1,874	Mo-to-Mo	\$2.75	\$5,154.00	2
2914 B Foothill Boulevard	Owner				1,237			\$1,855.00	
2912 Foothill Boulevard "B" Basement	Music Band	\$950.00	MG	Mo to Mo	821	Mo to Mo	\$1.16	\$1,220.00	3 Evenings
2916 B Foothill Boulevard	Owner				1,271	Mo to Mo		\$1,910.00	
Parking Spot - Accessible	First Congretional Church	\$100.00		Mo to Mo		Mo to Mo		\$100.00	1
		TOTAL						\$12,191.00	\$19,769.00

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INCOME SUMMARY

PER SF

Gross Income	\$141,903	\$15.24
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EXPENSE SUMMARY

PER SF

Insurance	\$8,106	\$0.87
Pest Control	\$864	\$0.09
Repairs and Maintenance	\$6,000	\$0.64
Utilities	\$5,995	\$0.64
Window Service	\$1,300	\$0.14
Property Taxes (Based on \$4,195,000 Sales Price)	\$50,340	\$5.40

Gross Expenses	\$72,605	\$7.80
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Vacancy Cost	\$4,388	\$0.47
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Net Operating Income	\$69,297	\$7.44
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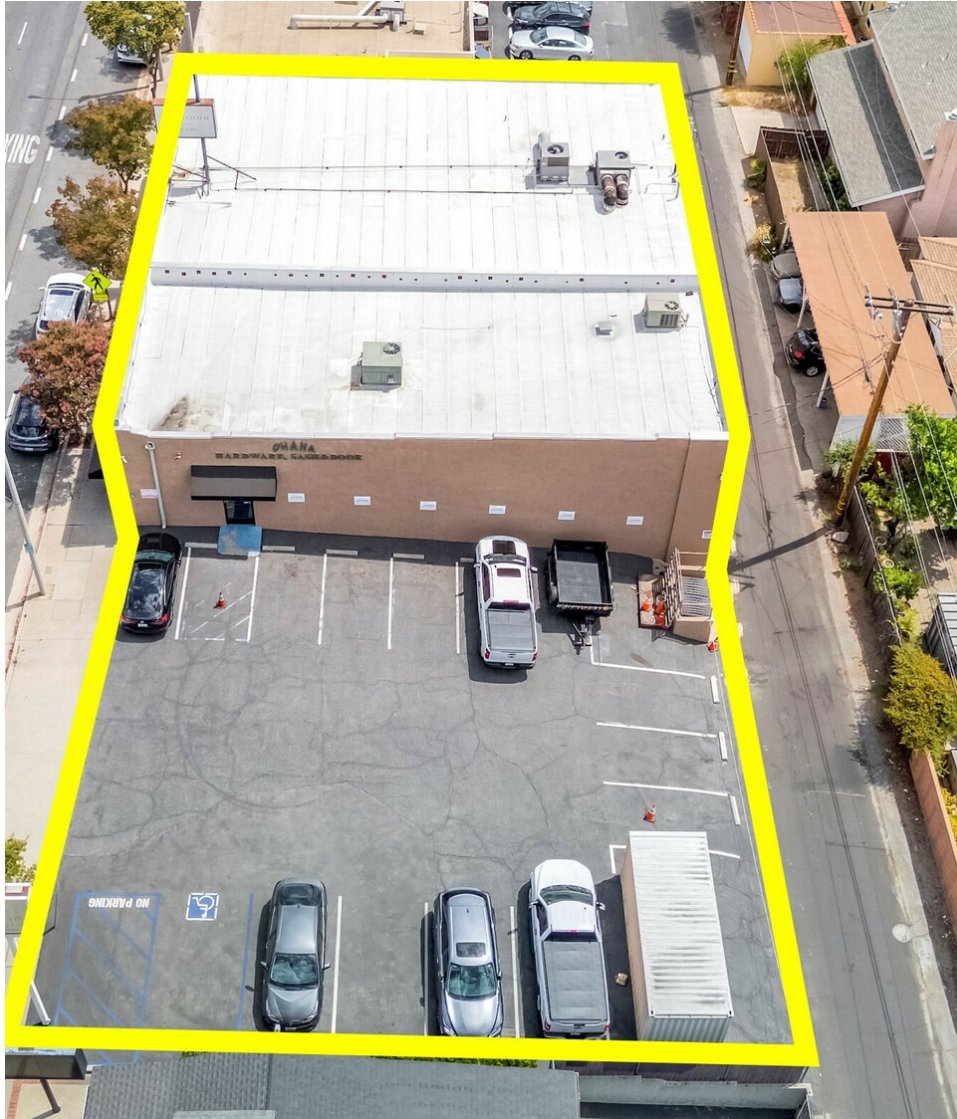
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2912 Foothill Boulevard



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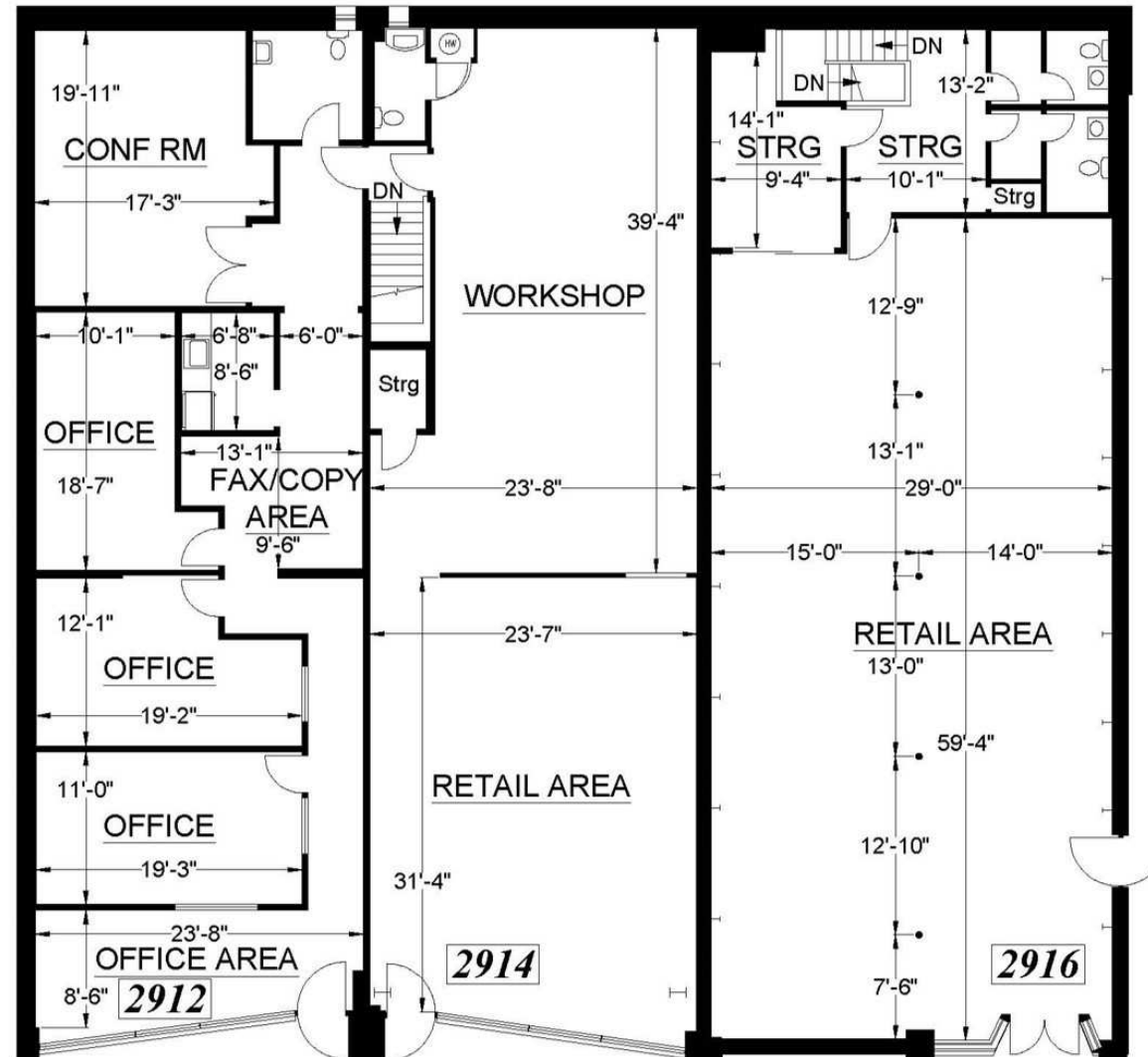
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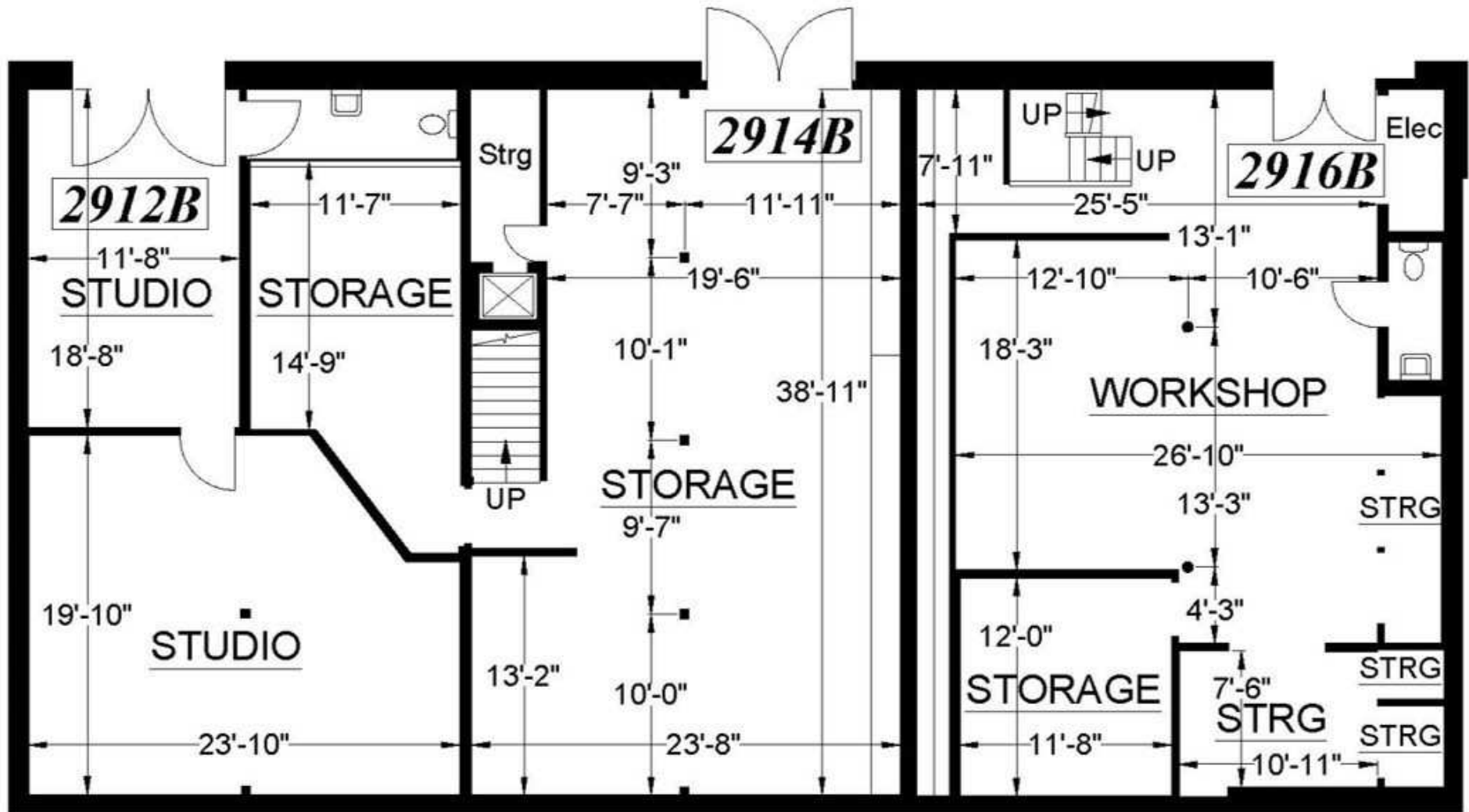
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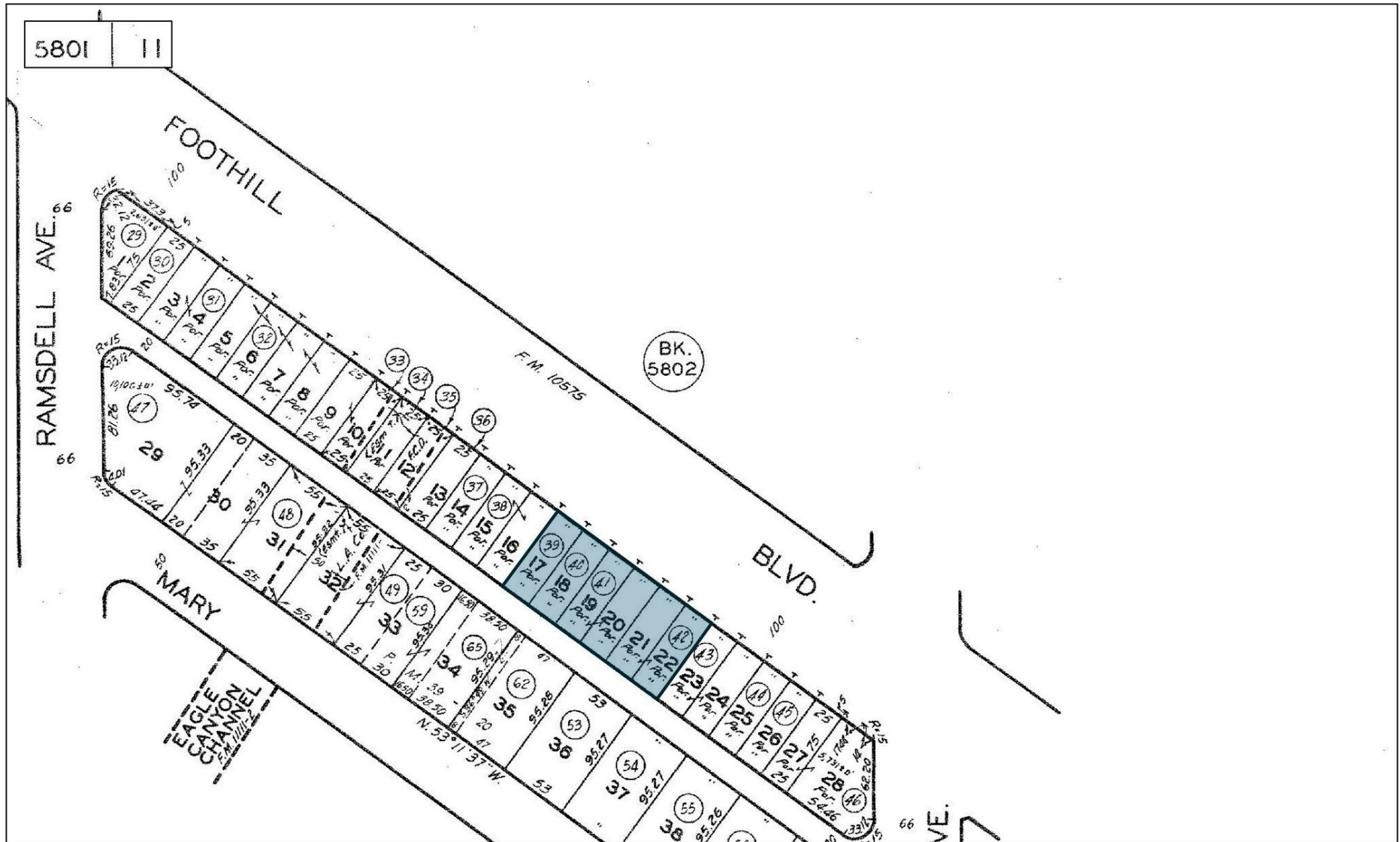
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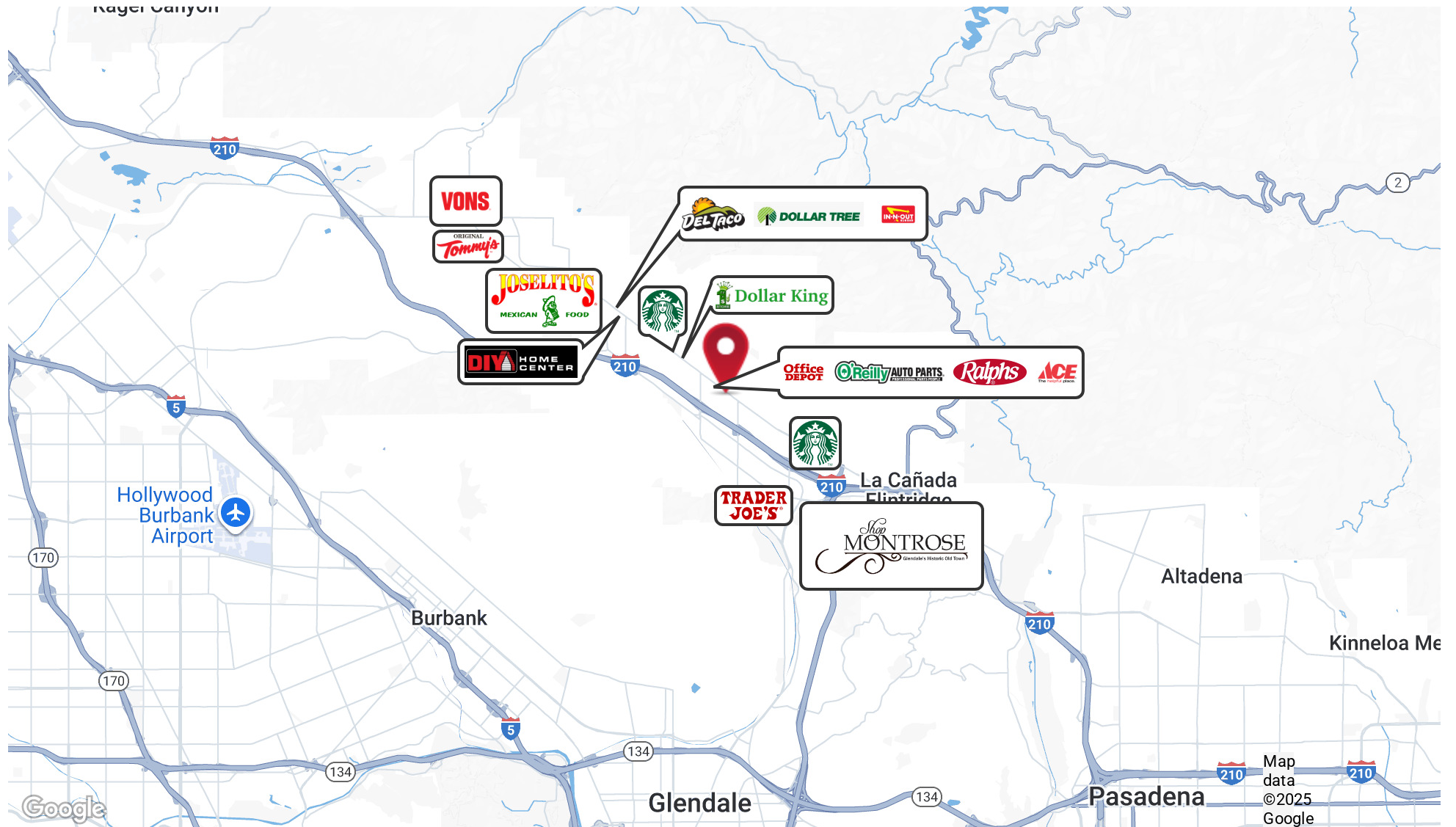
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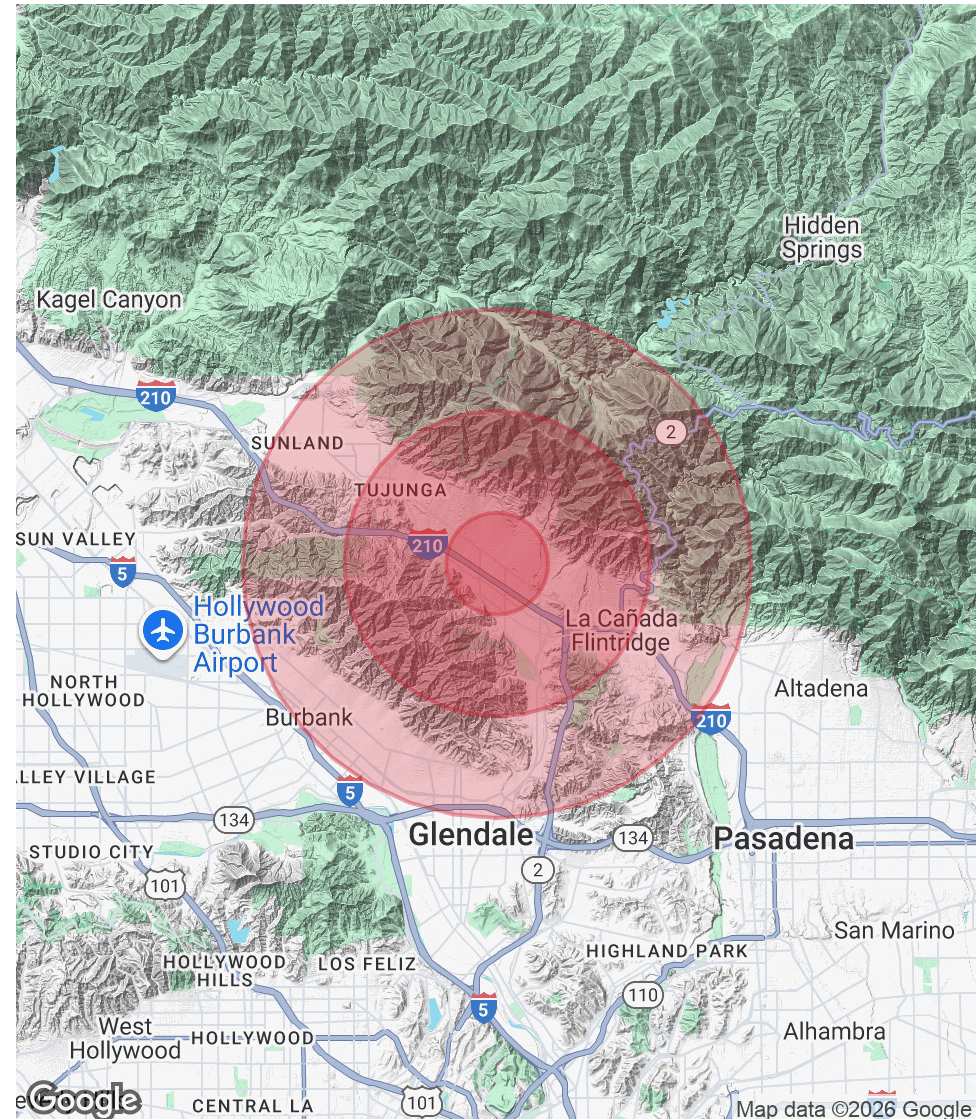
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	22,025	68,310	221,934
Average Age	42	44	44
Average Age (Male)	41	42	42
Average Age (Female)	43	45	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,750	24,596	84,520
# of Persons per HH	2.8	2.8	2.6
Average HH Income	\$162,444	\$174,407	\$147,028
Average House Value	\$1,171,258	\$1,286,973	\$1,157,957

* Demographic data derived from 2020 ACS - US Census

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