



3538-3544 FOOTHILL BOULEVARD

LACRESCENTA , CA 91214

FLEX | COMMERCIAL OFFICE BUILDINGS FOR SALE



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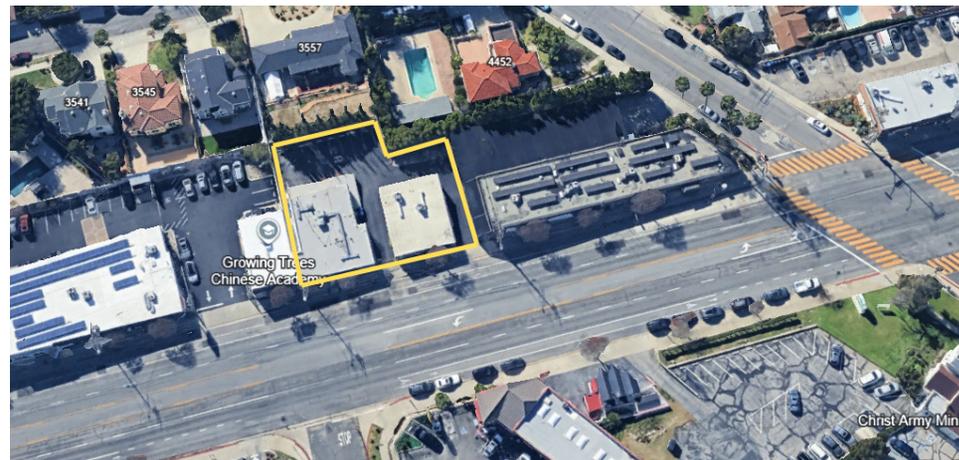


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OFFERING SUMMARY

Sale Price: \$1,950,000

Price / SF: \$278.57

Building SF: 7,000

Lot Size: 12,257

Zoned: Glendale CH

PROPERTY OVERVIEW

The offering presents a rare opportunity to acquire a well-located retail property along Foothill Boulevard in the heart of La Crescenta. The asset consists of two buildings totaling approximately 7,000 square feet situated on 12,257 square feet of land, offering flexibility for investors or potential owner-users. Positioned on one of the area's primary commercial corridors, the property benefits from strong visibility, consistent traffic flow, and proximity to established national and local retailers. The surrounding Crescenta Valley community provides a stable residential base and convenient access to the 210, 2, and 134 Freeways, connecting the property to Glendale, Pasadena, and the greater Los Angeles area.

PROPERTY HIGHLIGHTS

- 3538 Foothill Blvd. - 3,700 SF @ \$4,030 per month | Expiring 04/30/2026
- 3542 Foothill Blvd. - 3,300 SF @ \$4,075 per month | Expiring 03/31/2028
- High-visibility location on Foothill Blvd
- Affluent Crescenta Valley demographics

All information provided herein (including but not limited to square footage calculations and zoning) together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties (including but not limited to buyer or tenant) to conduct independent investigation of all information and to verify all information. The information provided herein is for reference only and is not deemed to be conclusive.

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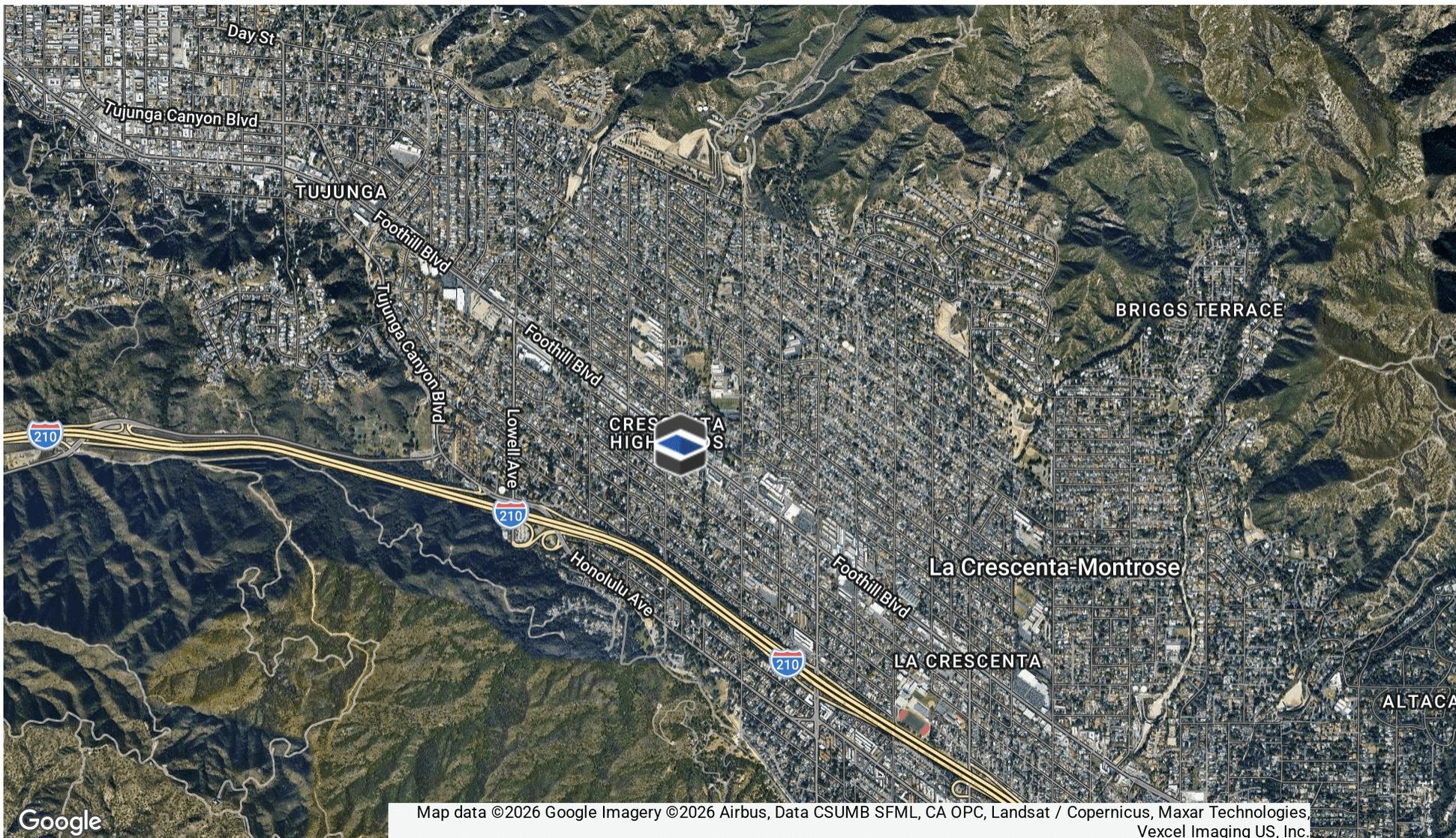
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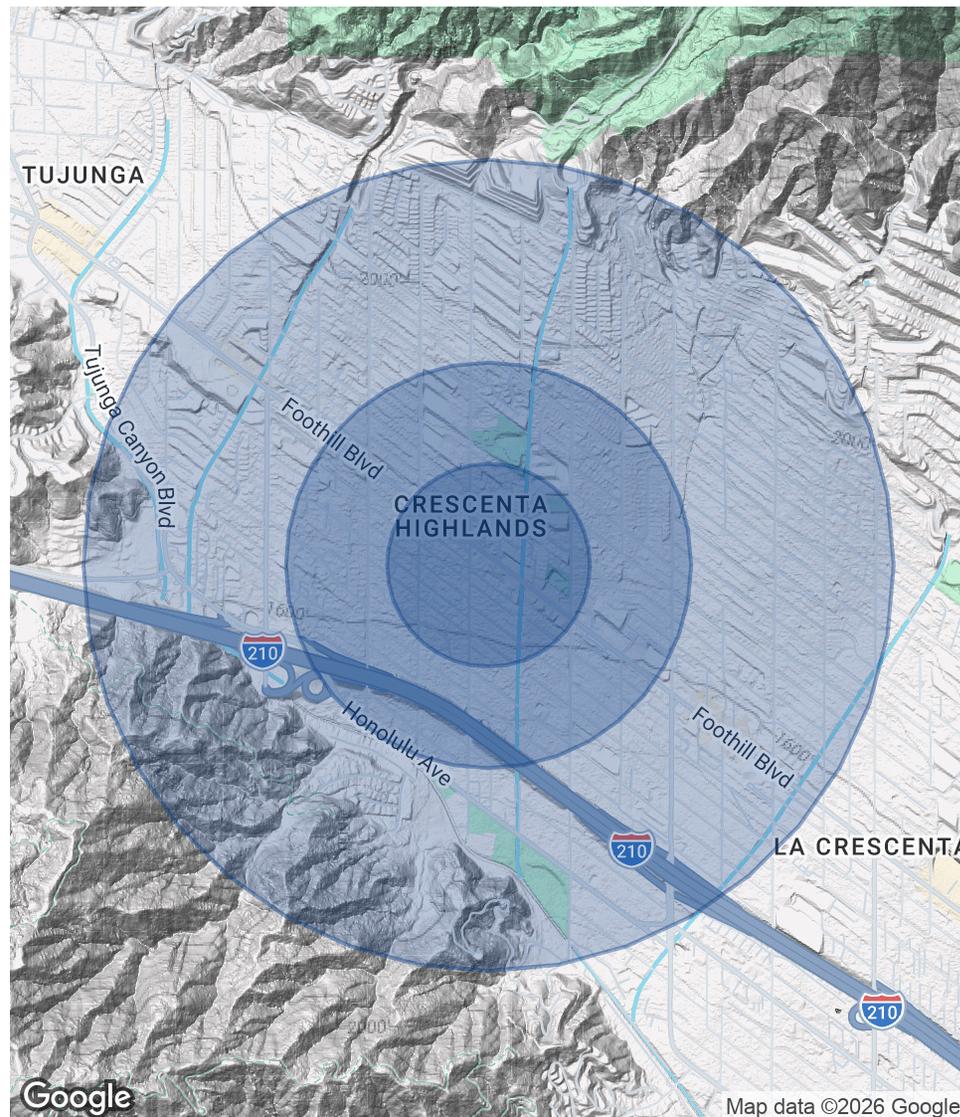
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,524	5,581	16,347
Average Age	40.0	39.7	42.3
Average Age (Male)	25.7	33.5	38.7
Average Age (Female)	42.5	42.6	44.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	488	1,738	5,361
# of Persons per HH	3.1	3.2	3.0
Average HH Income	\$187,272	\$182,728	\$175,758
Average House Value	\$1,059,944	\$1,036,553	\$1,123,546

2023 American Community Survey (ACS)



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