



COMMERCIAL
REAL ESTATE
The sign of a profitable property



AVAILABLE



HUBBARD ST

GLADSTONE AVE

RETAIL SPACE AVAILABLE IN BUSY SHOPPING CENTER

13205-13243 Gladstone Avenue, Sylmar, CA 91342



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PROPERTY FEATURES

13205-13243 Gladstone Avenue, Sylmar, CA 91342







APPROX. 1,200 SF

RETAIL SHELL SPACE IN BUSY SHOPPING CENTER

- ✓ Very busy shopping center
- ✓ National tenants include DD Discounts, Fitness 19, 99 cents store, Denny's and more
- ✓ 537 shared parking spaces

AREA AMENITIES

- ✓ National tenant anchored shopping center
- ✓ Adjacent to the 210 freeway
- ✓ Surrounding tenants include Starbucks, Vallarta Supermarkets, Buffalo Wild Wings, Foot Locker, Chase Bank, Vons, Verizon, Shakey's Pizza Parlor, AutoZone, and more
- ✓ Close proximity to Olive View UCLA Medical Center
- ✓ Near Los Angeles Mission College and El Cariso Golf Course

— DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
 Population	32,679	82,555	137,084
 Avg. HH Income	\$94,064	\$96,960	\$93,493
 Daytime Pop	29,101	74,644	122,140
 Traffic Count	± 31,032 CPD ON GLADSTONE AVE & HUBBARD ST ± 120,066 CPD ON 210 FREEWAY		



Google



AERIAL MAP

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