



6855 Foothill Boulevard

Tujunga, CA 91042



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PROPERTY

SUMMARY

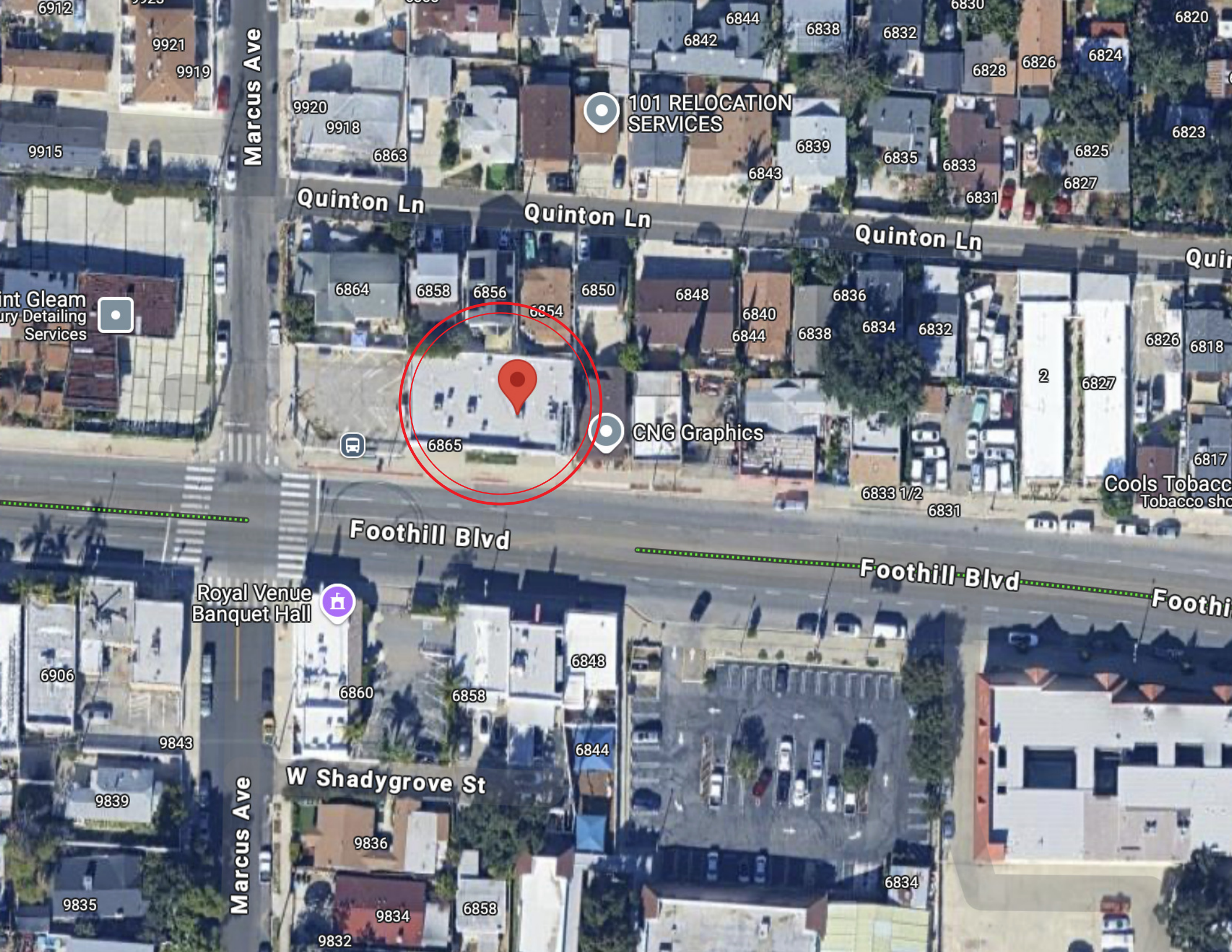
ADDRESS	6855 FOOTHILL BLVD
CITY	TUJUNGA CA 91042
APN	2568-020-040, 2568-020-041, 2568-020-042
TYPE	RETAIL
ZONING	LAC2
BUILDING SF	5,243
LOT SF	7,405
YEAR BUILT	1983
PARKING SPACES	8



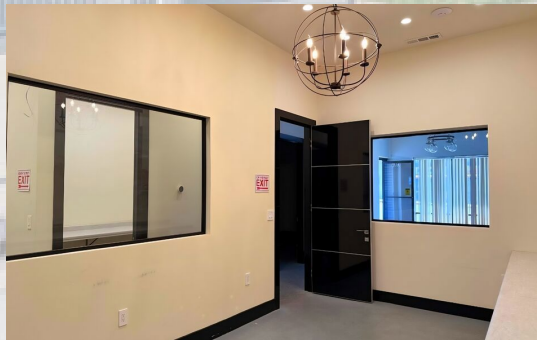
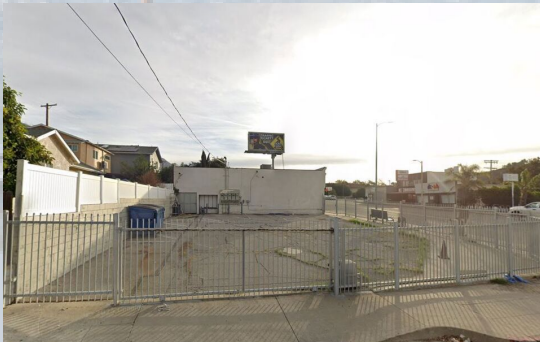
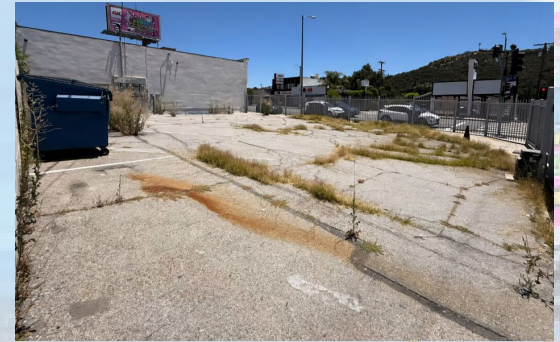
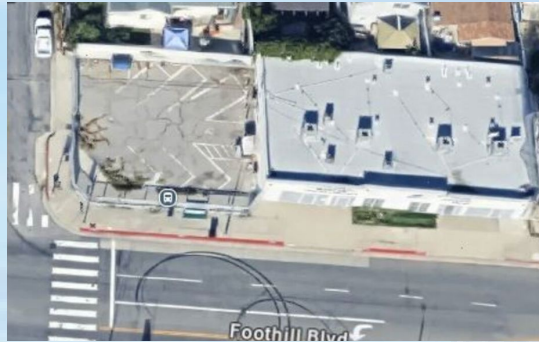
OPPORTUNITY

HIGHLIGHTS

- 4 Separately Metered Units
- Gated Parking with 8 Dedicated Spots
- SBA Financing with as little as 10% Down for Owner Users
- Corner Lot Retail with Great Exposure
- Investor Opportunity to Receive Market Rent on Vacant Units



PROPERTY PHOTOS



PRICING

OVERVIEW

PRICING

OFFERING PRICE	\$1,999,999
PRICE/SF	\$381.46
PRICE/SQFT (Land Value)	\$270.08/SF

THE ASSET

TYPE	Mixed Use, Retail, Special Purpose Storefront
YEAR BUILT	1983
BLDG SQFT	5,243
LOT SF	7,405



DEMOGRAPHICS

POPULATION



Female	13,803
Male	13,252

HOUSEHOLDS



Homeowner's	53.25%
Renters	46.75%

INCOME



Avg. Single Income	\$41,263
Avg. Household Income	\$106,777

POPULATION

Tujunga, part of the Sunland-Tujunga neighborhood in northeast Los Angeles, is home to approximately 27,055 residents. The community features a balanced demographic, with 51% female and 49% male residents.

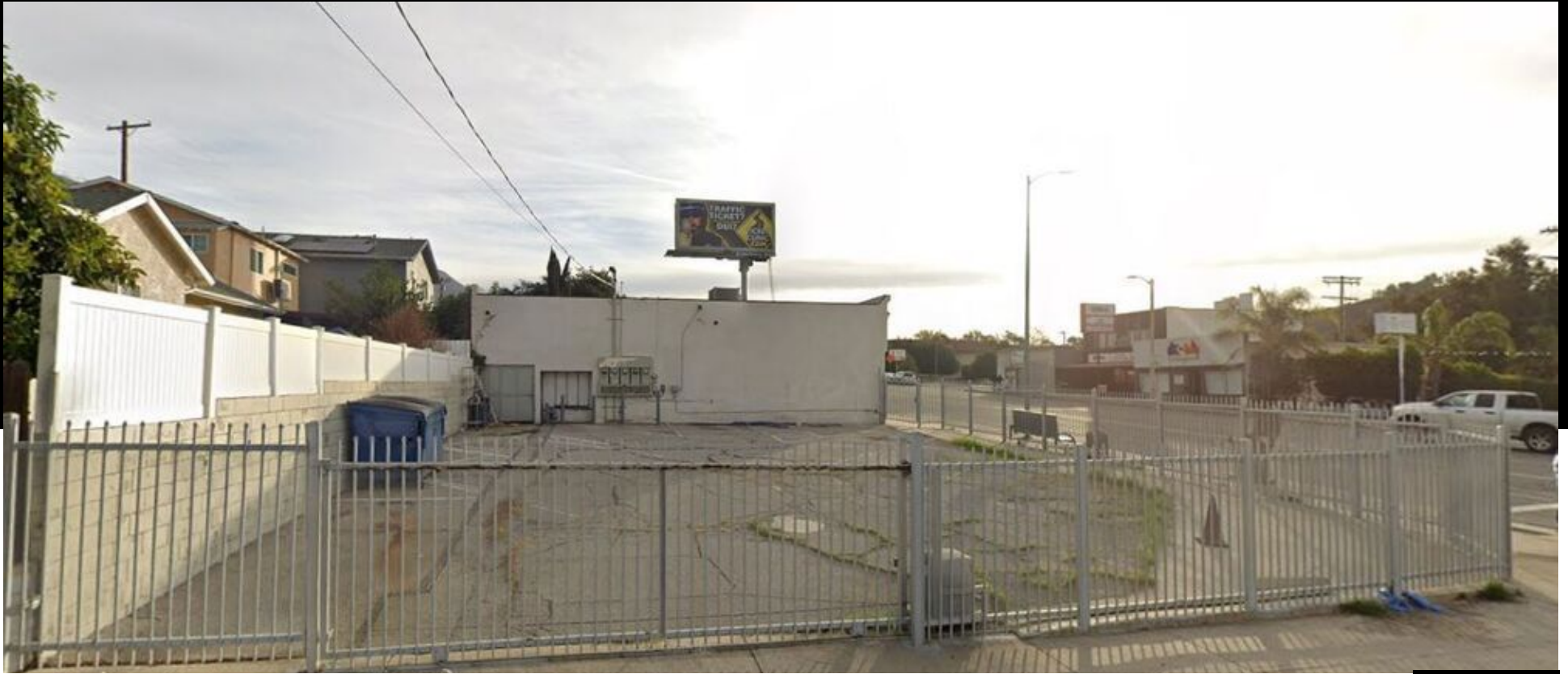
Tujunga offers a mix of urban and suburban living, with 53% of residents owning their homes and 47% renting. The average household income is around \$106,777, while the average individual income is approximately \$41,263. The area is largely residential, with a strong sense of community and access to nature, nestled near the foothills of the Angeles National Forest.

TUJUNGA, LOS ANGELES - COMMUNITY SNAPSHOT

Tujunga (often paired with neighboring Sunland) is a residential community located in the northeastern San Fernando Valley, tucked up against the foothills of the Angeles National Forest. Known for its small-town vibe, scenic mountain views, and strong community ties, Tujunga offers a peaceful alternative to the busier parts of Los Angeles.

Originally developed as a health retreat in the early 20th century, Tujunga maintains a more laid-back, suburban character with larger lots, older homes, and a mix of working-class and middle-income residents. While still part of the City of Los Angeles, it retains a distinct identity, attracting families, creatives, and nature-lovers who value space, privacy, and proximity to hiking trails and outdoor recreation.

The community has a growing real estate market, with a blend of longtime homeowners and newer buyers seeking affordability and character. Schools, local shops, and parks are all within easy reach, and the area is known for its neighborly feel and relative quiet compared to the urban core.



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