

**8115-8121 FOOTHILL BLVD
SUNLAND, CA 91040**



**PRIME MIXED-USE OWNER-USER
OR INVESTMENT OPPORTUNITY
ON FOOTHILL BLVD**

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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
PASADENA

PROPERTY SUMMARY & HIGHLIGHTS

8115-8121 FOOTHILL BLVD
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Asking Price:	\$3,500,000
Price per SF:	\$347.77
Total Building SF:	±10,064 SF
Lot SF:	±15,938 SF
Year Built:	1958 / 1966
Zoning:	C2-1VL / R1-1-RFA / RFA
Parking:	16 spaces
APN:	2556-023-033 2556-023-035



Lee & Associates Pasadena is pleased to present a unique opportunity to purchase a single commercial building totaling approximately ±10,064 square feet of retail/office space situated on ±15,938 square feet of land along the highly traveled Foothill Blvd in Sunland, CA. This corner-lot property features a diverse mix of 15 tenants, making it a strong income-producing asset with stable cash flow and upside potential.



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PROPERTY HIGHLIGHTS

Retail Storefronts (Foothill Blvd Frontage):

- 6 Storefront Retail Units – 5 occupied, 1 vacant
- 3 rear commercial suites
- Potential for retail, office, flex or creative uses
- Delivery: MTM tenants

Second Floor Office Space:

- 8 total office Units (230–450 SF) – 6 occupied, 2 vacant
- New flooring and paint in 4 offices
- Two Restrooms
- Two staircases: interior access (front) + exterior (rear)
- Delivery: MTM tenants



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Parking & Utilities:

- 16 total parking spaces (1 ADA)
- 4 electrical meters
- HVAC: Wall AC units for each suite, one 5-ton unit, one Mini-Split unit.

Recent Building Improvements:

- Roof patch repairs completed (March 2024)
- Staircase fully repainted (March 2024)
- New flooring and fresh paint in rear hallway to retail units (8121-8125)
- Parking lot fully resurfaced and striped (March 2022)

Security Features:

- Security Camera surveillance system



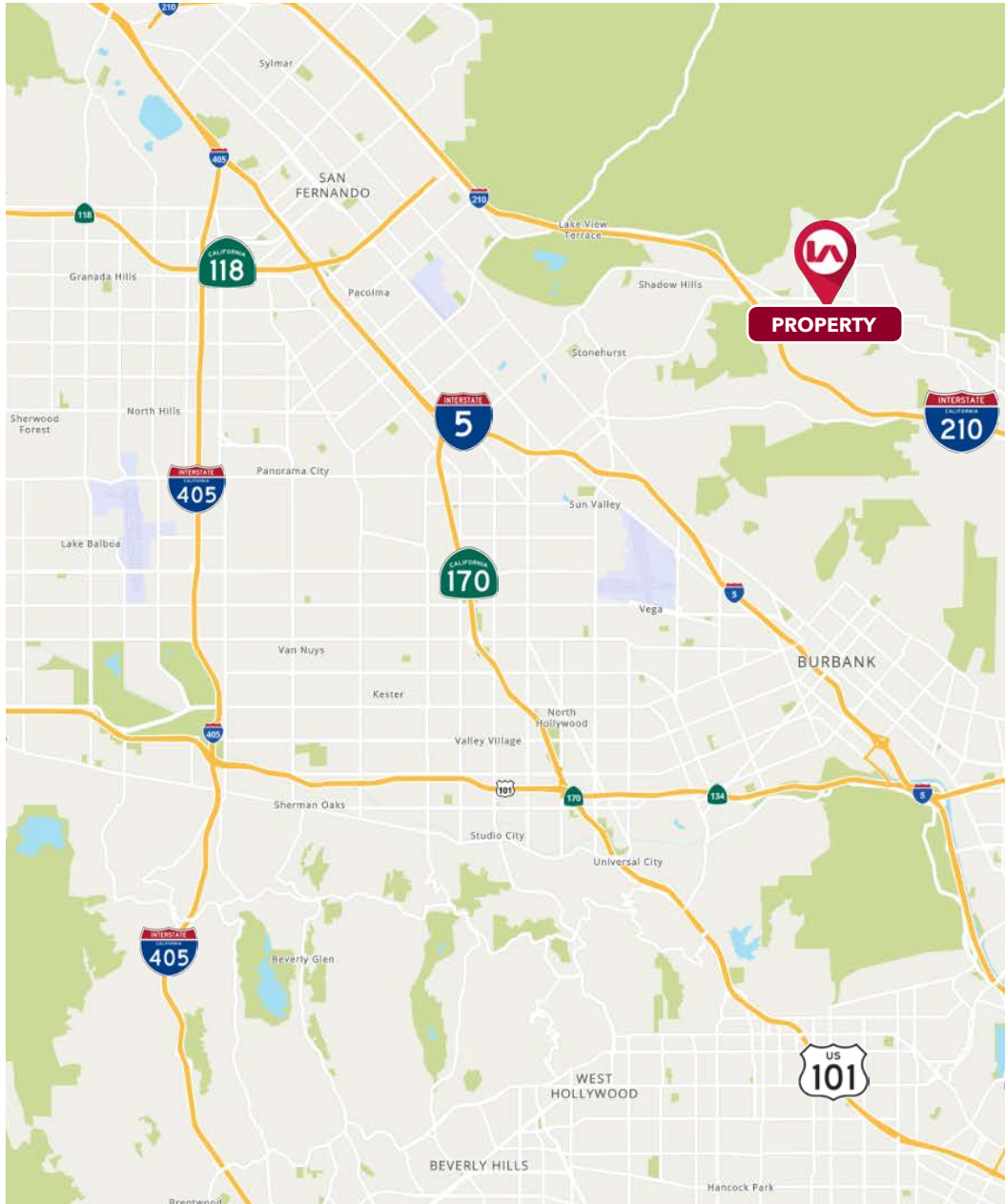
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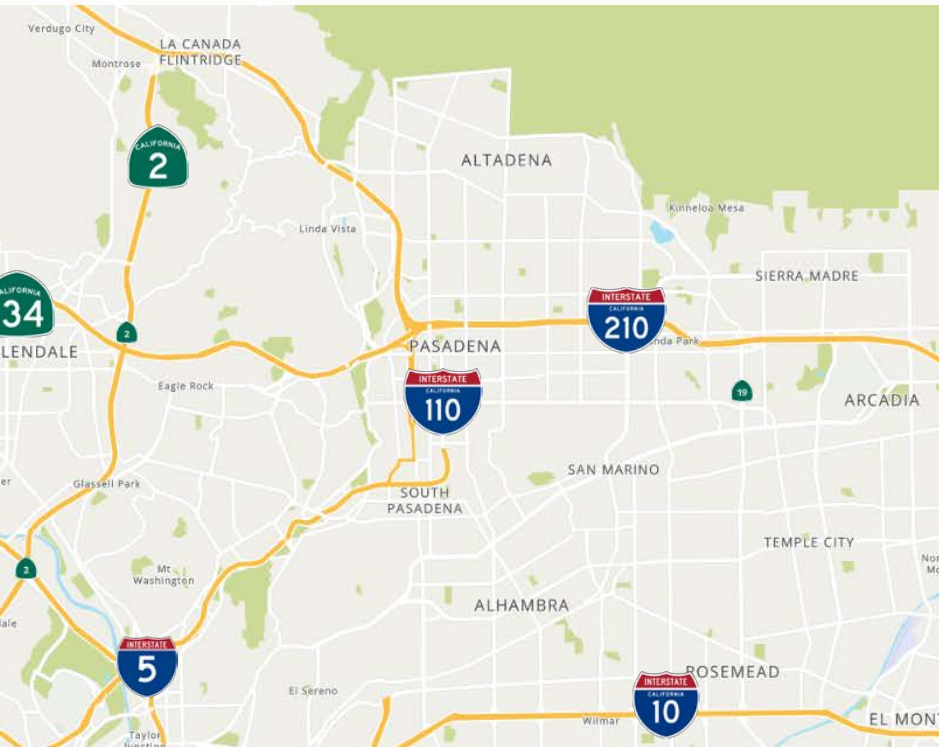
LOCATION HIGHLIGHTS

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LOCATION HIGHLIGHTS

Positioned along Sunland's primary commercial corridor, 8115-8121 Foothill Blvd offers exceptional visibility and direct access to a loyal, local customer base. Located at the gateway to the San Gabriel Mountains, the property blends a relaxed foothill atmosphere with urban convenience—just minutes from Burbank, Glendale, and downtown Los Angeles via the 210 and 5 freeways. This stretch of Foothill Blvd is a key connector for daily commuters and neighborhood traffic, making it ideal for businesses seeking walk-in exposure and steady car counts. The surrounding community offers strong fundamentals, with nearby schools, parks, and retail centers reinforcing the area's draw for both tenants and owner-users. With continued neighborhood investment and a small-town feel that supports local business, this location is well-positioned for long-term value.



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AMENITIES MAP

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Plainview Avenue
Elementary

VERDUGO HILLS
HIGH SCHOOL

Caruso's
Italian Kitchen

VONS

FOOTHILL
URGENTCARE

El Pollo
Loco

McDonald's

Monte Vista Estates
(21 Unit Residential Park)

FOOTHILL BLVD



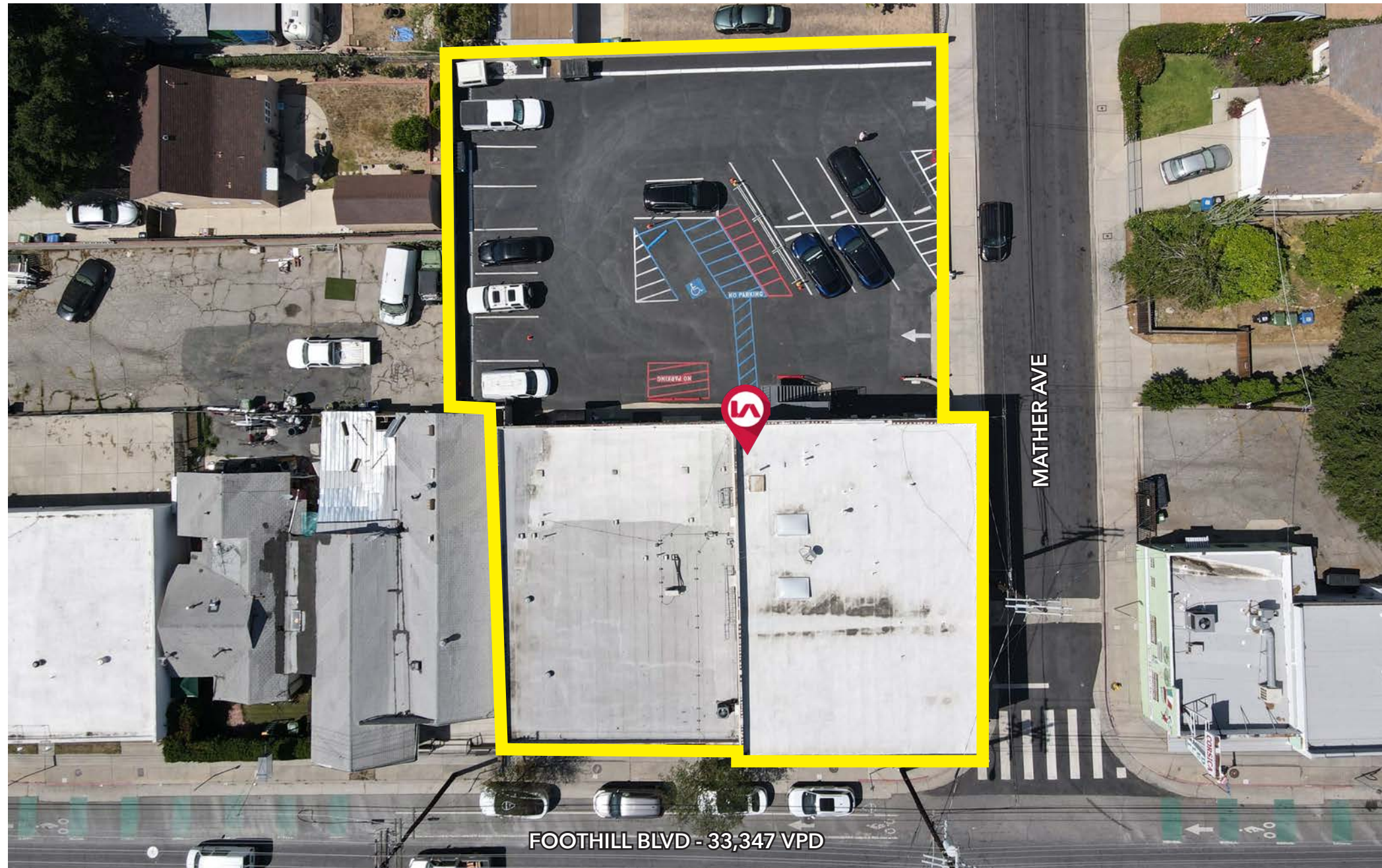
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AERIAL PHOTO

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FOOTHILL BLVD - 33,347 VPD

MATHER AVE



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EXTERIOR PHOTOS

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INTERIOR PHOTO

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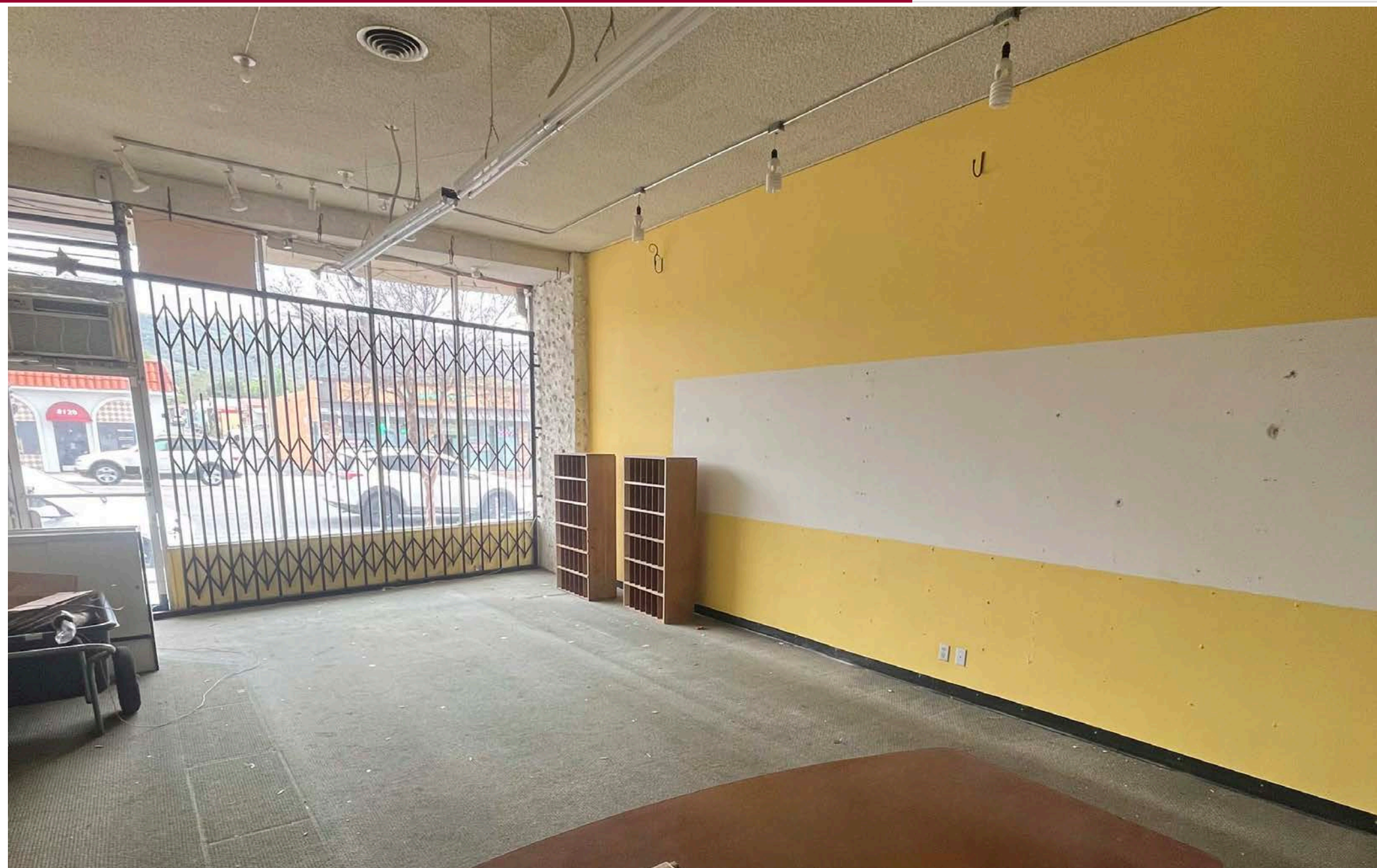
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INTERIOR PHOTOS | UNIT 8123

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PARKING LOT

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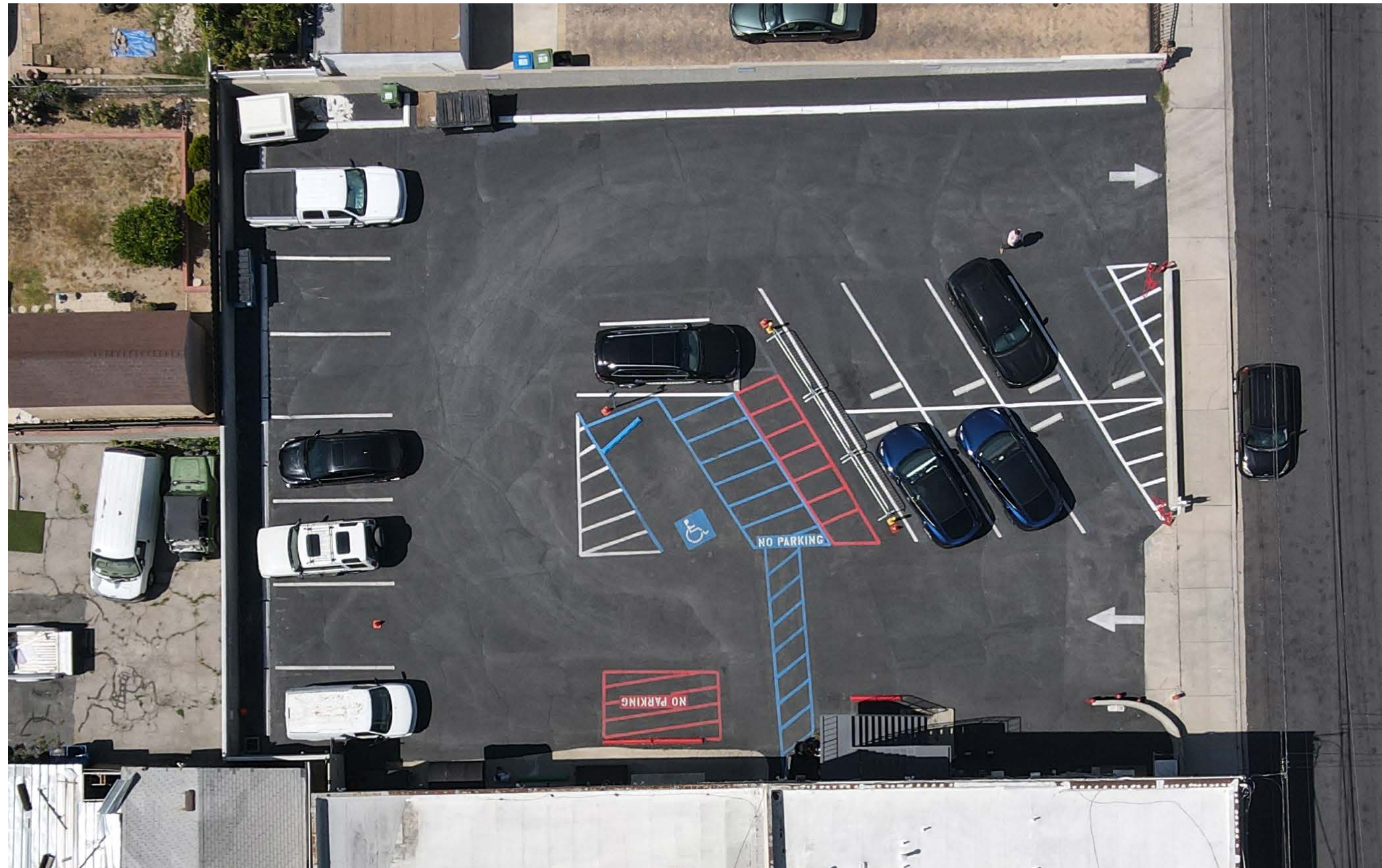
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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.



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