

# RETAIL/STORAGE SPACE AVAILABLE FOR LEASE IN TOLUCA LAKE

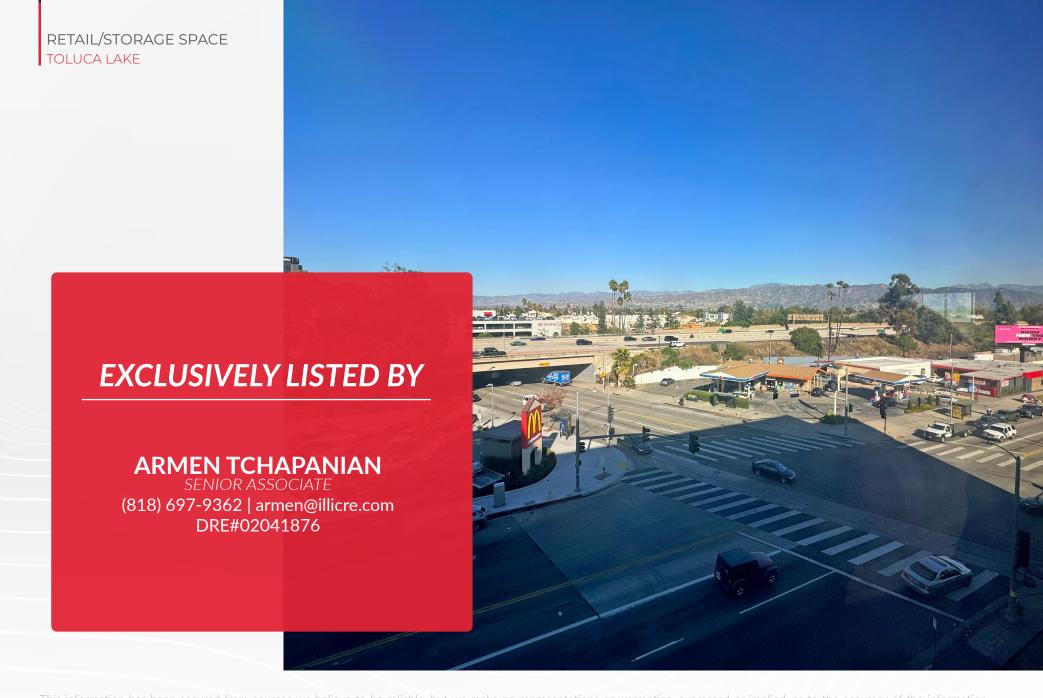
4455 Lankershim Boulevard, Toluca Lake, CA 91602



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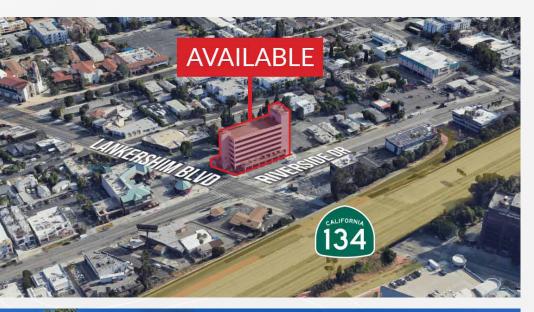
References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

### RETAIL/STORAGE SPACE TOLUCA LAKE

## **PROPERTY FEATURES**



4455 Lankershim Boulevard, Toluca Lake, CA 91602





# APPROX. 5,000-12,000 SF RETAIL/STORAGE SPACE AVAILABLE

- √ 15ft exposed high ceilings
- ✓ Perfect for storage use
- ✓ Panoramic view from each floor
- ✓ Short-term lease available

## **AREA AMENITIES**

- ✓ Multi-level building with endless possibilities and uses
- ✓ Ideal for storage/retail/fitness
- ✓ Close to the 101, 134, and 170 Freeways
- ✓ Abundant parking
- ✓ Elevator access

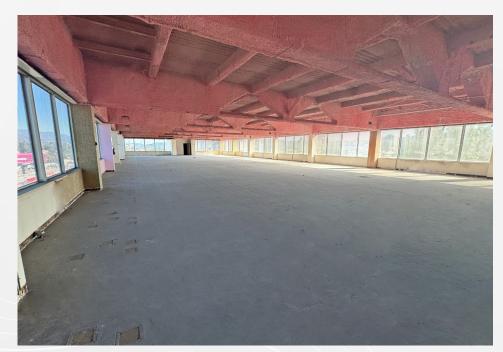
— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	38,354	204,773	607,833
Avg. HH Income	\$101,271	\$114,435	\$106,965
Q Daytime Pop	31,660	169,393	503,829
Traffic Count	± 34,126 CPD ON LANKERSHIM BLVD		

RETAIL/STORAGE SPACE
TOLUCA LAKE

## **INTERIOR PHOTOS**



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# AutoZone













