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FOR LEASE
1129 Foothill Blvd
La Cañada Flintridge, 91011

PROPERTY OVERVIEW

- Signalized Intersection / Corner Lot
- Open Floor Plan / High 14 Foot Ceilings
- Brand New HVAC, Roof, Windows
- City Ranked #20 in wealthiest suburb in U.S.
- Located next to See's Candies, Local Town Center, Two Schools



BUILDING SF	1,930
LOT SF	3,818
BASE RENT	Upon Request
NNN AMOUNT	Upon Request
SPACE AVAILABLE	1,930 SF OR 700/1,230 SF
PARKING	5 Spaces / Ample Street Parking
ZONING	Commercial/Retail
YEAR BUILT/ RENOVATED	1930/2026
CEILING HEIGHT	14 Ft
POWER	400 AMPS

PROPERTY DESCRIPTION

1129 Foothill Blvd offers 1,930 square feet of ground-floor retail space along Foothill Blvd in La Cañada Flintridge. The space features high ceilings, 5 dedicated parking spaces, and has been fully refreshed with a new roof, new HVAC, new windows, and fresh paint. For tenants needing a smaller footprint, the space can be divided into two units of approximately 1,230 SF and 700 SF.

The property sits less than a quarter mile from La Cañada Flintridge's retail town center, benefiting from strong proximity to the community's primary shopping and dining corridor without the competition of being inside it. See's Candies operates as a co-tenant, and the immediate surroundings include two local schools, a city park, and a dense mix of offices and residential neighborhoods — generating consistent, repeat foot traffic from an engaged local customer base.

The city ranks as the 20th wealthiest community in the United States, with some of the highest household incomes in Los Angeles County and virtually no retail turnover. That wealth concentration, combined with a notable absence of experiential and specialty food & beverage concepts, creates a clear market opportunity for the right operator. This space is well-suited for boutique fitness, specialty coffee, wellness, or neighborhood-serving retail looking to plant a flag in a supply-constrained, high-demand trade area.

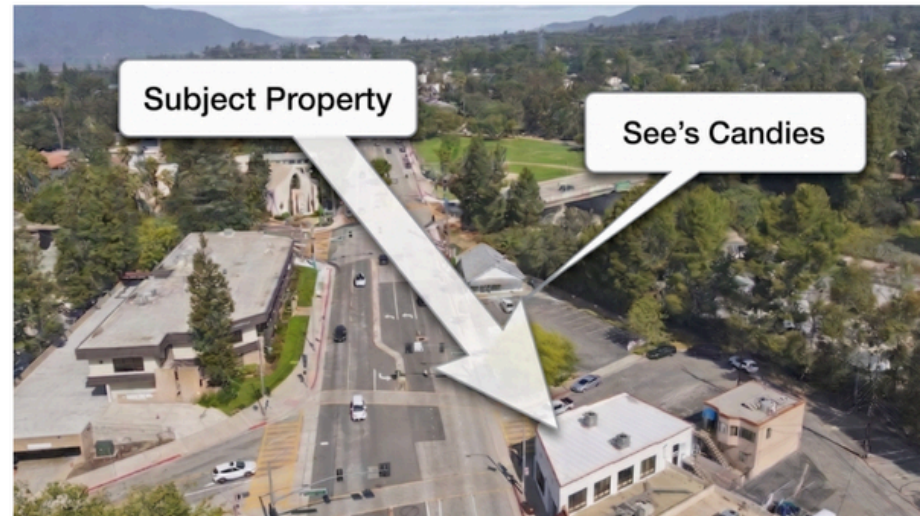


LOCATION HIGHLIGHTS



- WEEKLY FARMERS MARKET
- CONSISTENT WEEKEND FOOT TRAFFIC
- LOYAL & LOCAL CUSTOMER BASE

- DENSELY POPULATED
- SURROUNDED BY HIGH INCOME RESIDENTIAL
- BUILT IN CUSTOMER BASE STEPS FROM THE DOOR



- WALKING DISTANCE FROM LCF TOWN CENTER
- ANCHORED BY TARGET & HOME GOODS
- STRONG RETAIL PRESENCE RIGHT NEXT DOOR

- CO-TENANT WITH SEE'S CANDIES
- PROVEN DESTINATION DRAW
- SHARED CUSTOMER BASE

PHOTOS





INTERCITY

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Information contained herein deemed reliable but not guaranteed. All parties should conduct their own independent due diligence.