

FOR LEASE

FOOTHILL OFFICE PLAZA

13741 FOOTHILL BLVD. | SYLMAR, CA 91342



DAVID GUARDADO

CALDRE #1837493

818.380.9972

DAVIDG@CBM1.COM

BRETT MERO

CALDRE #01190225

818.380.9970

BRETT@CBM1.COM

CBM1.COM

CBM1

LEASING

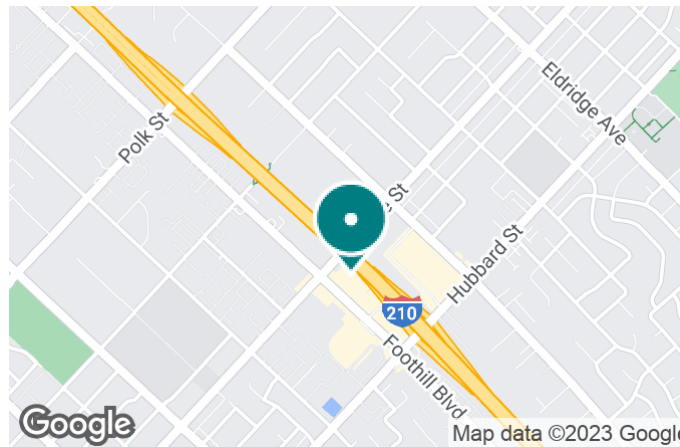
BROKERAGE

INVESTMENTS

FEATURES & AMENITIES

FOOTHILL OFFICE PLAZA | 13741 FOOTHILL BLVD. , SYLMAR, CA 91342

BROCHURE | PAGE 2



FEATURES & AMENITIES

- Plenty of onsite parking
- +-1000 SF office
- Ground LLevel
- Adjacent to the 210 freeway
- close proximity to the 118 and 5 freeways
- Monument sign available

NEIGHBORING RETAILERS



DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	2,594	7,548	14,520
Total Population	9,726	28,743	55,266
Average HH Income	\$54,686	\$62,951	\$66,887

EXCLUSIVELY REPRESENTED BY

DAVID GUARDADO

CALDRE #1837493

818.380.9972

DAVIDG@CBM1.COM

BRETT MERO

CALDRE #01190225

818.380.9970

BRETT@CBM1.COM

PROPERTY SUMMARY

FOOTHILL OFFICE PLAZA | 13741 FOOTHILL BLVD. , SYLMAR, CA 91342

BROCHURE | PAGE 3



PROPERTY HIGHLIGHTS

- Plenty of onsite parking
- +/-1000 SF office
- Ground LLevel
- Adjacent to the 210 freeway
- close proximity to the 118 and 5 freeways
- Monument sign available

OFFERING SUMMARY

Lease Rate:	\$1,995.00 per month (NNN)
Available SF:	1,000 SF
Lot Size:	31,106 SF
Building Size:	15,143 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	2,594	7,548	14,520
Total Population	9,726	28,743	55,266
Average HH Income	\$54,686	\$62,951	\$66,887

DAVID GUARDADO

CALDRE #1837493
818.380.9972
DAVIDG@CBM1.COM

BRETT MERO

CalDRE #01190225
818.380.9970
BRETT@CBM1.COM

ADDITIONAL PHOTOS

FOOTHILL OFFICE PLAZA | 13741 FOOTHILL BLVD. , SYLMAR, CA 91342

BROCHURE | PAGE 4



DAVID GUARDADO
CALDRE #1837493
818.380.9972
DAVIDG@CBM1.COM

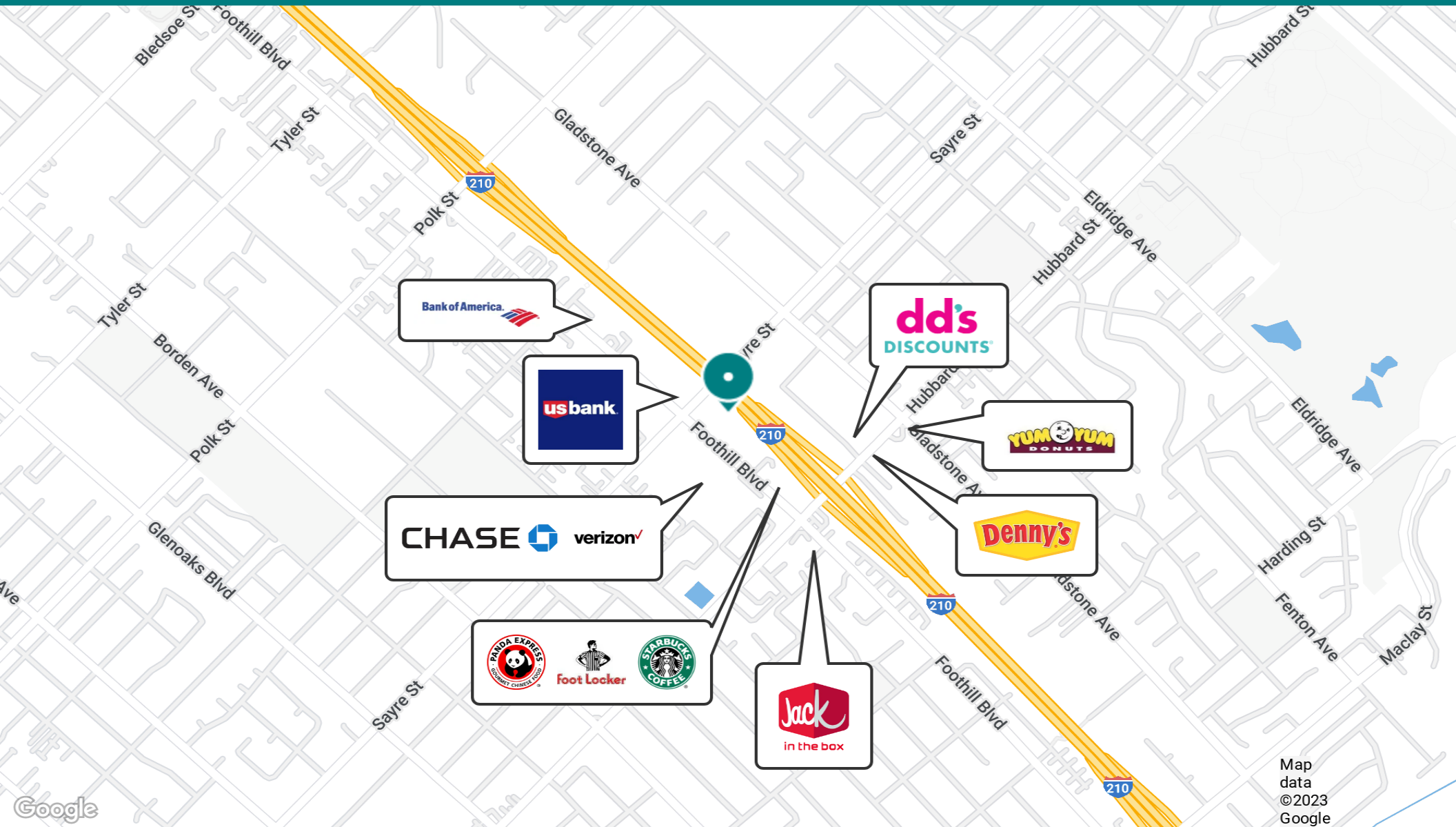
BRETT MERO
CalDRE #01190225
818.380.9970
BRETT@CBM1.COM



LOCATION MAP

FOOTHILL OFFICE PLAZA | 13741 FOOTHILL BLVD. , SYLMAR, CA 91342

BROCHURE | PAGE 5



DAVID GUARDADO

CALDRE #1837493
818.380.9972
DAVIDG@CBM1.COM

BRETT MERO

CalDRE #01190225
818.380.9970
BRETT@CBM1.COM

DEMOGRAPHICS MAP & REPORT

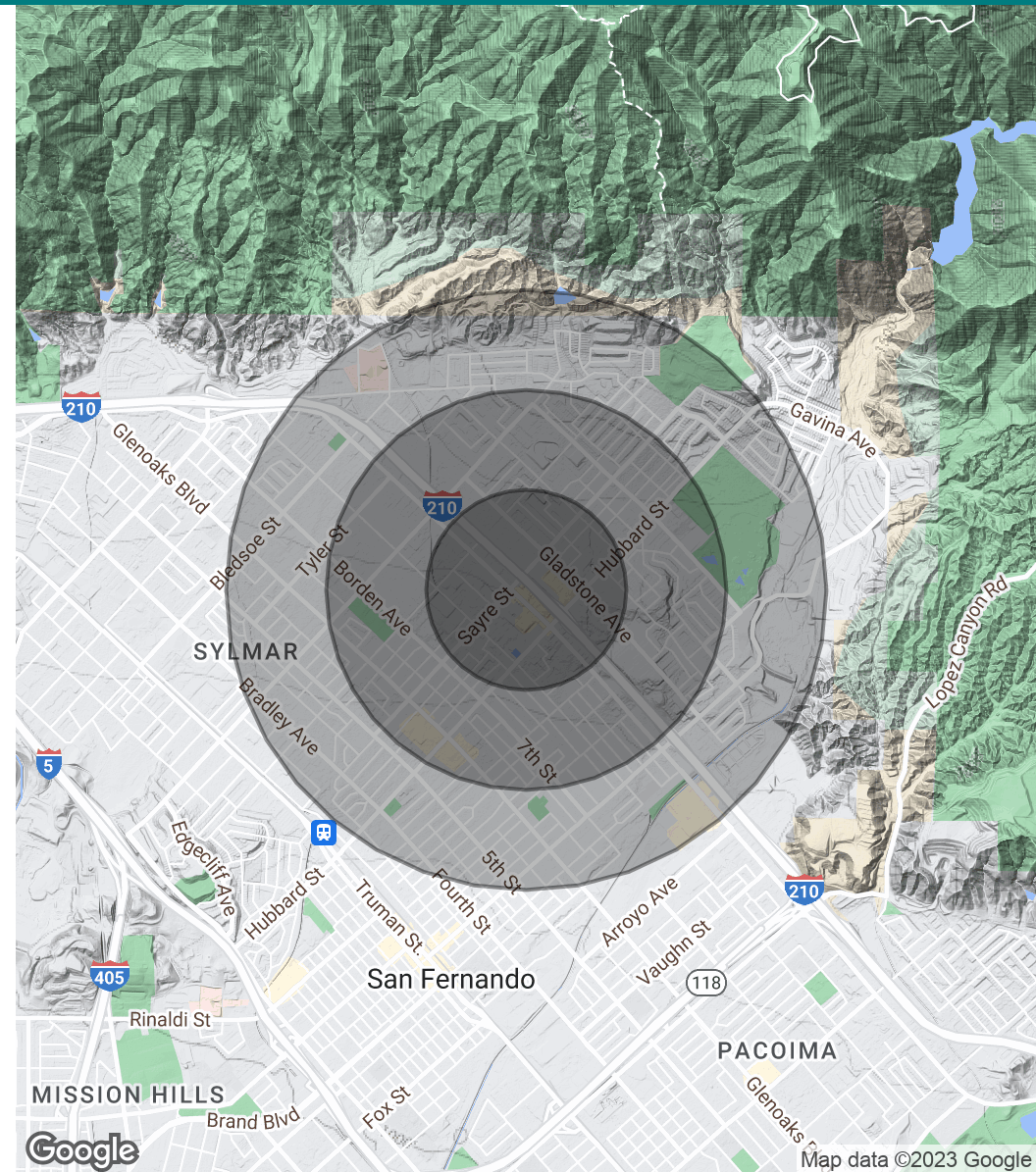
FOOTHILL OFFICE PLAZA | 13741 FOOTHILL BLVD. , SYLMAR, CA 91342

BROCHURE | PAGE 6

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	9,726	28,743	55,266
Average Age	31.2	30.7	30.6
Average Age (Male)	29.4	30.1	30.1
Average Age (Female)	32.9	31.7	31.5

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	2,594	7,548	14,520
# of Persons per HH	3.7	3.8	3.8
Average HH Income	\$54,686	\$62,951	\$66,887
Average House Value	\$393,878	\$392,887	\$392,544

* Demographic data derived from 2020 ACS - US Census



DAVID GUARDADO

CALDRE #1837493
818.380.9972
DAVIDG@CBM1.COM

BRETT MERO

CalDRE #01190225
818.380.9970
BRETT@CBM1.COM