



12202 Foothill Blvd, Sylmar, CA 91342

MIXED-USE PROPERTY



FOR SALE

OFFERING MEMORANDUM



● SITE DESCRIPTION

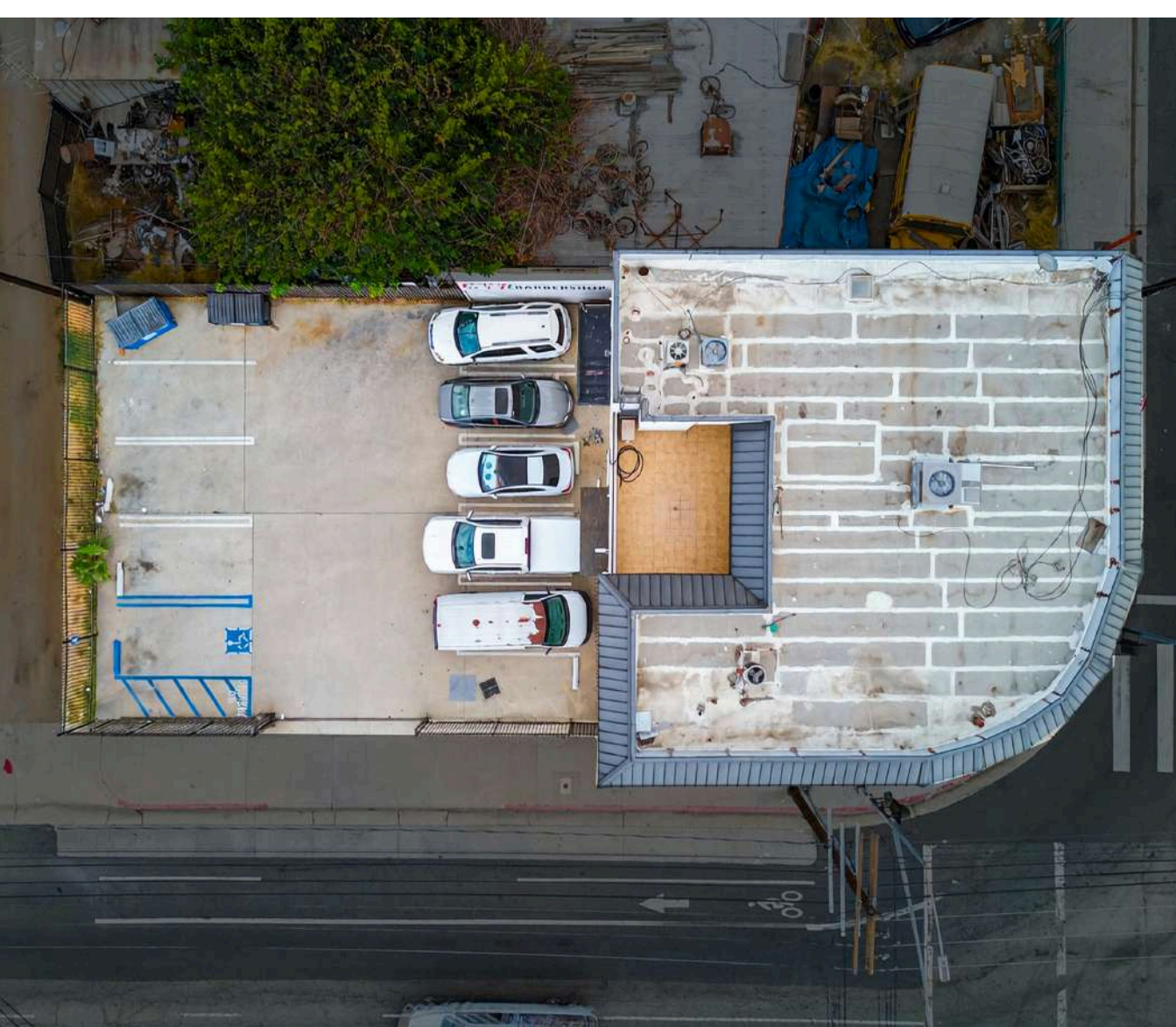
IKON Properties presents a rare opportunity to acquire 12202 Foothill Boulevard, a recently renovated commercial property strategically positioned at the prime corner of Van Nuys Boulevard and Foothill Boulevard. This highly visible location offers strong signage potential, convenient access, and proximity to both the 210 and 118 Freeways, ensuring excellent regional connectivity.

The property is ideally suited for an owner-user or investor, with SBA financing available to qualified buyers. Recent renovations provide a modern, move-in-ready environment, while the secured gated parking enhances functionality and safety for both employees and visitors.

With its combination of strategic location, updated improvements, and favorable financing options, 12202 Foothill Boulevard represents an outstanding opportunity to acquire a well-positioned asset in a strong and growing submarket.

PROPERTY HIGHLIGHTS

- Ideal for owner-user or investor
- Recently renovated throughout
- SBA financing available
- Secure, gated parking
- Convenient access to the 210 & 118 freeways
- Prominent corner location at Van Nuys & Foothill Blvd



PROPERTY TYPE
Retail

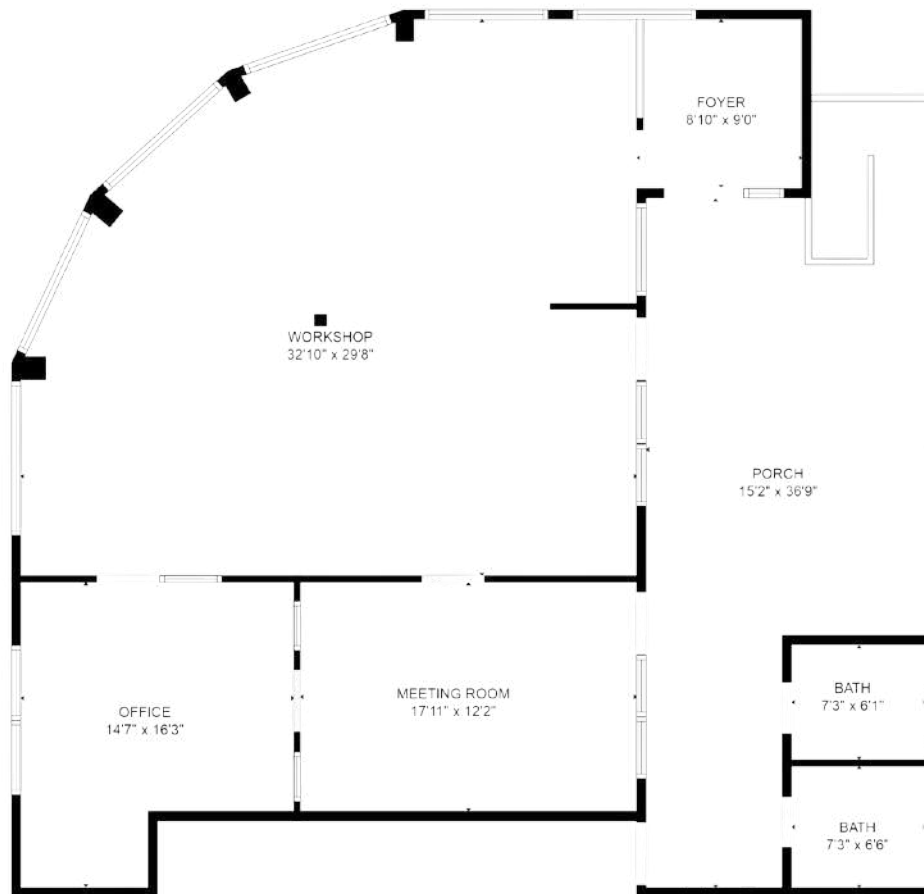
AVAILABLE SPACE
4,160 SF

SALES PRICE
\$1,625,000

STORIES
2

YEAR BUILT
1989

ZONING
LAC2



2ND STORY FLOOR PLAN

1st Floor Current Rents

TENANT	SQFT (APPROX)	TOTAL RENT/MO	TERM
Vitamin shop	700 SF	\$1,500.00	MTM
Vacant	700 SF	-	
Barber shop	700 SF	\$2,400.00	12/26
		-	
TOTALS	2,100 SF	3,900.00	

Market - Proforma Rent

TENANT	SQFT (APPROX)	MARKET RENT PROFORMA
Future Tenant	700 SF	\$3,000.00
Future Tenant	700 SF	\$2,500.00
Future Tenant	700 SF	\$2,500.00
		-
TOTALS	2,100 SF	\$8,000.00

2nd Floor Current Rents

TENANT	SQFT (APPROX)	TOTAL RENT/MO	TERM
Future Tenant	2,060 SF	-	-
TOTALS	2,060 SF		

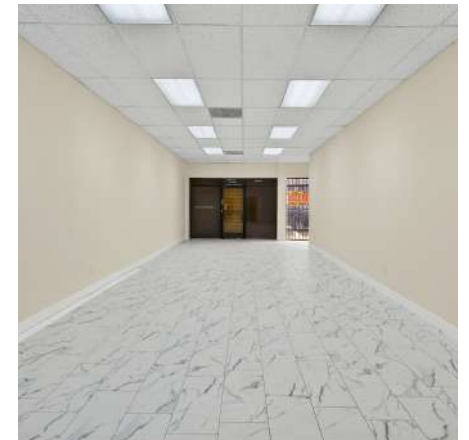
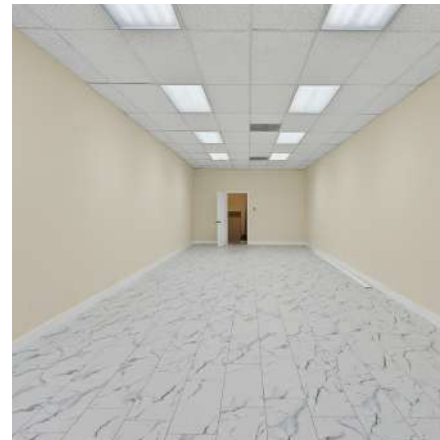
Market - Proforma Rent

TENANT	SQFT (APPROX)	MARKET RENT PROFORMA
Future Tenant	2,060 SF	\$5,150.00
TOTALS	2,060 SF	\$5,150.00

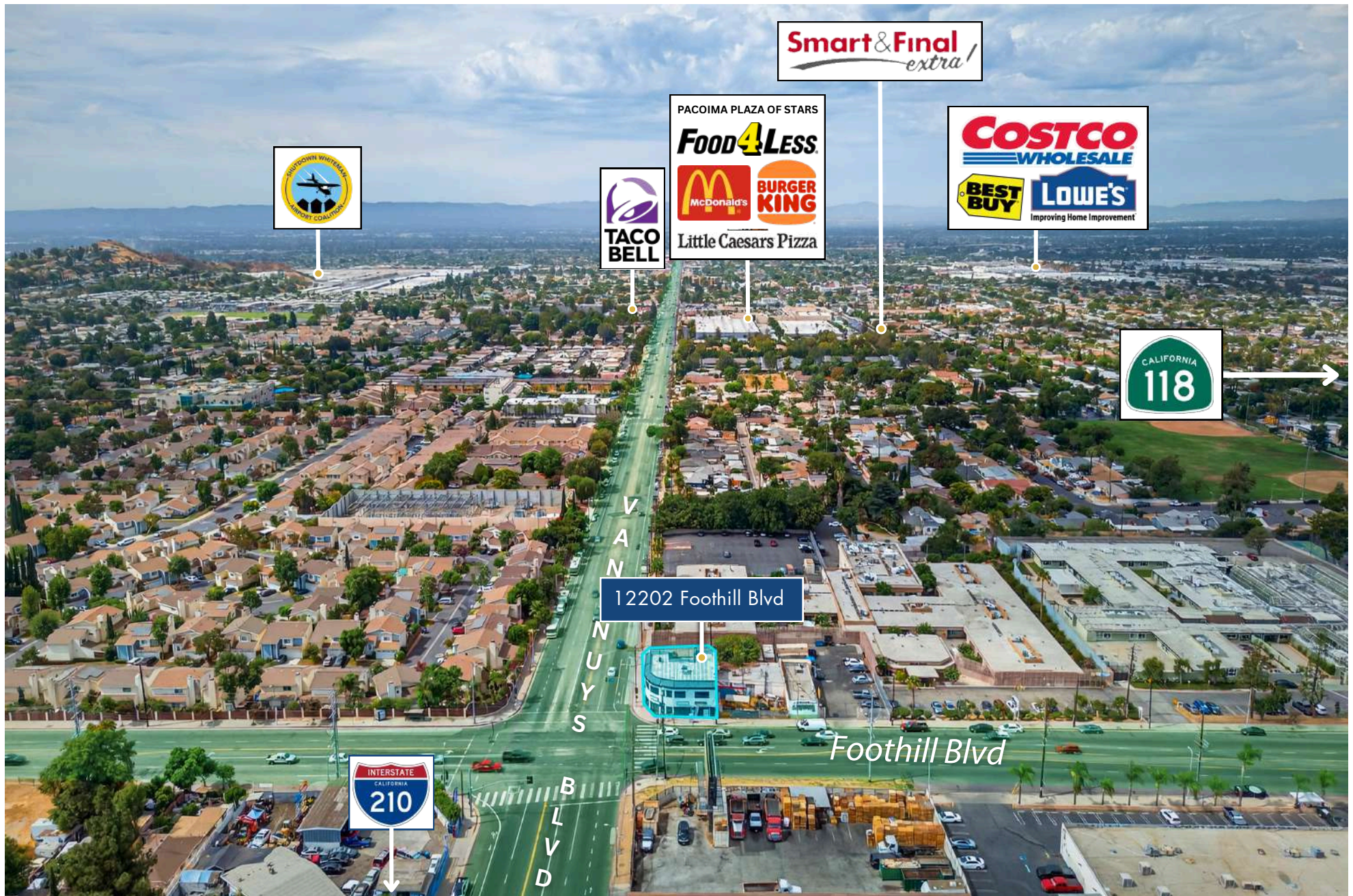
PROPERTY PHOTOS



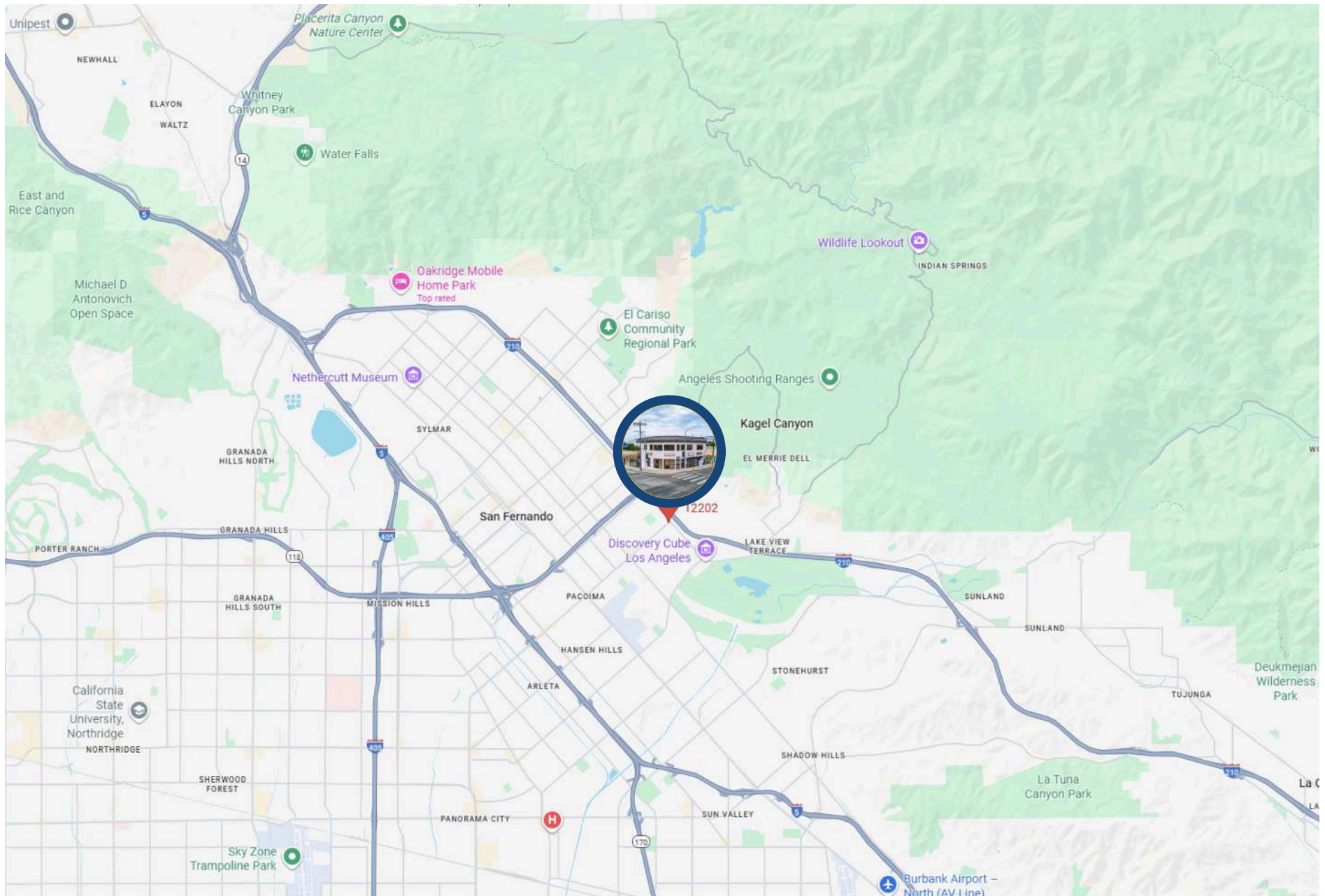
PROPERTY PHOTOS



RETAIL MAP



LOCATION MAP





Category	1 Mile	3 Mile	5 Mile
2024 Total Population	28,018	149,335	376,368
2029 Population	26,814	142,765	362,787
Pop Growth 2024-2029	-4.30%	-4.40%	-3.61%
Average Age	37.10	37.40	38.20
2024 Total Households	6,781	36,535	98,800
HH Growth 2024-2029	4.70%	-4.71%	-3.83%
Median Household Income	\$63,638	\$73,739	\$73,775
Avg Household Size	3.80	3.80	3.60
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$526,063	\$634,867	\$669,705
Median Year Built	1972	1963	1964



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