

# FOR LEASE | 17,340 SF

HIGH-IMAGE RETAIL SPACE



± 20,500 CPD via Foothill Blvd & Sayre St  
± 100,656 CPD via 210 Freeway

## FORMER RITE AID WITH DRIVE-THRU PHARMACY

13803 FOOTHILL BOULEVARD | SYLMAR, CA 91342

**YAIR HAIMOFF, SIOR**  
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spectrumcre.com / 818.252.9900

## PROPERTY FEATURES



Former Rite Aid with Drive-Thru Pharmacy



17,340 Square Feet



Ample Parking



Tremendous Street Visibility



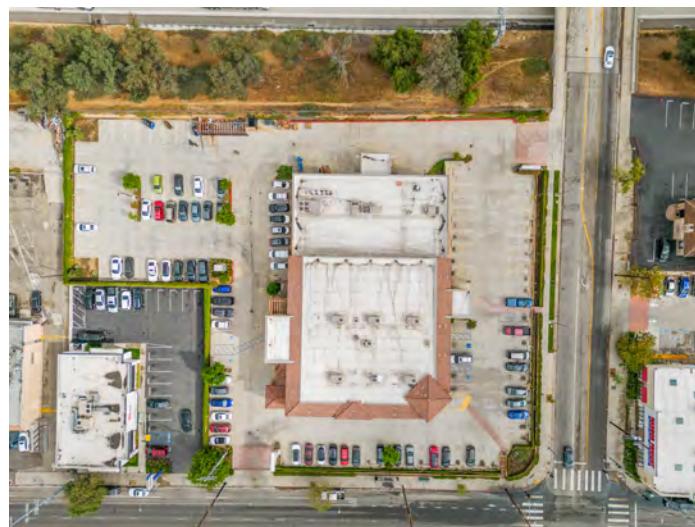
Building & Pylon Signage



Newer 2010 State-of-the-Art Construction



REAR PARKING



DRIVE THRU



PYLON SIGNAGE

## LOCATION HIGHLIGHTS



Prime Sylmar Location | Signalized Intersection



Excellent Demographics



High Vehicle and Foot Traffic



Across from Vallarta Market & other larger retail centers



Close to Several Area Hospitals

- Olive View UCLA Medical Center
- Providence Holy Cross Medical Center



Excellent Access to 210, 118 & 5 Freeways

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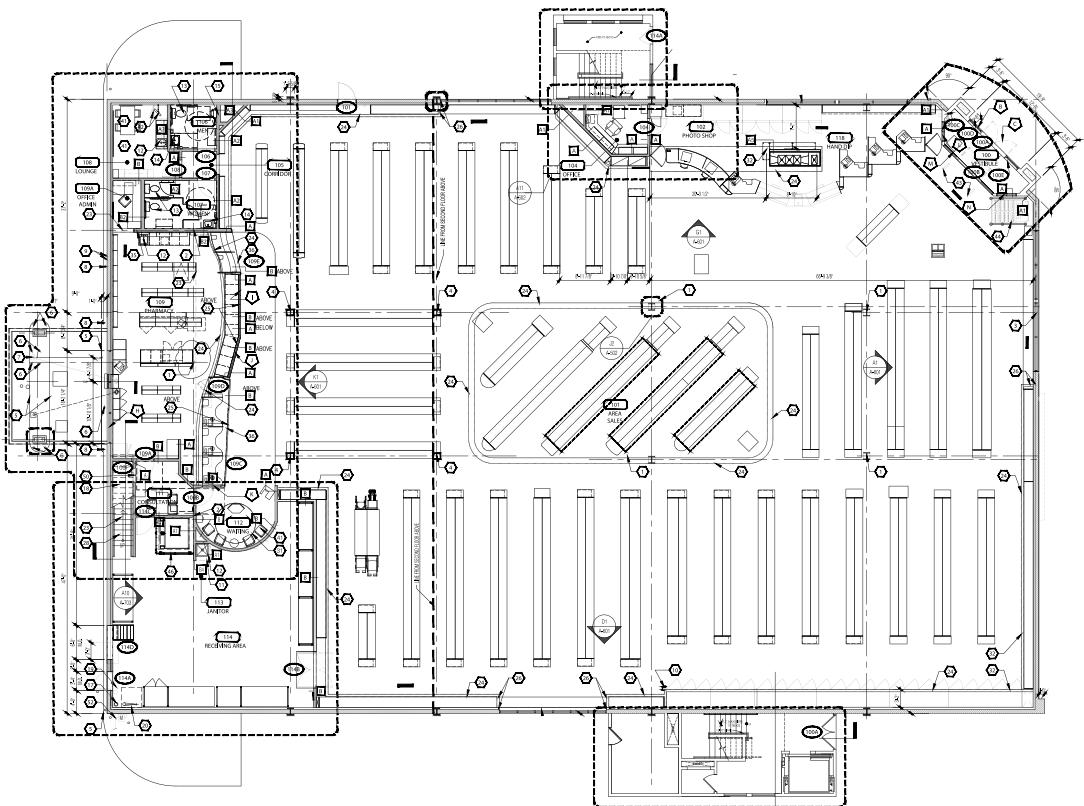
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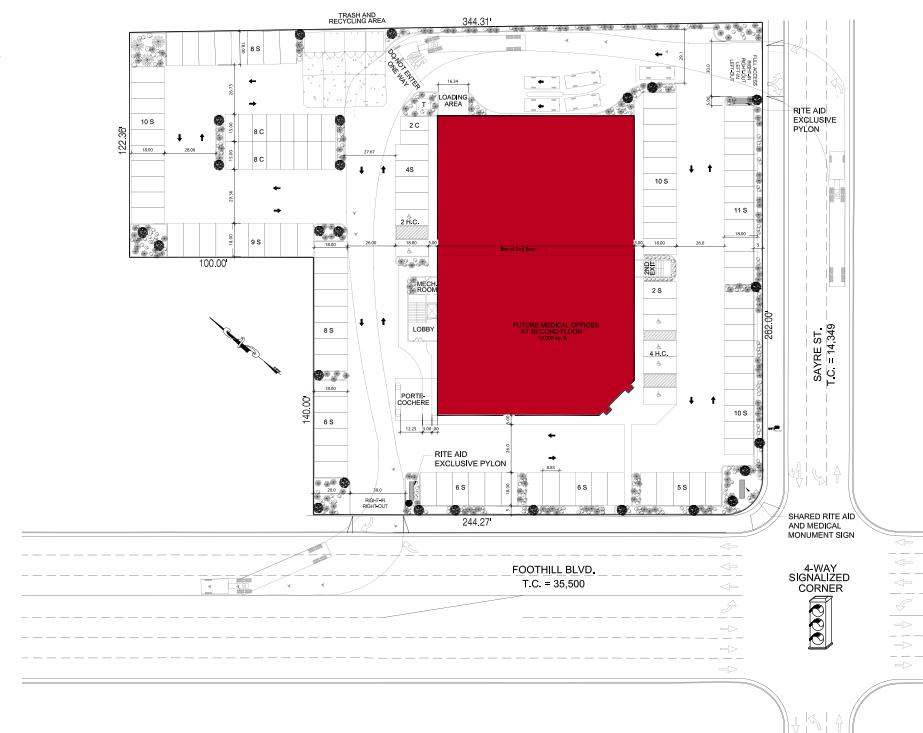
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## FLOOR PLAN



## SITE PLAN



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## DEMOGRAPHIC DATA



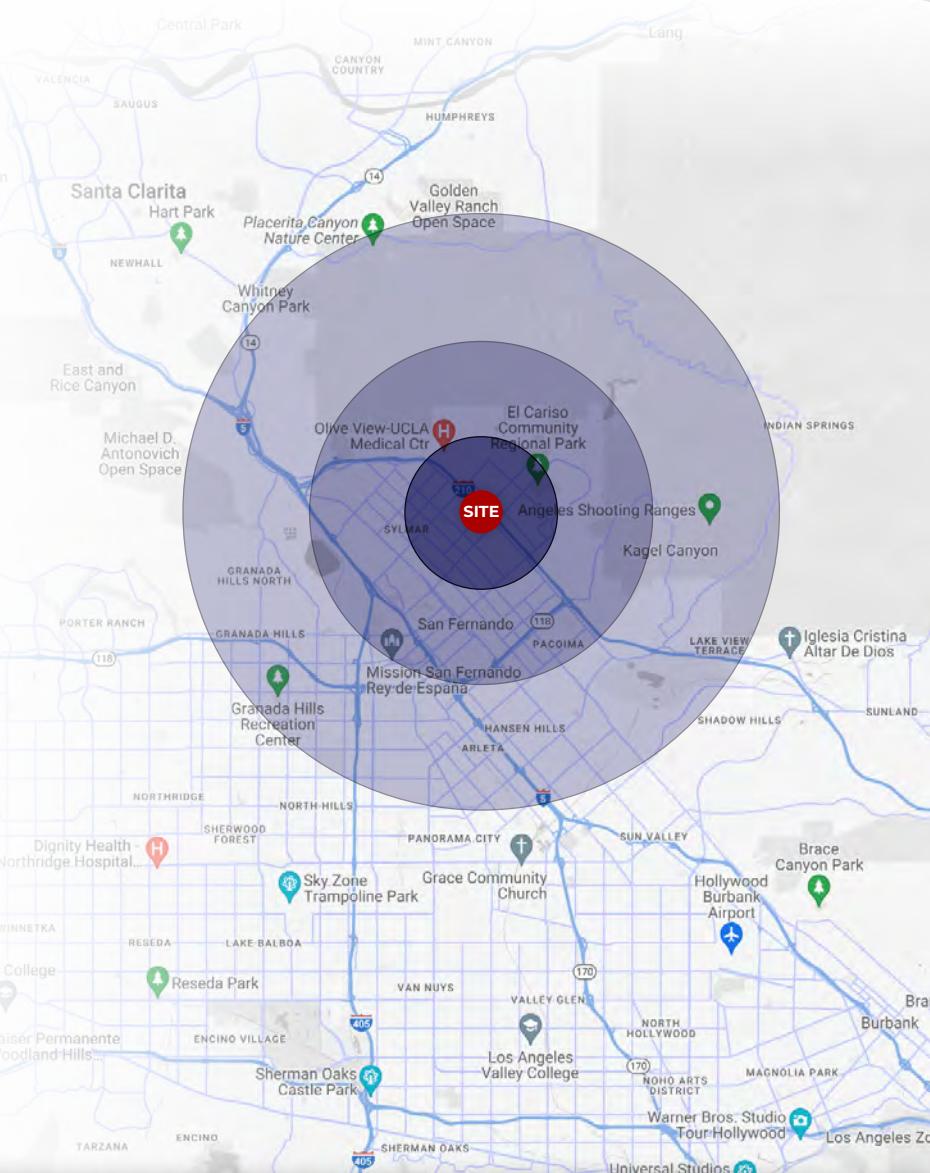
POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	32,285	133,805	267,063
Estimated Households	9,061	36,379	74,687



HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$113,389	\$114,584	\$119,966
Median Household Income	\$91,351	\$88,531	\$92,871



DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
Total Businesses	591	3,932	8,052
Total Employees	3,744	42,263	72,988



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**FOOTHILL BLVD**

SYLMAR, CA



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