

PRICE REDUCTION



Opportunity

- Free standing former Citibank branch
- Located in a high-traffic Von's anchored center
- Layout includes teller line, walk-in vault with safety deposit boxes, private customer area, open work space for multiple departments, 2 interior ATM's, breakroom, IT room and ADA restrooms
- Perfectly positioned along the Foothill Blvd corridor in the heart of Tujunga and Sunland border
- Pylon and prominent building signage

Rate & Term

- 4,485 SF Building on 16,910 SF Lot
- \$2.95 psf, NNN
- 10 year
- For Sale ~~\$3,629,000~~ **\$3,500,000**

Parking

- 21 parking spaces including 2 handicapped spaces over 4.5/1,000 parking ratio

Occupancy

- February 1, 2024

Location

- Hard corner at the signalized intersection of Foothill Blvd and Mt Gleason Ave with over 30k cars per day

Financial Institutions in the Area

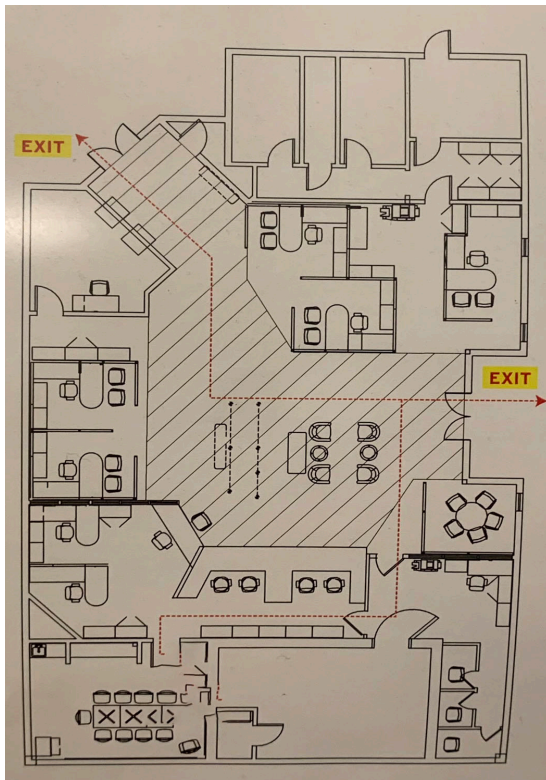
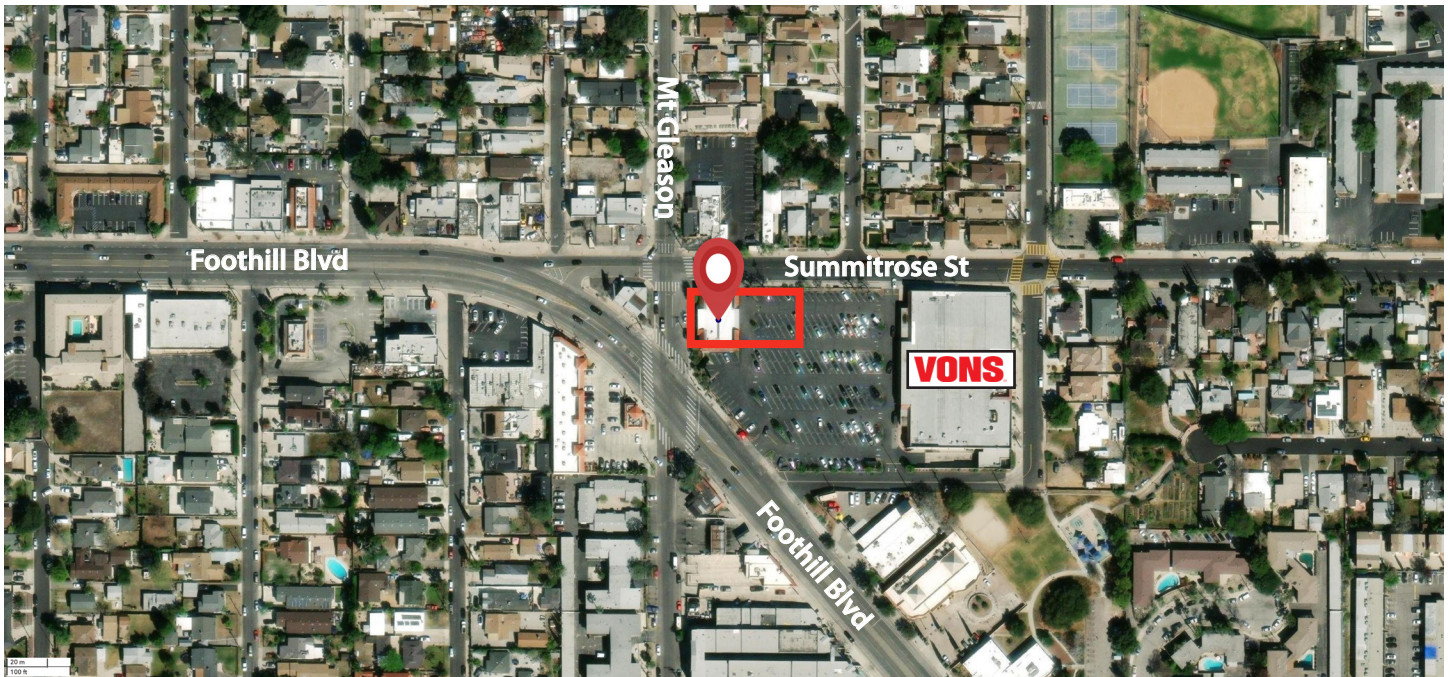
- Bank of America (Deposits \$210,180,000)
- Chase Bank (Deposits \$335,220,000)
- Citibank (Deposits \$94,000,000)

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Available

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