

*Property Summary*



**DAILY TRAFFIC CONDITIONS**

| TRAFFIC COUNT | DAILY TRAFFIC  |
|---------------|----------------|
| COUNT         | 38,451         |
| STREET        | Foothill Blvd. |

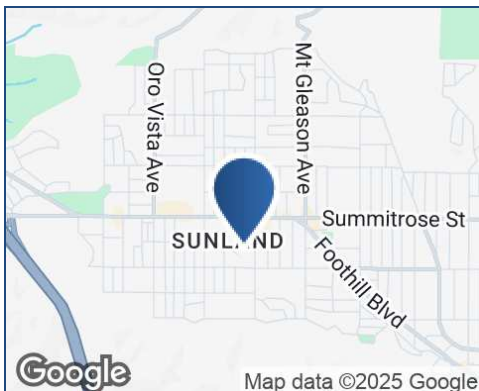
\* Figures shown represent estimates

**DEMOGRAPHICS - 2025**

| DEMOGRAPHICS         | 1 MILE    | 3 MILE    | 5 MILE    |
|----------------------|-----------|-----------|-----------|
| Estimated Population | 23,322    | 50,397    | 150,651   |
| Average HH Income    | \$122,583 | \$130,885 | \$147,491 |
| Estimated Households | 8,629     | 18,576    | 52,909    |

**PROPERTY HIGHLIGHTS**

- Located at the heart of Sunland, close to Sunland Mall Shopping Center, and next to high traffic count Foothill Blvd.
- Approximately four years are left on the current lease, not for sale
- Former K-Mart building with an 18-foot ceiling, backup generator
- Nine 10-foot grade level rolling doors and a loading dock are available in the rear
- Ample on-site parking is available with easy access to 210 Freeway
- Neighbor Tenants include McDonald's, Taco Bell, El Pollo Loco, Starbucks, and Panda Express



**BRUCE HAMOUS, CCIM**

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CalDRE #01073432

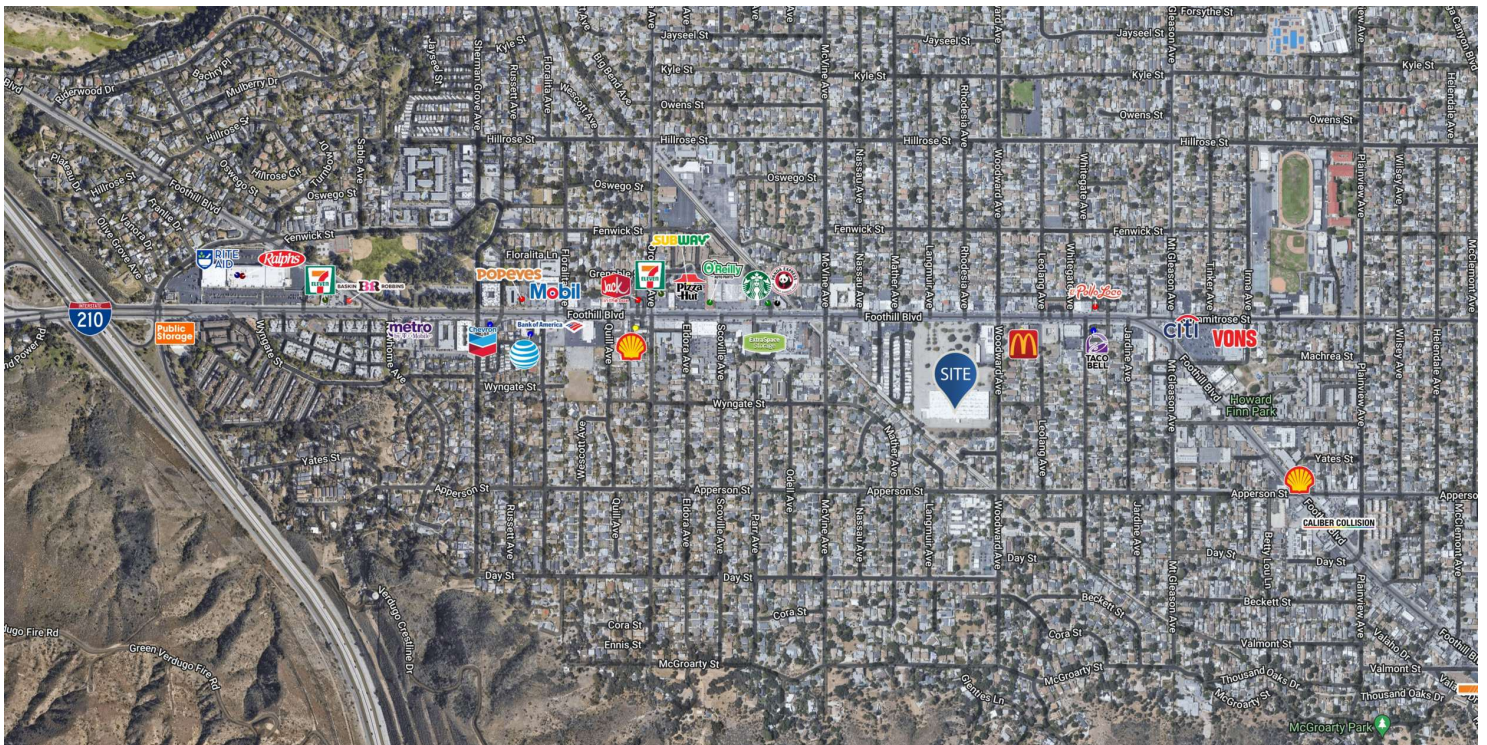
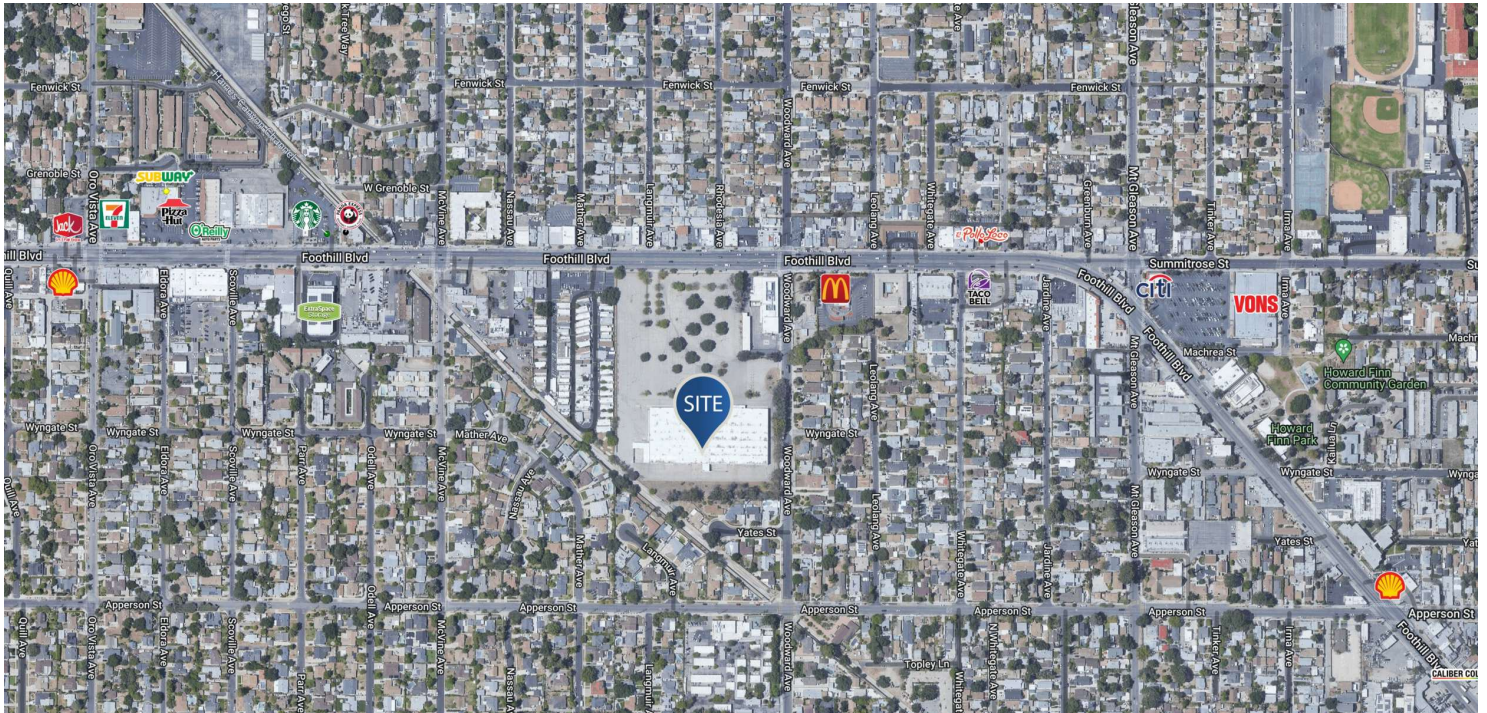
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*Location Maps*



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*Additional Photos*



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