

# FOR LEASE

RETAIL SPACE AVAILABLE

12902

**FOOTHILL BOULEVARD**

SYLMAR, CA 91342





## LOCATION HIGHLIGHTS



Located in one of Sylmar's highest-traffic retail nodes anchored by Target, Home Depot, and Office Depot - Regionally dominant shopping destination with high repeat visits



Immediate Access to 210 Freeway;  
Significant Commuter & Local Traffic

**SIZE** 1,000 SF

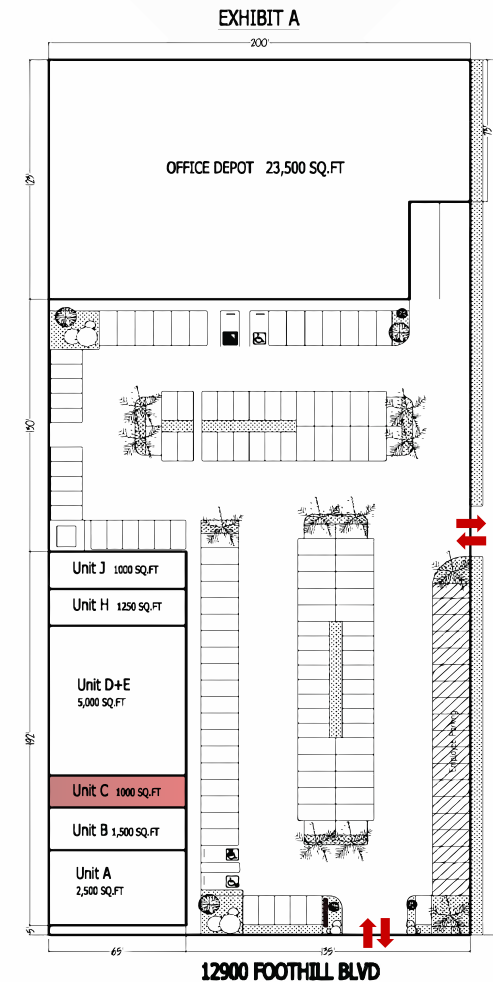
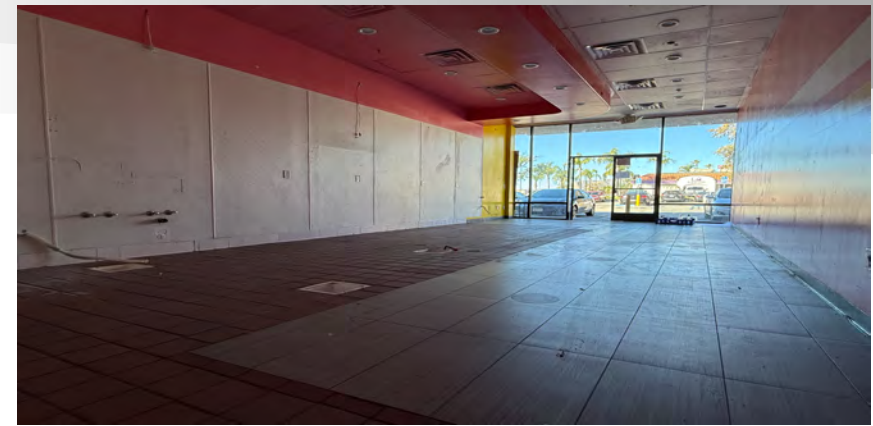
**USE** Former La Michoacana (dessert/light food)

**CONDITION** Second-Gen with Existing Plumbing Improvements

**SIGNAGE** Pylon & Building-Mounted Signage Available

**PARKING** Large Surface Parking Field  
with Multiple Points of Ingress/Egress

**CO-TENANTS** Target Superstore, Home Depot,  
Office Depot, & Other National Tenants



SITE PLAN



## AERIAL VIEW



\$87.2M



\$39.2M



\$6.5M



\$4.5M



\$2.3M



\$2.1M



\$1.8M

SALES

\*PER PLACER AI

ARROYO AVENUE



TRAFFIC COUNT  
18,836 VPD



FOOTHILL BOULEVARD



Foothill Blvd – Major Retail Corridor



Dense Residential Surroundings

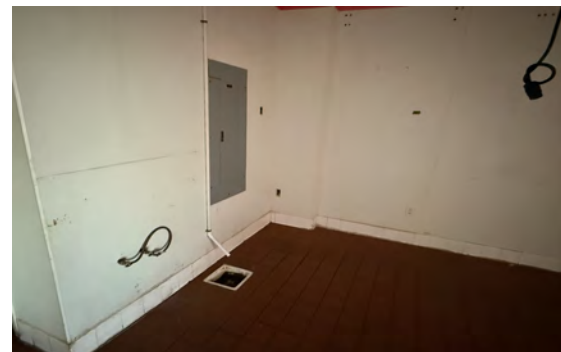


High Daily Traffic Area

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## PROPERTY PHOTOS



## AREA OVERVIEW

### SYLMAR, CA

Nicknamed "The Top of Los Angeles" for being the northernmost neighborhood of LA, Sylmar sits at the base of the San Gabriel Mountains in the San Fernando Valley. Its distance from the city center allows for a more spacious community, with a connection to nature. Sylmar is a suburban neighborhood known for its profusion of sylvan olive orchards, Sylmar can trace its past to the 18th century and the founding of the San Fernando Mission. In 1890, olive production was begun systematically. The Sylmar climate was also considered healthy, and so a sanitarium was established, the first in a series of hospitals in the neighborhood. There are fourteen public and eight private schools within Sylmar.

Living in Sylmar offers residents a dense suburban feel and most residents own their homes. In Sylmar there are a lot of coffee shops and parks. Many families live in Sylmar and residents tend to be liberal. The public schools in Sylmar are above average.

### SURROUNDING NEIGHBORHOODS



Target opens a store in L.A.'s San Fernando Valley in the largest retail lease by square footage signed so far this year in the region.

The Minneapolis-based department store operator has signed a lease at 12920 Foothill Blvd. to open a 103,000-square-foot store, according to a Target spokesperson and CoStar data. More details about the future store, including an opening date, will be shared later, the spokesperson said.

Target had planned to open 30 new stores including both midsize locations and small-format stores in cities such as Charleston, South Carolina, and New York, according to a March statement. The company said it planned to spend \$5 billion on its physical stores, digital experiences and supply chain this year.

The San Fernando Valley property is in Sylmar, a neighborhood roughly 22 miles northwest of downtown Los Angeles. It previously housed a Sam's Club, which shuttered in 2018. The big-box space then sat on the market for 49 months and was marketed as a sublease opportunity, according to CoStar data. Walmart, Sam's Club's Bentonville, Arkansas-based parent company, said in 2018 it planned to shutter 63 Sam's Clubs in the U.S. with some of the locations converting into e-commerce facilities.





# DEMOGRAPHIC DATA



## POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Estimated Population | 19,200 | 170,241 | 327,244 |
| Estimated Households | 4,703  | 44,896  | 90,087  |
| Median Age           | 35     | 35.3    | 36.4    |



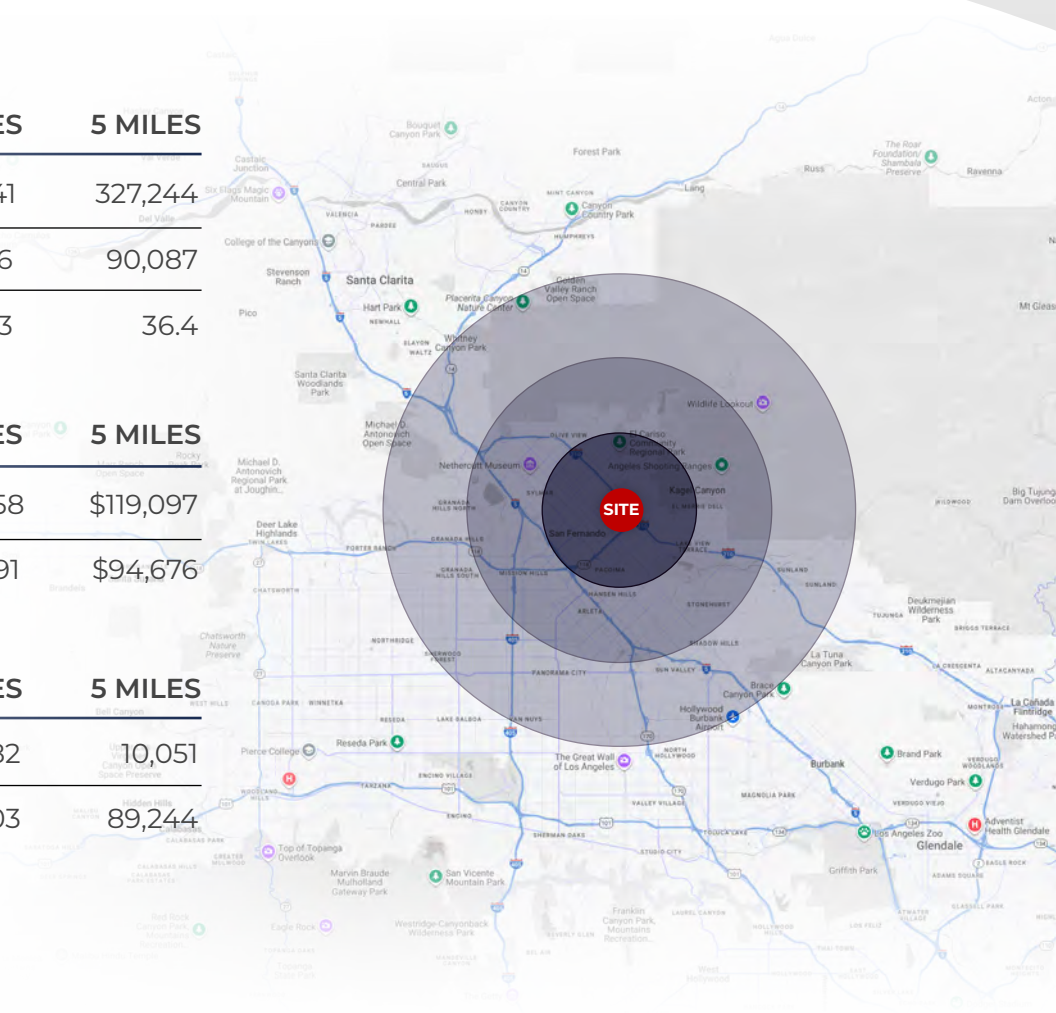
## HOUSEHOLD INCOME

|                          | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------------|-----------|-----------|-----------|
| Average Household Income | \$130,820 | \$115,558 | \$119,097 |
| Median Household Income  | \$99,801  | \$92,591  | \$94,676  |



## DAYTIME POPULATION

|                  | 1 MILE | 3 MILES | 5 MILES |
|------------------|--------|---------|---------|
| Total Businesses | 732    | 4,982   | 10,051  |
| Total Employees  | 7,981  | 48,603  | 89,244  |



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