

OFFICE/RETAIL SPACES FOR LEASE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

10258 - 10272 FOOTHILL BOULEVARD

LAKE VIEW TERRACE, CA 91342

KENNY BURNS

SALES ASSOCIATE
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CALDRE #01227314

1111 NORTH BRAND BOULEVARD
SUITE 250
GLENDALE, CA 91202
STEVENSONREALESTATE.COM
CALDRE #00983560

10258 - 10272 Foothill Boulevard

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**OFFERING SUMMARY**

Available Space: 1,050 SF - 2,200 SF

Lease Rate: \$1.30/SF/MO, NNN

NNN/CAM Charges: \$0.45/SF/MO

Term: 1 - 5 Years

Building Size: 10,700 SF

Lot Size: 23,530 SF

Parking: 2 Spaces/1,000 SF

Zoning: [Q]C2-1VL-K

PROPERTY OVERVIEW**10258 - 10262 Foothill Boulevard:** 1,150 - 2,200 square feet of office/retail space facing Foothill Boulevard**10260 Foothill Boulevard:** 1,050 square feet of office/retail space with one restroom facing the parking lot**10270 Foothill Boulevard:** 1,050 square feet of office space with one restroom facing Foothill Boulevard

Located on the corner of Foothill Boulevard and Wheatland Avenue adjacent to the 210 Freeway exit and entrance, the property has excellent visibility and signage visible from the freeway. There is a traffic count of 7,274 cars per day on Foothill Boulevard and 107,003 cars per day on the 210 Freeway (per 2024/2025 MPSI estimate). Convenient surface parking and street parking are available. Please call listing agent for an appointment.

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.

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SPACE	SPACE USE	SIZE (SF)	LEASE RATE	TERM
10258 - 10262 Foothill Boulevard	Office/Retail	1,150 SF - 2,200 SF	\$1.30/SF/MO, NNN	1 - 5 Years
10260 Foothill Boulevard	Office/Retail	1,050 SF	\$1.30/SF/MO, NNN	1 - 5 Years
10270 Foothill Boulevard	Office	1,050 SF	\$1.30/SF/MO. NNN	1 - 5 Years

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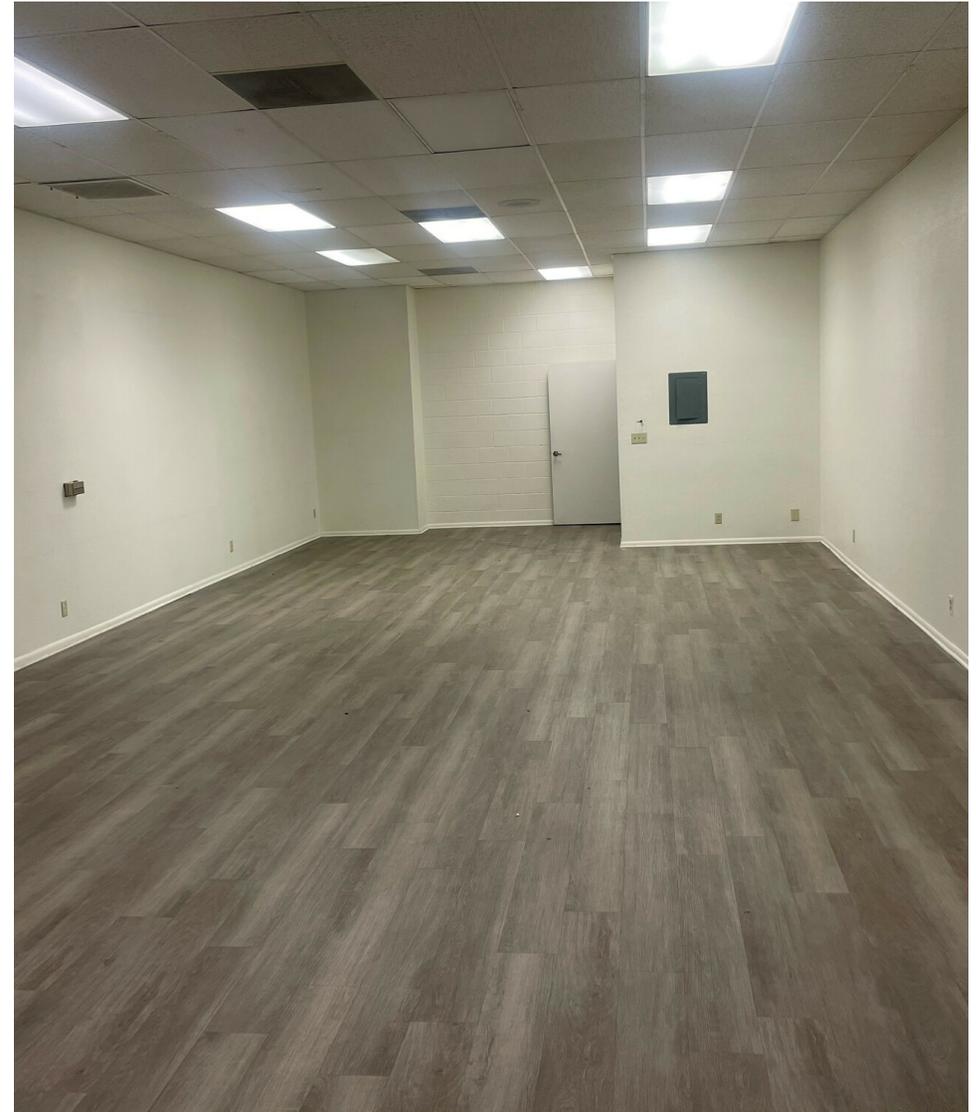


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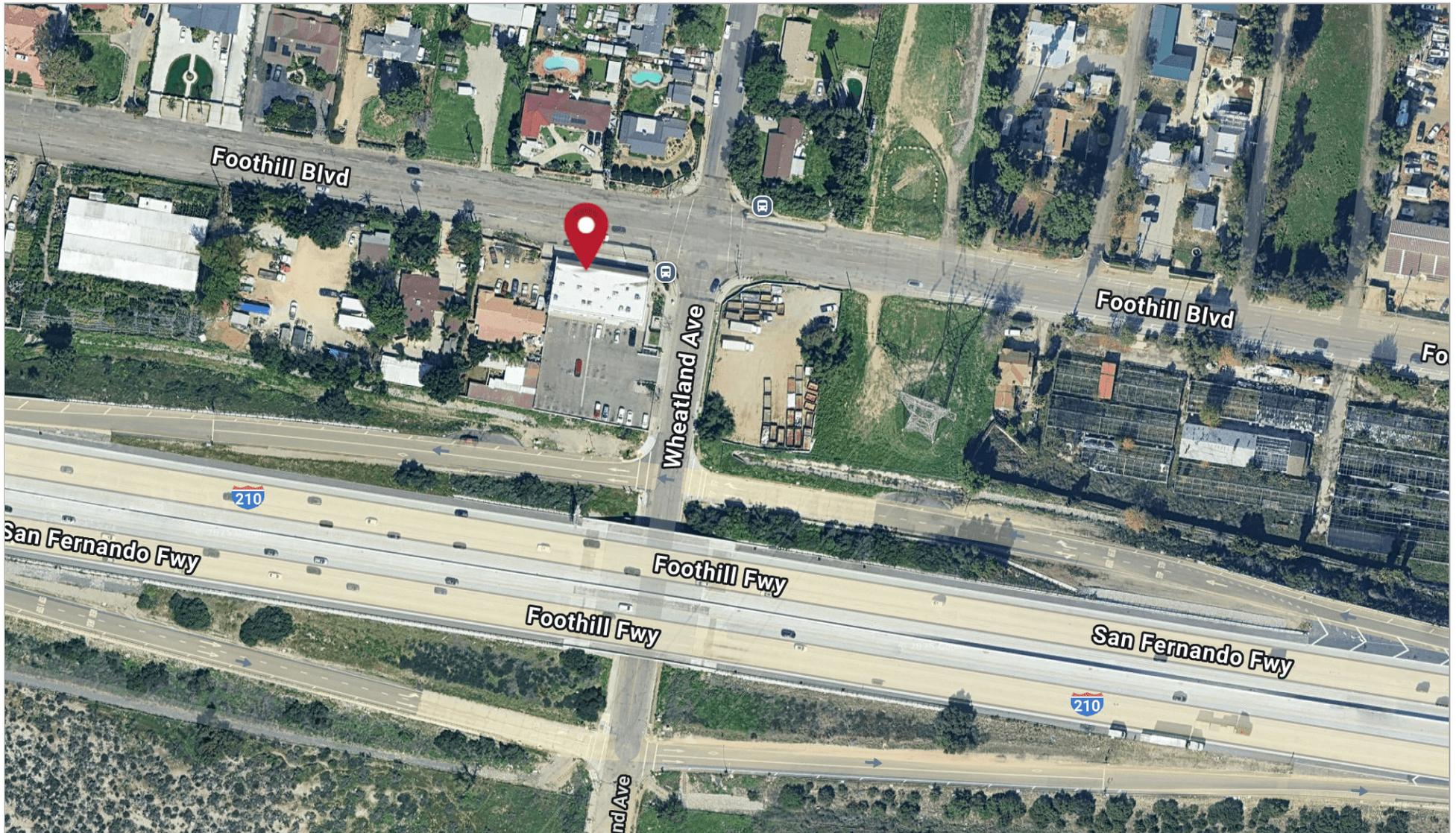
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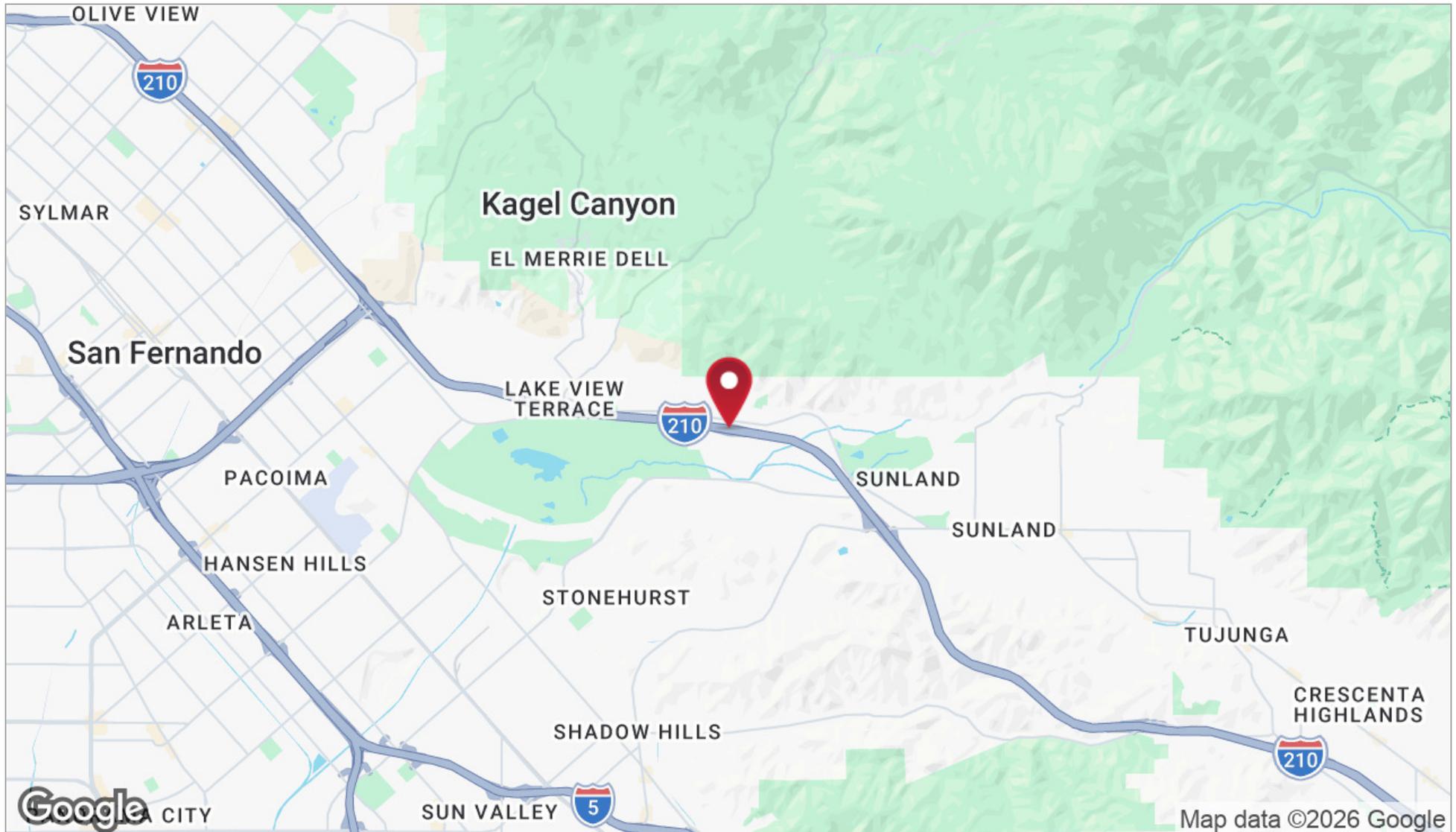
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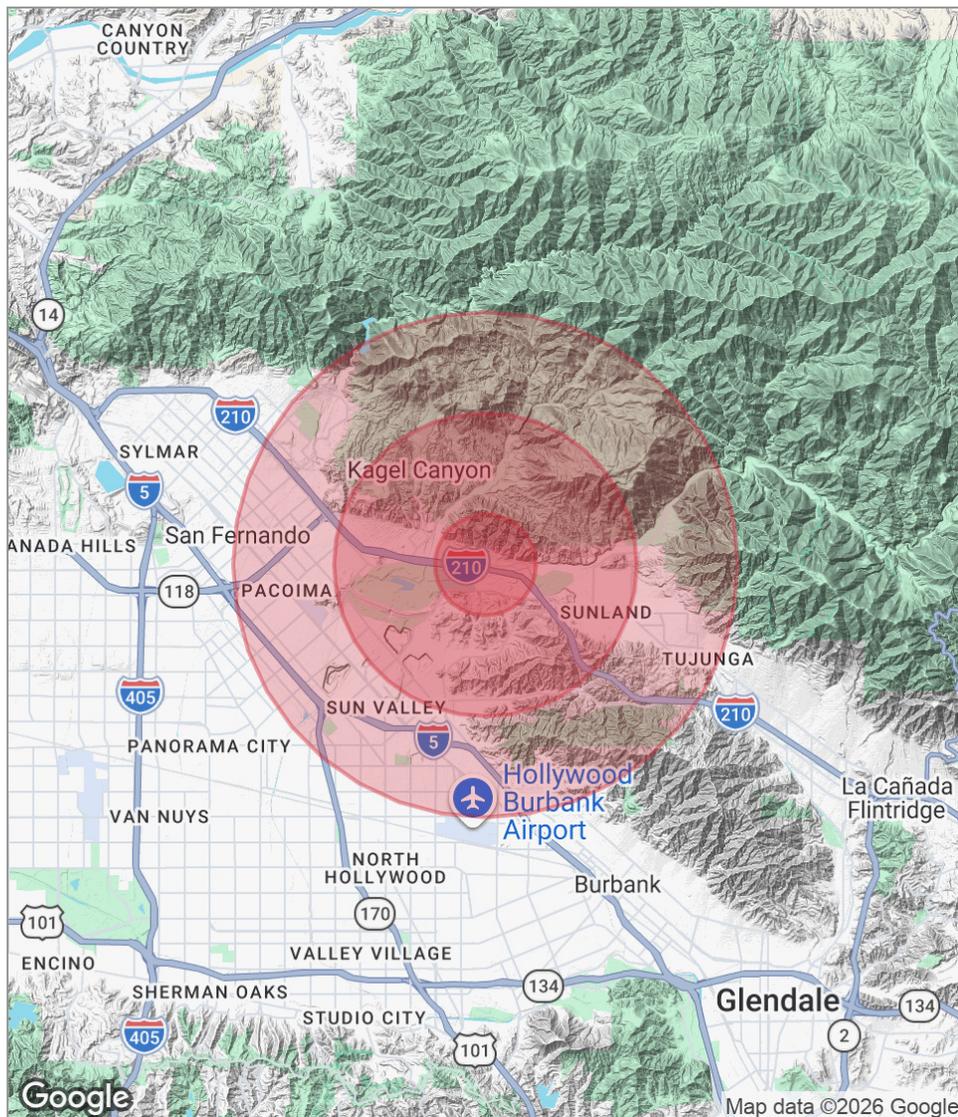


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,680	46,926	220,412
Median age	45	41	40
Median age (Male)	45	40	39
Median age (Female)	45	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	899	14,692	62,484
# of persons per HH	3	3.2	3.5
Average HH income	\$164,552	\$119,720	\$108,697
Average house value	\$1,075,773	\$773,356	\$760,134

* Demographic data derived from 2020 ACS - US Census



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