



Offering Memorandum - Available For Lease

2943 FOOTHILL BLVD, LA CRESCENTA, CA 91214

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this

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If applicable, cooperation does not include brokers that represent themselves as Principals or broker's whose member of his immediate family is participating in the purchase of the property. No broker will be recognized on a prospect that has previously contacted or been contacted by the Seller or the Seller's representatives.

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Property Overview

Strategically situated on Foothill Boulevard, the property commands attention with approximately 160 feet of prime street frontage, high daily vehicle exposure exceeding 25,000 cars, and prominent monument signage that enhances visibility for any business. The site benefits from its position in a busy commercial corridor with close proximity to retail, restaurants, and residential neighborhoods. The building's well-thought-out layout supports multiple suites, allowing a tenant to occupy all or part of the premises. This flexible design is ideal for office, professional services, retail or creative workspace uses. Great opportunity if you're starting a new venture, expanding your operations or relocating your business.

Key Property Features:

- 32 dedicated parking spaces to accommodate staff, customers, and tenants
- HVAC System
- Approximately 160 feet of prime street frontage
- Easy access to public transportation and minutes away to the 210 Freeway



Property Details

Address: 2943 Foothill Blvd,
La Crescenta, CA 91214

APN: 5802-029-010

Zoning: LCC4*

No. of Stories: 1

Building SQFT: ±8,266

Lot Size: ±24,243

Year Built: 1978

Available Suites For Lease:

Suite #	Sq. Ft.	Lease Rate:
2941	4,472 SqFt	\$2.50 per SqFt
2949/2951	2,026 SqFt	\$2.65 per SqFt

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Aerials

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City Overview

La Crescenta, California is a charming and affluent unincorporated community located in the foothills of the San Gabriel Mountains, just north of Los Angeles. Known for its strong sense of community, top-rated public schools, and low crime rate, La Crescenta offers a suburban atmosphere with close proximity to major employment centers in Glendale, Pasadena, and Downtown Los Angeles. The area benefits from steady residential demand and limited commercial inventory, making it an attractive market for both investors and tenants. Its scenic surroundings, stable demographics, and convenient freeway access make La Crescenta a highly desirable location for commercial real estate.



Transportation

La Crescenta benefits from a well-strategized transportation network anchored by Foothill Boulevard, its primary commercial and commuting spine connecting the neighborhood to Glendale, Pasadena, and beyond via the parallel I-210 (Foothill Freeway).

The community is served by LA Metro Bus routes—particularly Line 90 on Sunland Boulevard—as well as Glendale Beeline local and express routes, including Route 31 which links La Crescenta-Montrose with Glendale and La Cañada Flintridge.

Residents also rely on Metrolink commuter rail on the Foothill Gold Line for

regional commuting to Pasadena, Azusa, and downtown Los Angeles, with Amtrak service available nearby in Burbank for longer-distance travel.

Although the majority commute by car—average one-way commute is around 30–32 minutes—ridersharing services like Uber and Lyft are readily available, and local shuttle services cater to specific needs such as medical transport.

Ongoing infrastructure improvements such as the La Crescenta Avenue rehabilitation project and Foothill active transportation planning reflect a commitment to enhancing pedestrian and bicycle connectivity in the area.



Area Attractions

Deukmejian Wilderness Park

Located just north of La Crescenta, this 709-acre park offers scenic hiking trails, picnic areas, and stunning views of the Crescenta Valley and Los Angeles. It's a popular destination for outdoor enthusiasts and nature lovers.

Descanso Gardens

A renowned 150-acre botanical garden in nearby La Cañada Flintridge, Descanso Gardens features beautifully landscaped grounds, seasonal floral displays, walking paths, and cultural events throughout the year.

Montrose Shopping Park

Just minutes from the property, this charming open-air shopping district offers a blend of independent boutiques, local restaurants, and community events, including the long-running Montrose Harvest Market every Sunday.

The Americana at Brand

Located in Glendale, about 15 minutes away, The Americana is a premier retail, dining, and entertainment destination featuring national brands, gourmet eateries, a luxury movie theater, and a lively public plaza.

Glendale Galleria

Adjacent to The Americana, the Glendale Galleria is one of the largest shopping centers in Southern California, anchored by major retailers and offering a wide variety of stores and services.

Verdugo Mountains Open Space Preserve

This natural preserve offers miles of multi-use trails for hiking, biking, and horseback riding, all with panoramic views of the Los Angeles basin, providing a tranquil escape just a short drive from the urban core.



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PRESENTED BY DAN SANCHEZ

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