



### 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 Square Foot Building
- 16,910 Square Foot Lot
- \$2.95 psf, NNN
- 10 year

### Parking

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

### Occupancy

- Available November 2023

### 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

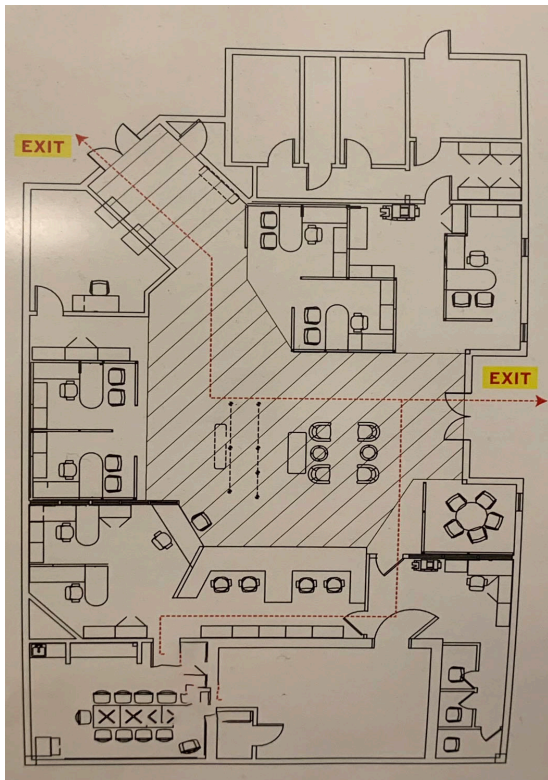
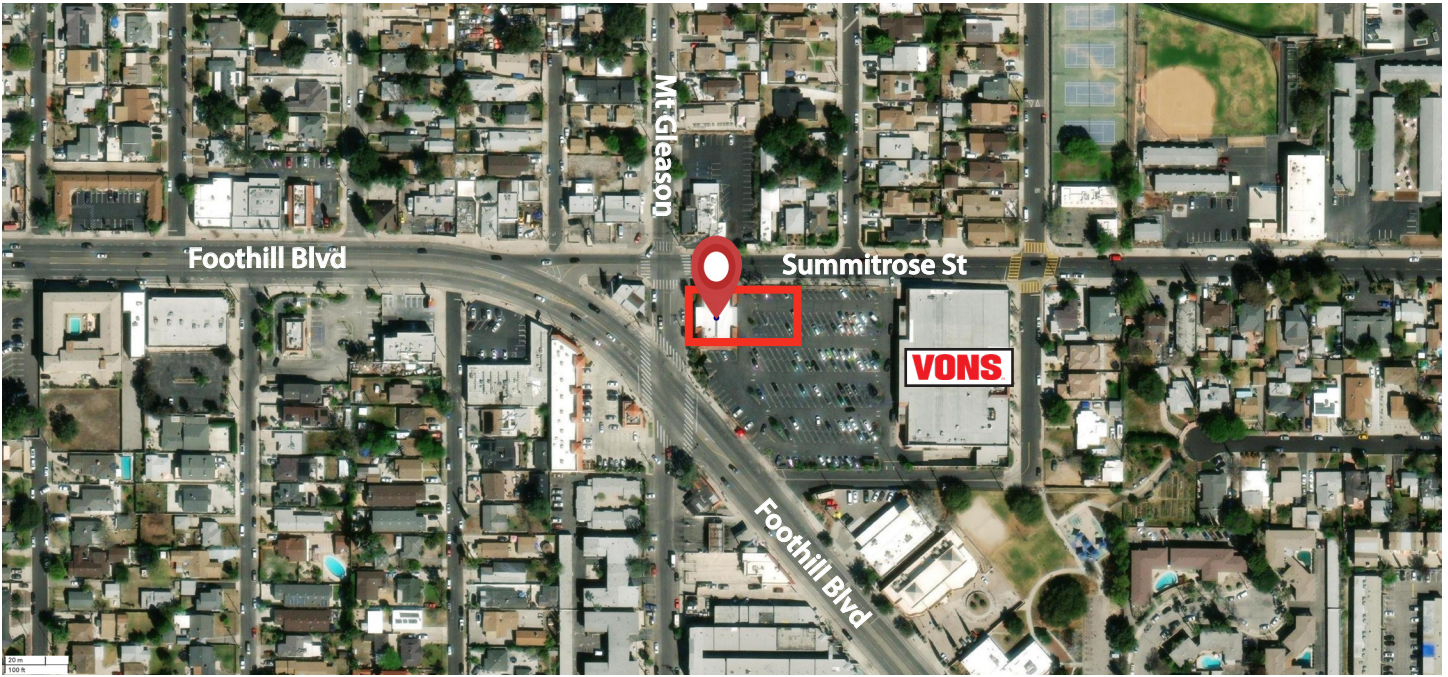
- Bank of America (Deposits \$210,180,000)
- Chase Bank (Deposits \$335,220,000)
- Citibank (Deposits \$94,000,000)

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# Available

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YOUNG**

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