

2
1
6
0

FOOTHILL
BLVD



FREESTANDING SINGLE-TENANT RETAIL BUILDING FOR LEASE IN LA CAÑADA FLINTRIDGE

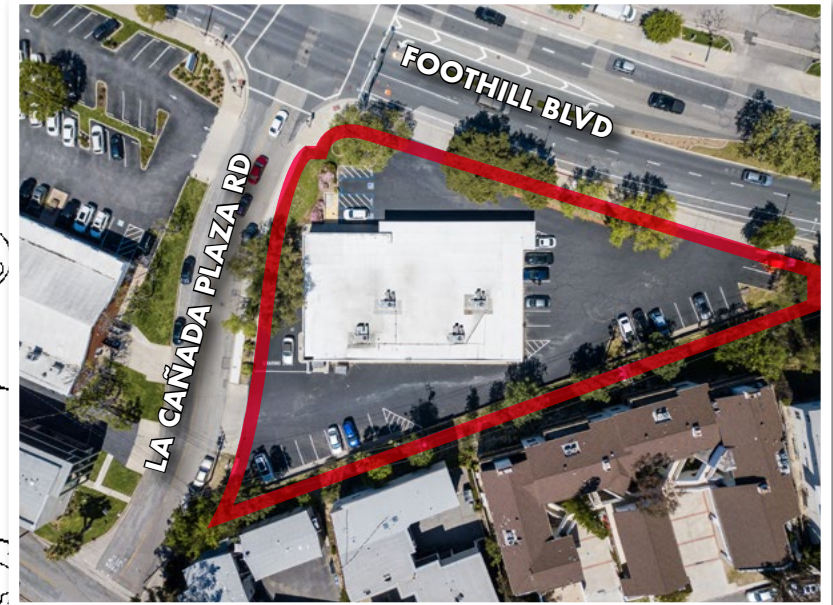
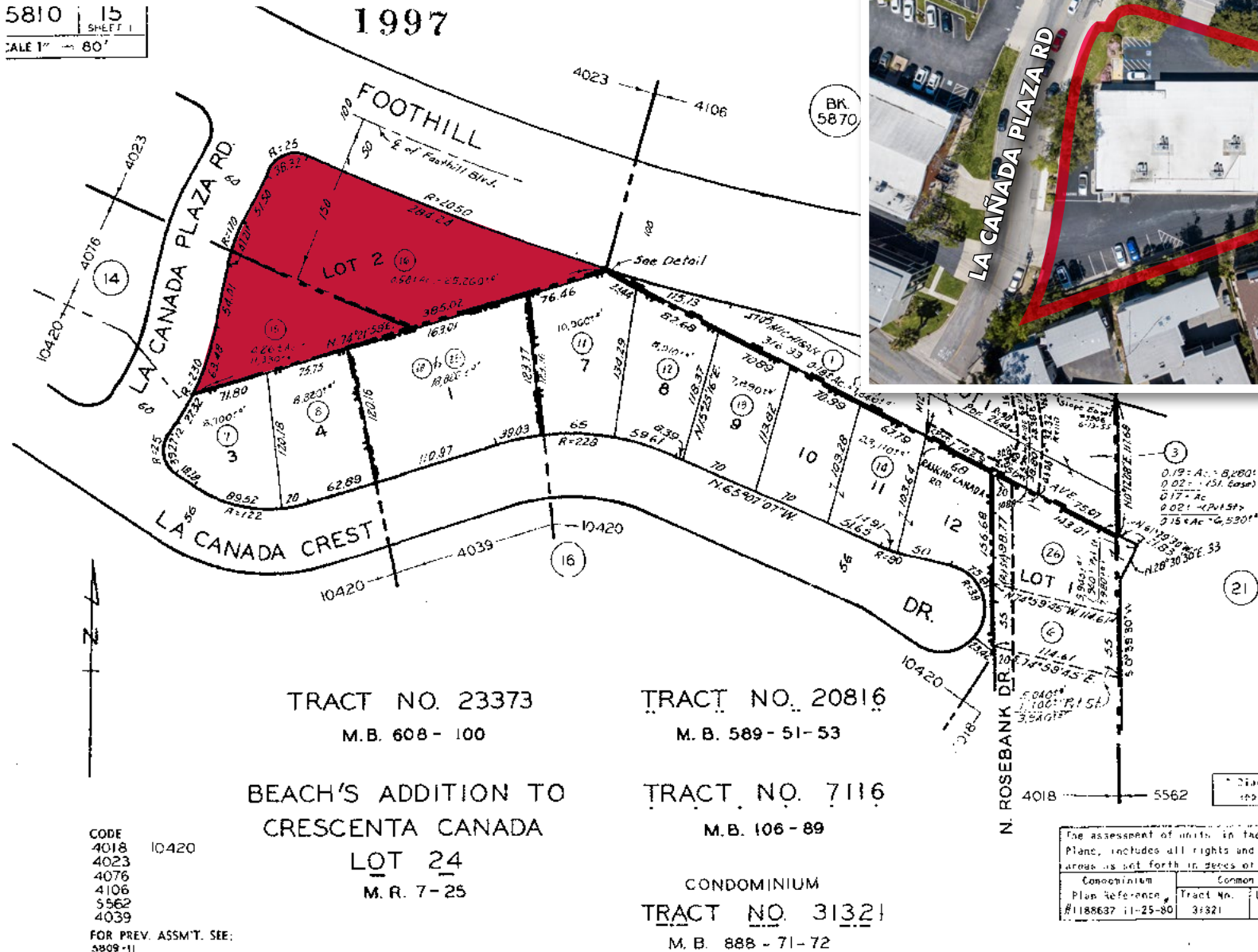
PROPERTY SUMMARY

Address	2160 Foothill Blvd La Cañada Flintridge, CA 91011
Square Footage	8,400 sq. ft. on 36,950 sq. ft. of land
Construction	Concrete block
Use	Most retail uses allowed
Parking	29 parking spaces
Frontage	284 feet on Foothill Blvd 230 feet on La Cañada Plaza Rd
Traffic Count	23,360 vehicles
Demographics	Population 71,341 people (3-mile ring) \$126,067 avg. household income (3-mile ring)
Miscellaneous	Freestanding single-tenant retail building Direct lease with property owner Prime corner location Prominent Berm signage at corner Easy access via 3 separate curb cuts Signalized intersection



PLAT MAP

5810 15
SHEET 1
SCALE 1" = 80'



ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



Offered Exclusively by

KEN SIMON

KFS Properties, Inc.

o 310-576-6666

m 310-487-3123

ksimon@kfsproperties.com

DRE 00803157

Disclaimer

This information has been furnished from sources that we deem reliable, but for which we assume no liability. All measurements are approximate. All information contained herein should be independently verified by a prospective tenant.