

FOR LEASE

SYLMAR SQUARE





JOIN



13730
FOOTHILL BLVD
SYLMAR, CA



PROPERTY HIGHLIGHTS

-  Over 2.1 Million Visitors in the Past 12 Months
-  10,500 SF JR Anchor Apace Available
ability to combine adjacent suite for up to 17,610 SF
-  Top Performing Tenants *per placer AI*
-  Monument Signage Available

AVAILABILITY

SUITE	SIZE(SF)
UPPER LEVEL	
13764	1,633
13766 A-B	4,050
13772	7,110
13774	10,500
13788	8,744
13754-A	160
13760-C	650

LOWER LEVEL

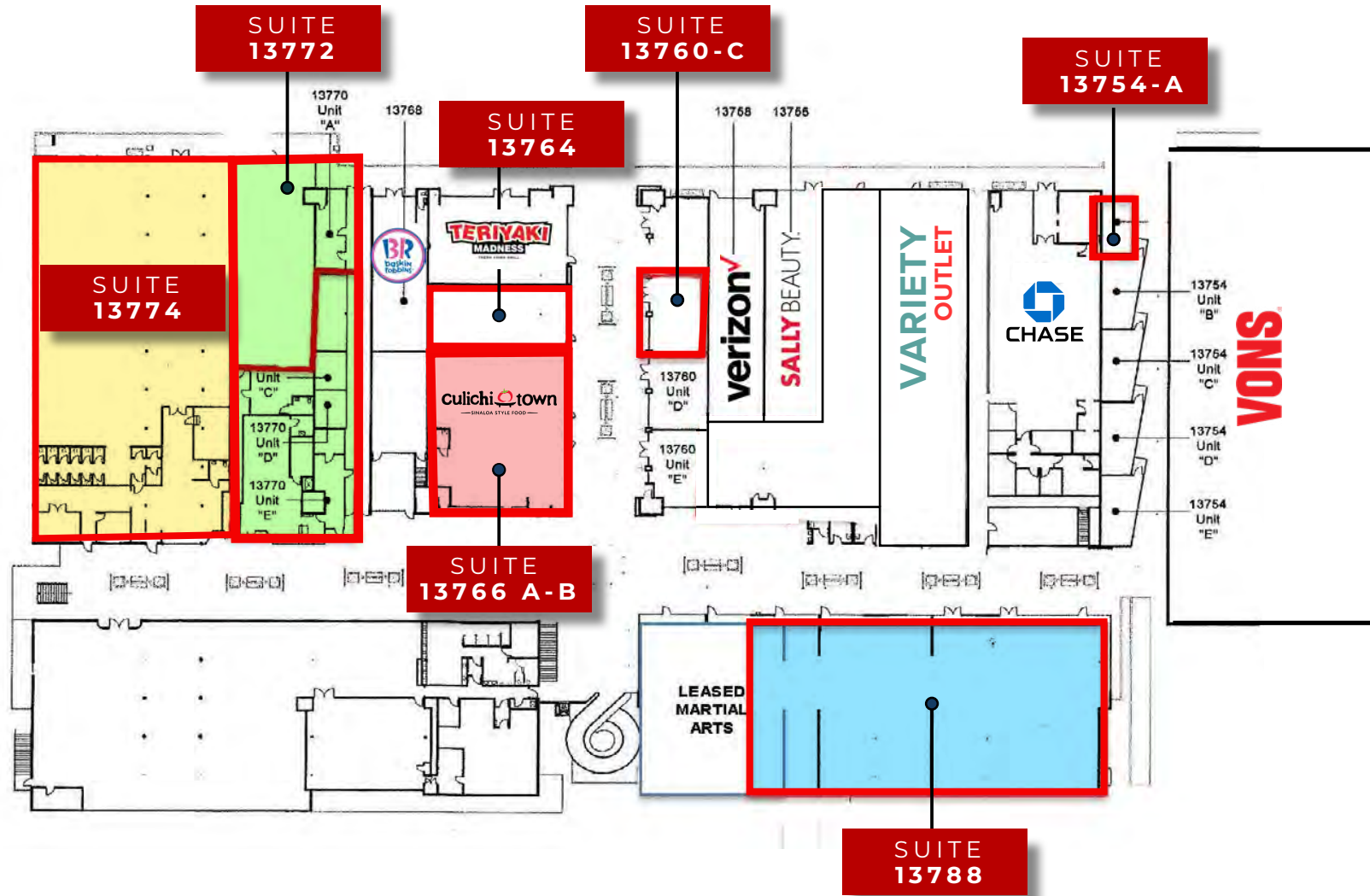
13782 A-B	3,000
13786	13,786
13790-B	1,797



SITE PLAN

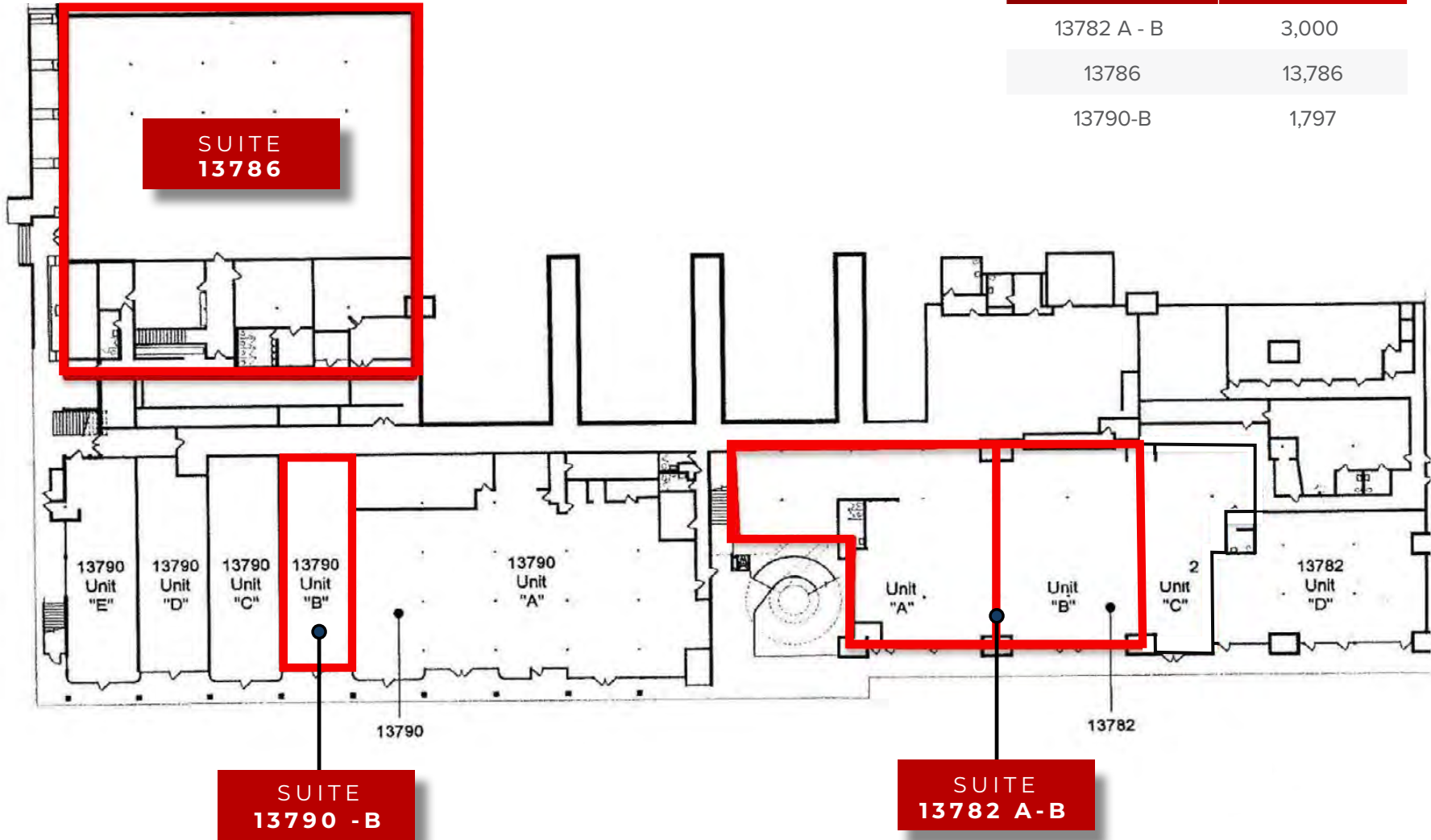
UPPER LEVEL

SUITE	SIZE (SF)
13754-A	160
13760-C	650
13764	1,633
13766 A-B	4,050
13772	7,110
13774	10,500
13788	8,744




LOWER LEVEL


SUITE	SIZE (SF)
13782 A - B	3,000
13786	13,786
13790-B	1,797



 **SUITE**
13772

 **SIZE**
7,110 SF

 **SUITE**
13774

 **SIZE**
10,500 SF



 **SUITE**
13770

 **SIZE**
650 SF



 **SUITE**
13764

 **SIZE**
1,633 SF





SUITE
13788



SIZE
8,744 SF





SUITE
13790-B



SIZE
1,797 SF





SUITE
13782 A-B



SIZE
3,000 SF



SYLMAR, CALIFORNIA

Located about 25 miles northwest of Downtown Los Angeles, Sylmar is a charming neighborhood in the northern stretches of the San Fernando Valley. Sylmar is known for its rich diversity, breathtaking mountain views, and longstanding olive trees. Sylmar is also home to the Nethercutt Museum, which features an extensive collection of rare automobiles and various antiques, and Los Angeles Mission College.

Sylmar offers residents plenty of opportunities for outdoor recreation. Among the neighborhood's many scenic parks is the hilly Veterans Memorial Community Regional Park, spanning 97 lush acres. Sylmar is also just a short drive from nearby Hansen Dam Recreation Area, which includes an aquatic center, skate park, horse park, soccer fields, and more. Direct access to the 5, 210, and 405 freeways as well as Metrolink's Antelope Valley Line makes getting around from Sylmar easy.

AREA ATTRACTIONS

- Located near the 210 off the Hubbard Street Exit
- Sylmar High School
- Los Angeles Mission College
- Sylmar Park



DEMOGRAPHIC DATA



POPULATION	1 MILE	2 MILES	3 MILES
Estimated Population	33,822	91,476	145,640
Estimated Households	9,063	24,228	37,754
Median Age	34.7	35	34.9

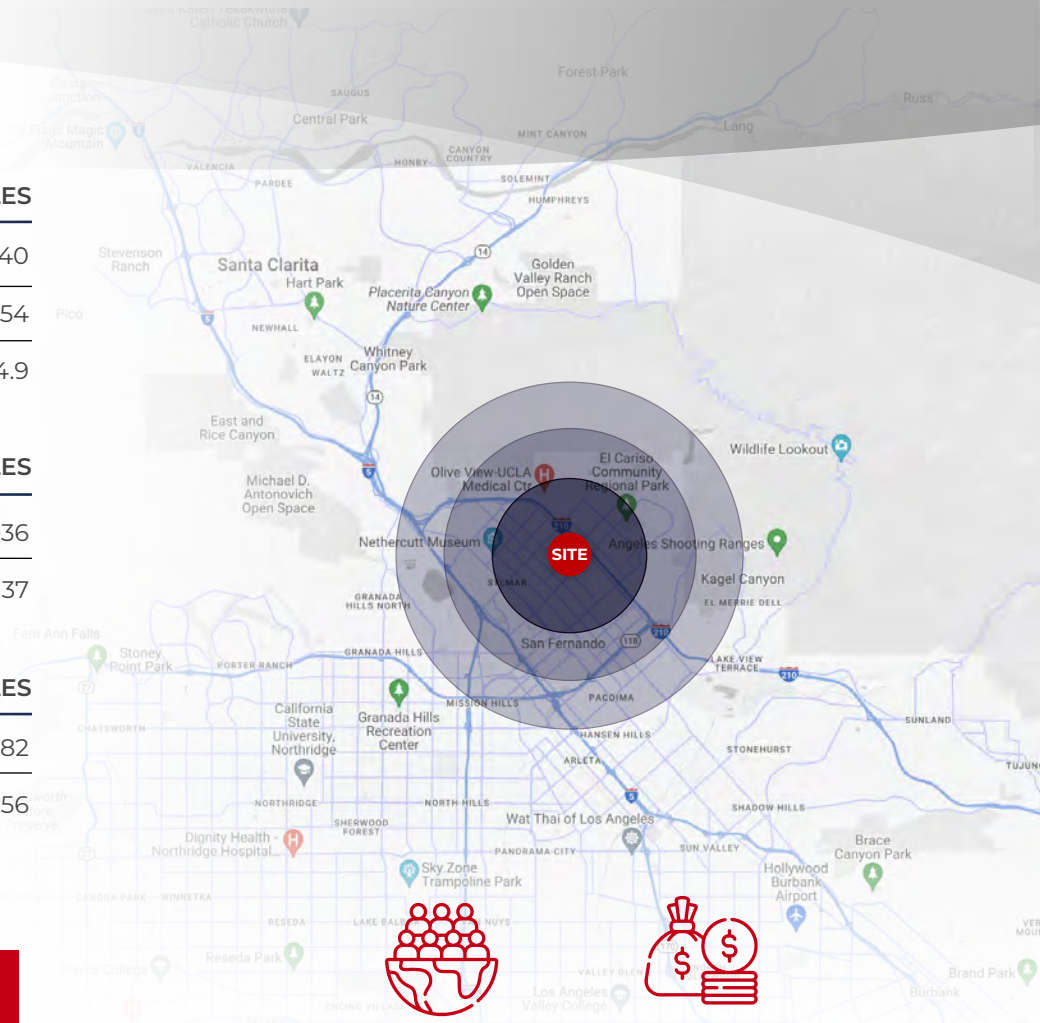
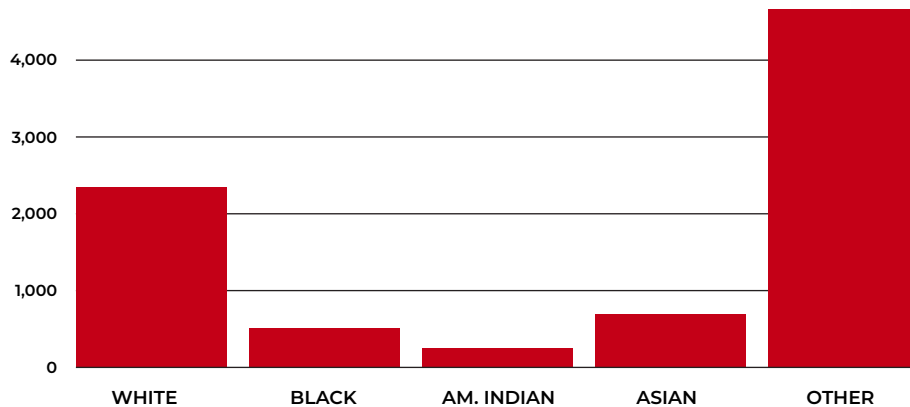


HOUSEHOLD INCOME	1 MILE	2 MILES	3 MILES
Average Household Income	\$116,256	\$120,896	\$116,036
Median Household Income	\$88,465	\$90,775	\$87,137



DAYTIME POPULATION	1 MILE	2 MILES	3 MILES
Total Businesses	651	2,558	4,082
Total Employees	4,073	26,633	43,256

RACE & ETHNICITY



145,640*
TOTAL POPULATION



\$116,036*
AVERAGE INCOME



43,256*
DAYTIME EMPLOYMENT



4,082*
TOTAL BUSINESSES

* 3 MILE RADIUS

13730

FOOTHILL BOULEVARD

SYLMAR SQUARE

FOR LEASE



CHRIS ALIHEMMAT

Vice President

419.280.3361

calihemmat@spectrumcre.com

CA DRE Lic. #02105695

SPECTRUM
COMMERCIAL REAL ESTATE, INC.

spectrumcre.com | 818.252.9900

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, recods, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805