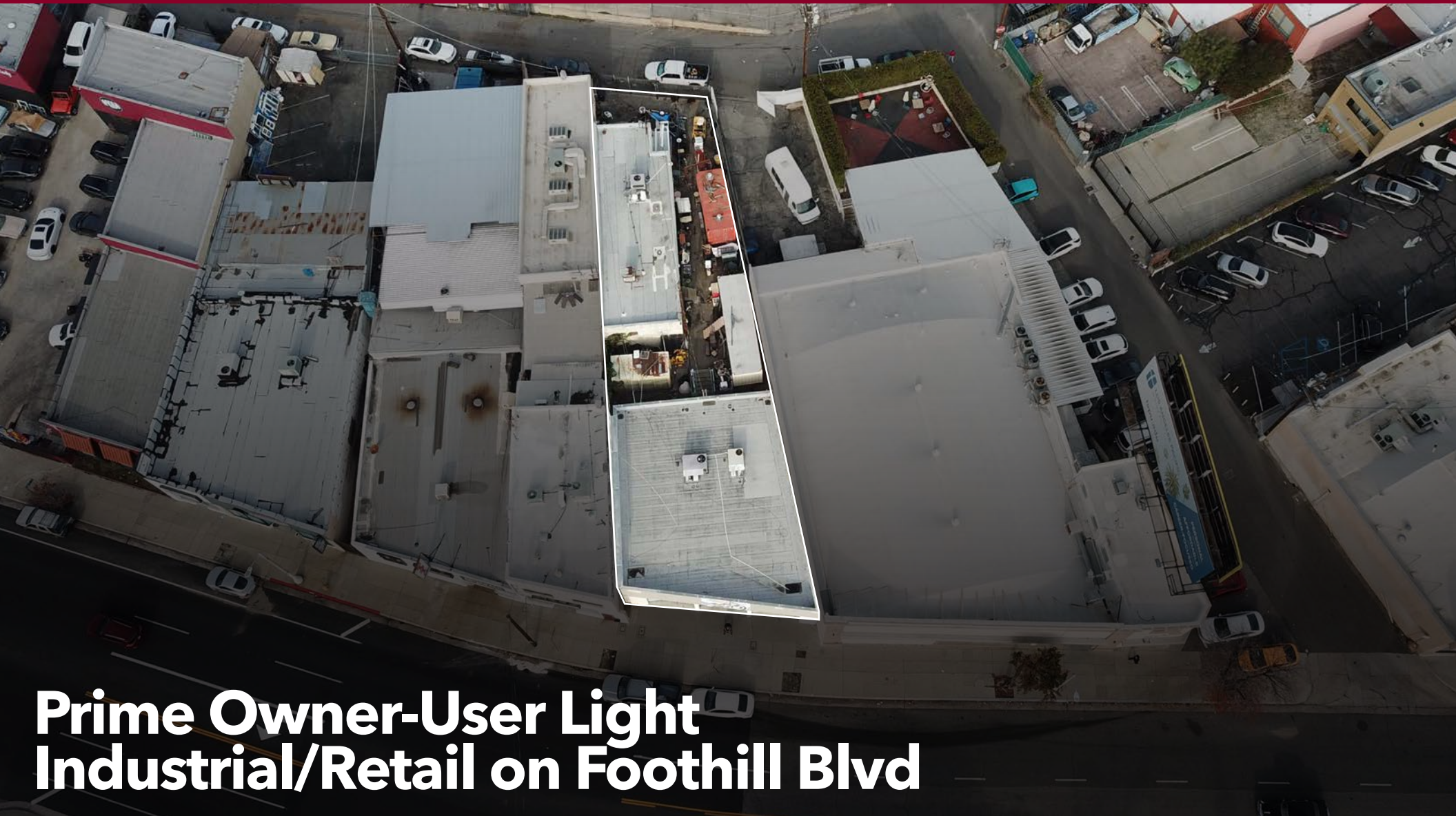


**7241 Foothill Blvd & 7228 Greeley St**  
T U J U N G A , C A 9 1 0 4 2



## **Prime Owner-User Light Industrial/Retail on Foothill Blvd**

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**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES  
PASADENA



## PROPERTY SUMMARY & HIGHLIGHTS

7241 Foothill Blvd & 7228 Greeley St.  
TUJUNGA, CA 91042



|                    |  |
|--------------------|--|
| Asking Price:      | \$2,600,000                              |
| Price per SF:      | \$527.57                                 |
| Total Building SF: | ±4,928 SF                                |
| Lot SF:            | ±6,621 SF                                |
| Year Built:        | 1990 / 1946                              |
| Zoning:            | C2-1VL                                   |
| Parking Ratio:     | 2.42/1,000                               |
| APN:               | 2568-012-027, 2568-012-009, 2568-012-010 |



**Lee & Associates Pasadena** is pleased to present a unique opportunity to purchase a three parcel property totaling approximately ±4,928 square feet of retail/office space situated on ±6,621 square feet of land along the highly traveled Foothill Blvd. with rear building access from Greeley St. in Sunland, CA. This property features Foothill storefront signage and rear access through Greeley St.



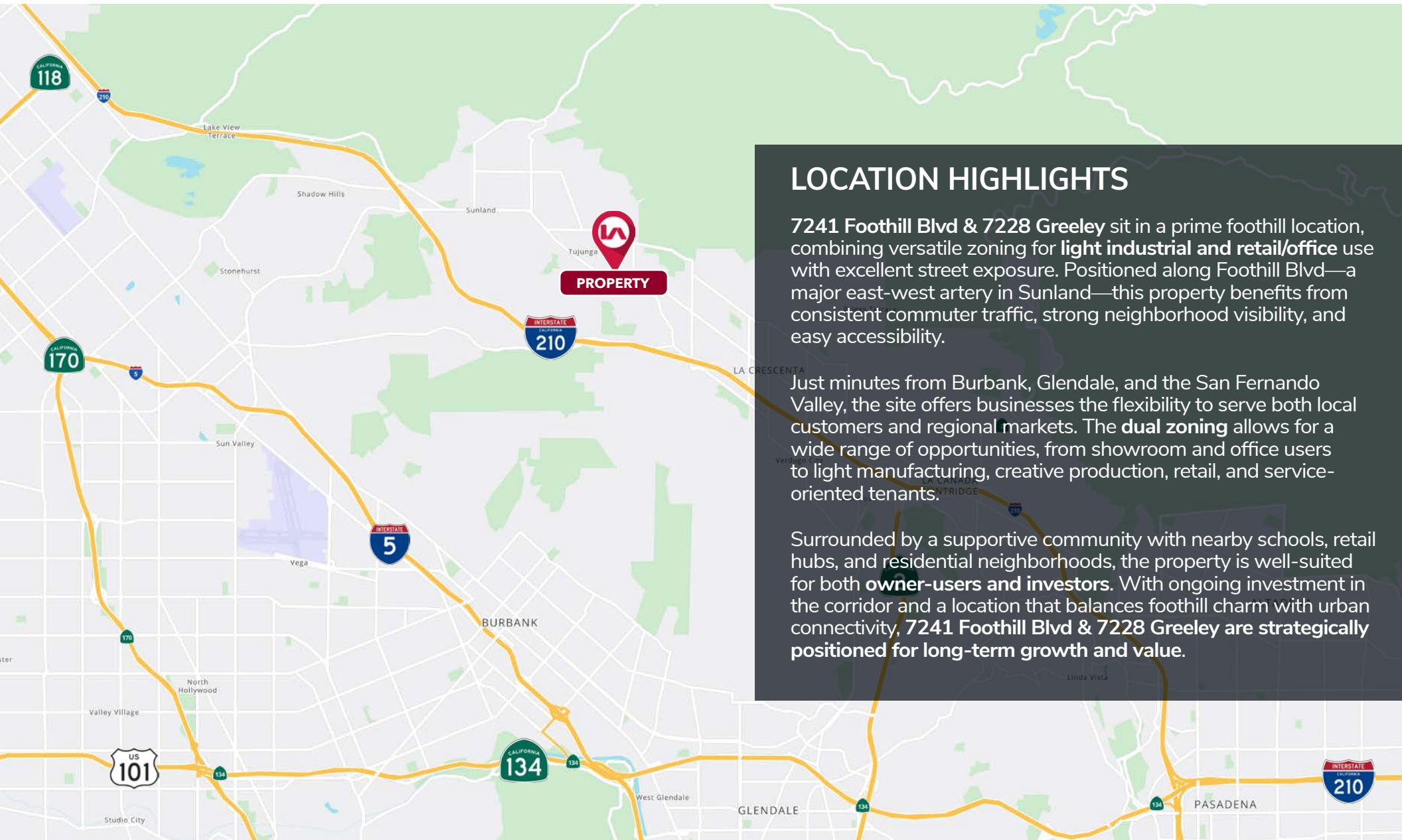
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## LOCATION HIGHLIGHTS

7241 Foothill Blvd & 7228 Greeley St.  
TUJUNGA, CA 91042



### LOCATION HIGHLIGHTS

7241 Foothill Blvd & 7228 Greeley sit in a prime foothill location, combining versatile zoning for **light industrial and retail/office** use with excellent street exposure. Positioned along Foothill Blvd—a major east-west artery in Sunland—this property benefits from consistent commuter traffic, strong neighborhood visibility, and easy accessibility.

Just minutes from Burbank, Glendale, and the San Fernando Valley, the site offers businesses the flexibility to serve both local customers and regional markets. The **dual zoning** allows for a wide range of opportunities, from showroom and office users to light manufacturing, creative production, retail, and service-oriented tenants.

Surrounded by a supportive community with nearby schools, retail hubs, and residential neighborhoods, the property is well-suited for both **owner-users and investors**. With ongoing investment in the corridor and a location that balances foothill charm with urban connectivity, **7241 Foothill Blvd & 7228 Greeley are strategically positioned for long-term growth and value.**



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## AERIAL PHOTO

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## EXTERIOR PHOTOS

7241 Foothill Blvd & 7228 Greeley St.  
TJUNGA, CA 91042



### RECENT PROPERTY UPGRADES

- All New Electrical – Fully upgraded in 2023
- HVAC Systems – New 5-ton and 3-ton units installed in 2023
- Energy-Efficient Lighting – Entire building outfitted with LED fixtures



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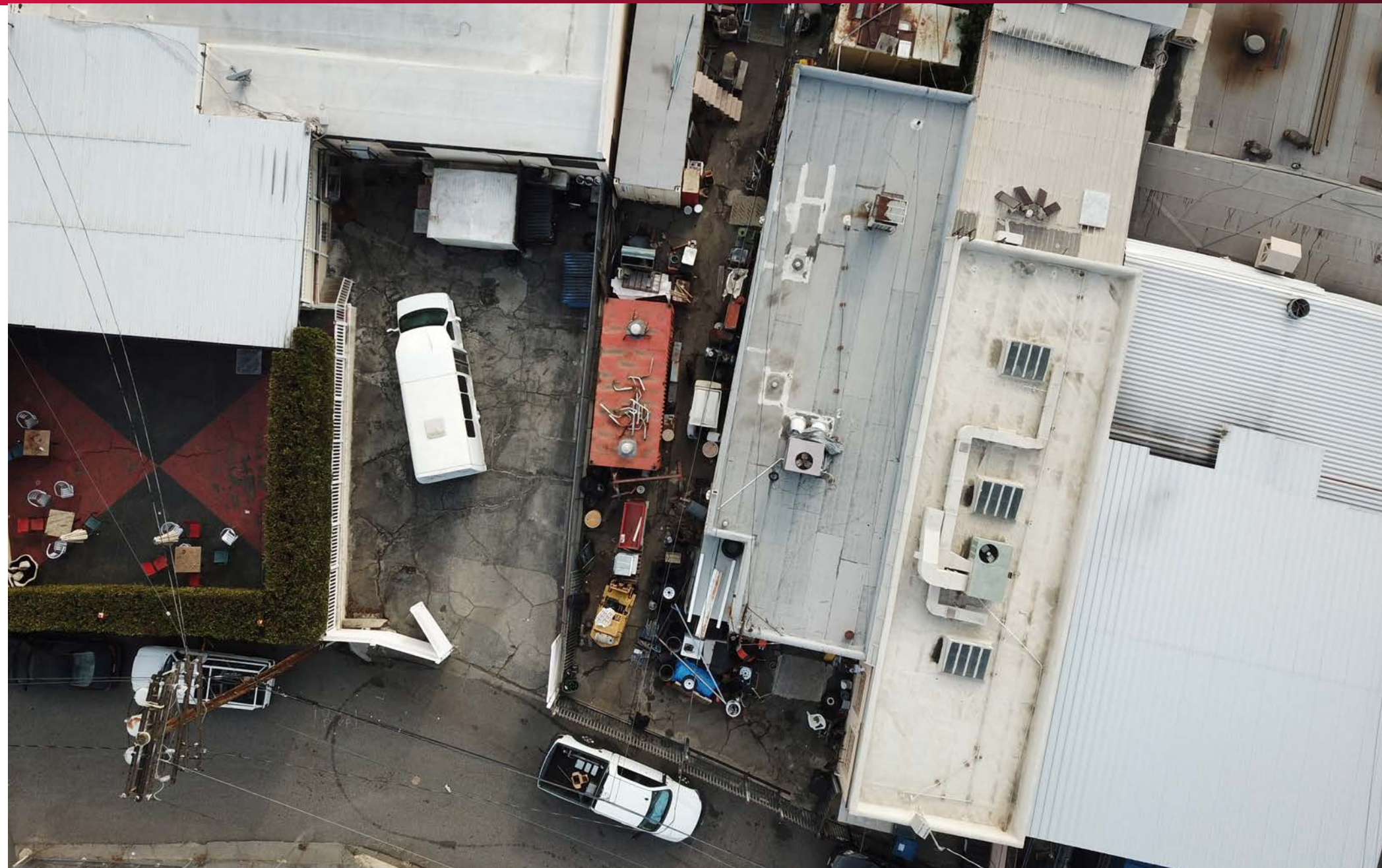
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# 7241 & 7228

FOOTHILL BLVD GREELEY ST  
TUJUNGA, CA 91042

Lee & Associates hereby advises all prospective purchasers of Investment property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of an investment property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of an investment property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any investment property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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