

# For Lease Retail Storefront Shopping Center

## 8307-11 Foothill Blvd. Sunland, CA 91040



### Premier Retail Opportunity in Business District within Sunland Mall with Exposure & Signage adjacent to National Retailers

**Building:** 1 story 6,000+/- sq. ft. Light High Ceiling Floor Plan (50+/- X 120+/- ft.)  
 Divisible into Smaller Suites of 3,750+/- & 1,500+/- & 750+/- sq. ft. that stretches front to back next to Breezeway with Multiple Entries & Windows  
 Signalized Intersection, Pylon Signage adjacent to Starbucks

**Lease Rate:** Starting @ \$2.75 with Annual Increases Plus CAM charges \$0.50 per sq. ft.

**Zoning:** Los Angeles C2-1VL Permits Retail, Medical, Commercial & Office Uses

**Parking:** Open Parking Lots in Front & Rear of the Buildings

**Features:** FRWY 210 Sunland ON/OFF Ramps East & West Directions Easy Access  
 Convenient City Public Transportation. Daily Traffic @ 40,000+/- cars  
 Working Class Demographics, surrounded by Retailers, Medical & More

#### For More Information Contact:

**Roobik Ovanesian, Broker, GC, CCIM**   DRE # 00997117   818-683-4511   [roobik.crc@sbcglobal.net](mailto:roobik.crc@sbcglobal.net)  
**Ray Mirzakhanian, Broker**   DRE # 01190835   818-240-9100   [raym@bhhscrest.com](mailto:raym@bhhscrest.com)

We obtained the above information from sources deemed to be reliable. However, we have not verified the accuracy and make no guarantees, warranties or representations about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or with drawn without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performances of the property. You and your tax and legal advisors should conduct your own investigations of the property and transaction.

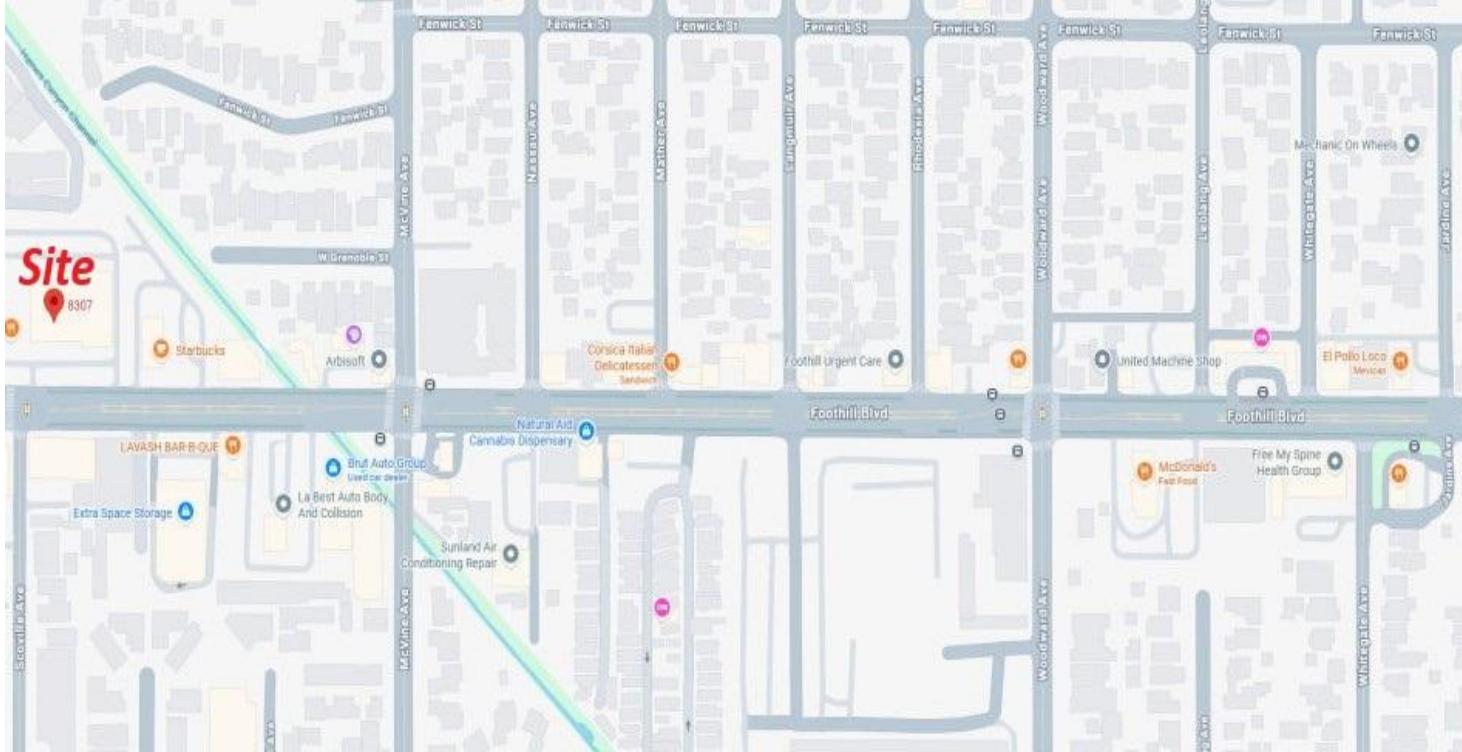
**Building Exterior Photos:**



**Interior Photos: Prior Use Real Estate Office & Toy Store**



**Retailers in Half Mile Radius East:**

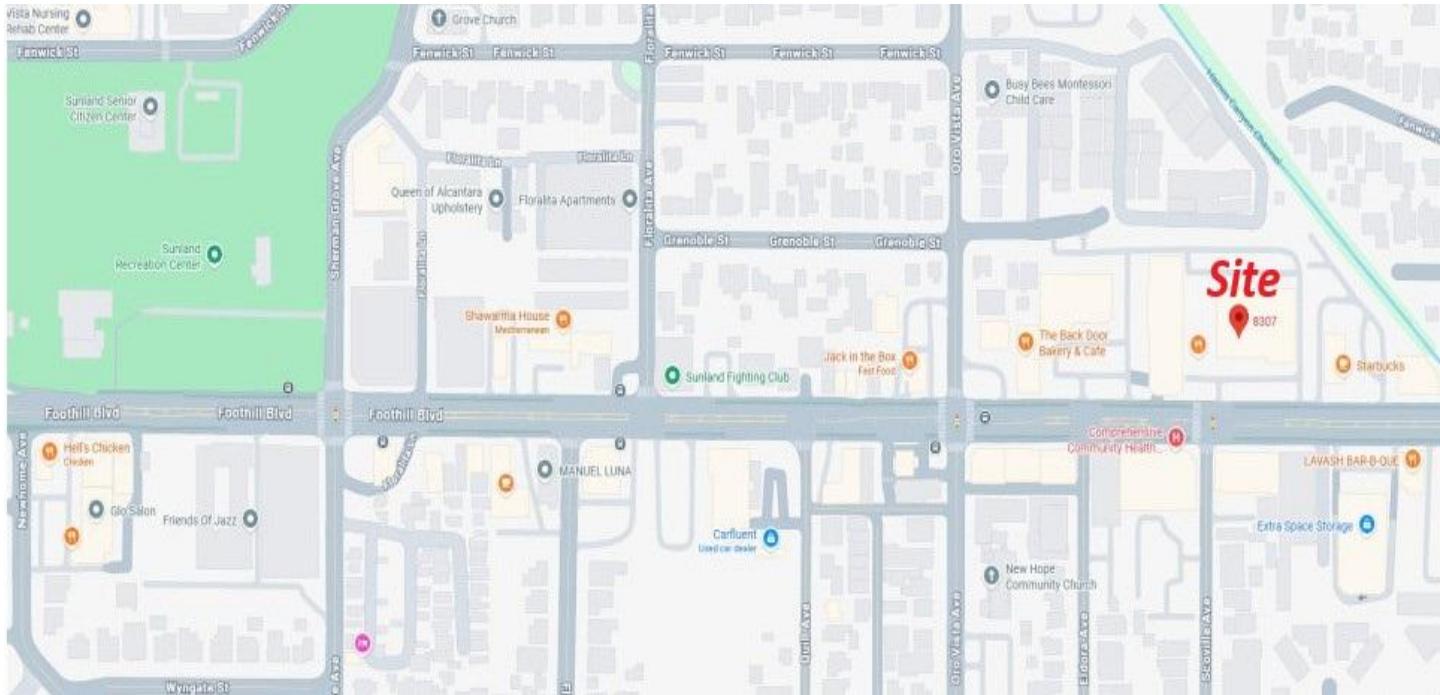


**Starbucks**  
**Jack in the Box**  
**Yerevan Bakery**  
**Lavash**  
**Panda Express**  
**Popeyes Chicken**  
**Taco Bell**  
**Shawarma House**  
**Great White Hut**  
**7 Eleven (2) Stores**  
**Liquor & market**  
**Pena's Tacos**  
**McDonalds**  
**Corsica Italian Deli**

**Foothill Urgent Care**  
**Sunland Dental Office**  
**DMV Express Vehicle Registration**  
**Shell Gas Station**  
**Tile Max**  
**Pet Medical Center**  
**Bank of America Branch**  
**Chase Bank Branch**  
**Mobile Gas Station**  
**Chevron Gas Station**  
**H & R Block Accounting**  
**Ralphs Grocery Store**  
**Vons Grocery Store**  
**Wells Fargo Bank**

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**Retailers in Half Mile Radius West:**



**El Pollo Loco Chicken  
Caruso Italian kitchen  
Hell's Chicken  
Burrito Factory  
Baskin Robbins Ice Cream  
Yum Yum Donuts  
Pizza Hut  
Pizza Big Mamas & Papas  
Bucher Shop  
Subway  
Wing Street  
Mexican Restaurant  
Stardust Wine & Spirits  
Laundromat (2)**

**O'Reilly Auto Parts  
Tao Kwon Do Academy  
Chiropractor Office  
State Farm Insurance Agency  
Community Health Center  
Foothill Auto Body Shop  
Foothill Car Wash  
Dentist Office (3)  
Carpet Store  
Foothill Hardware Store  
Dollar King Discount Store  
Florist Shop  
Beauty & Hair salon (3)  
Storage Express Facility**

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**Aerial Photos:**



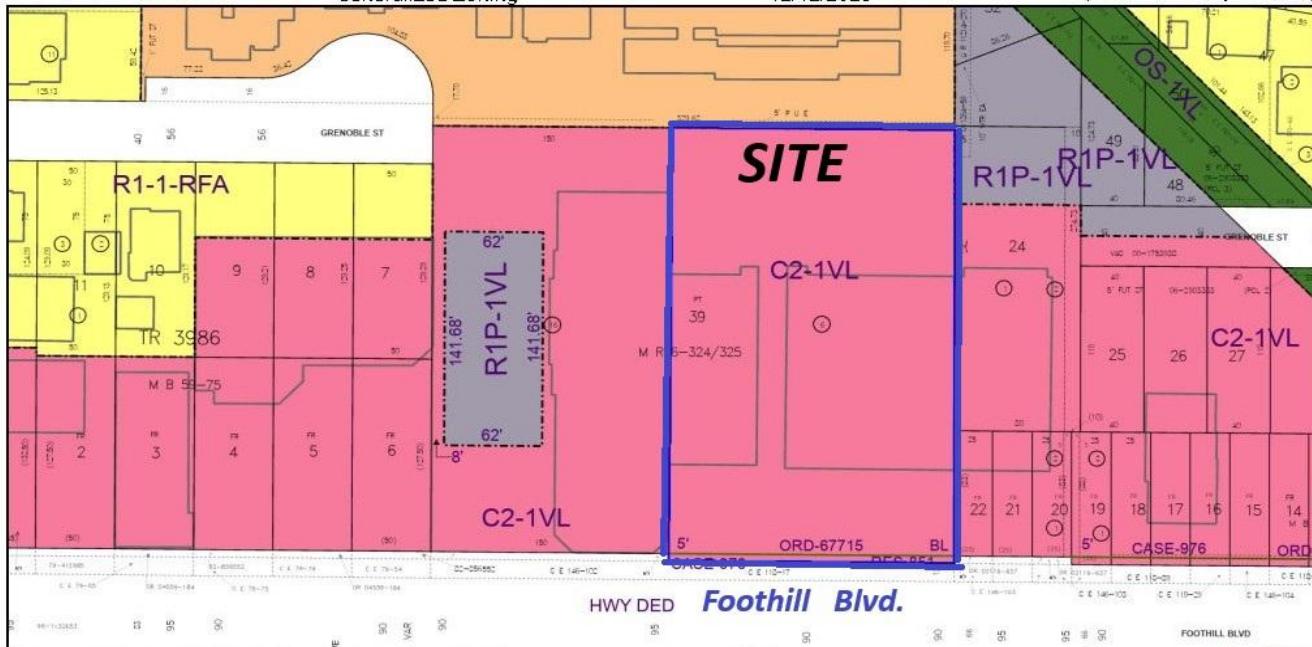
**Property Zoning & Plot Maps:**

ZIMAS PUBLIC

Generalized Zoning

12/12/2025

City of Los Angeles  
Department of City Planning



Address: 8307 W FOOTBALL BLVD

APN: 2555024022

PIN #: 207B189 1034

Tract: MONTEVISTA

Block: None

Lot: PT 39

Arb: 6

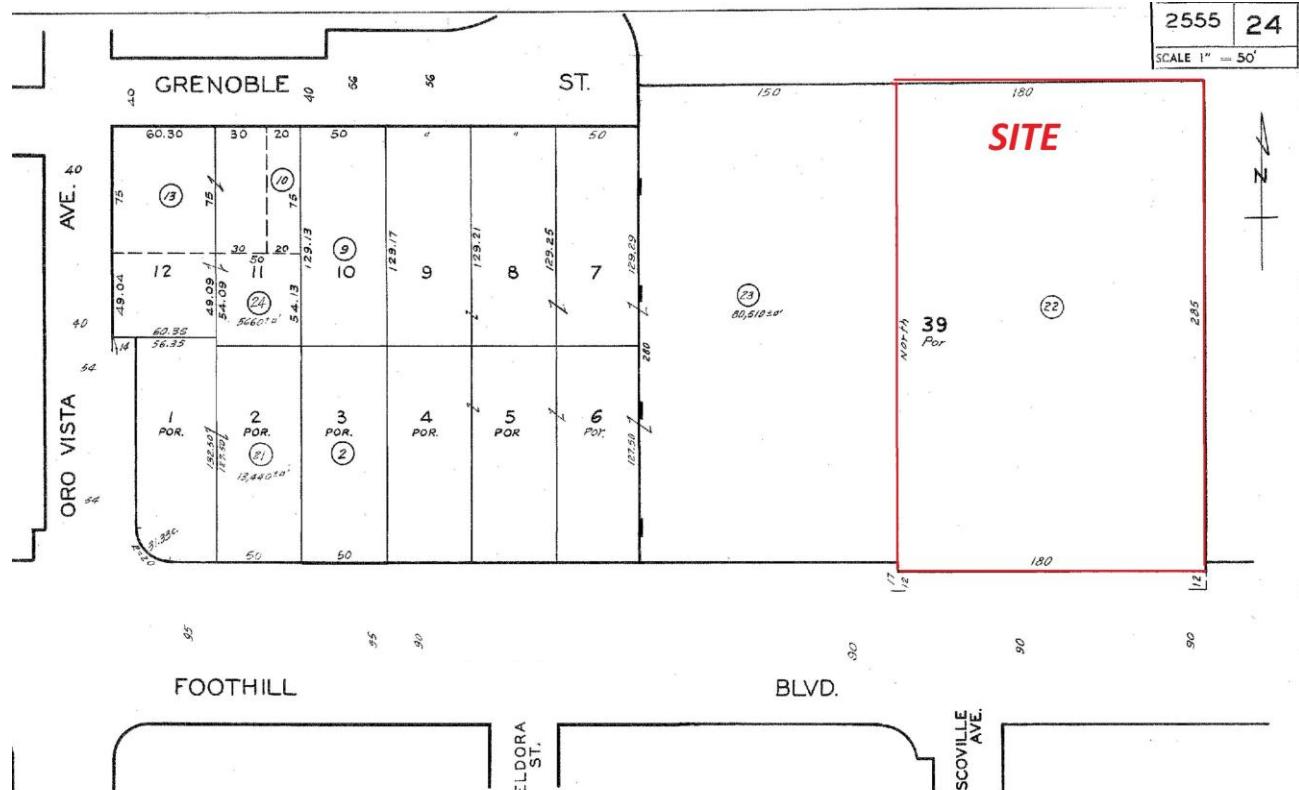
Zoning: C2-1VL

General Plan: General Commercial



2555 24

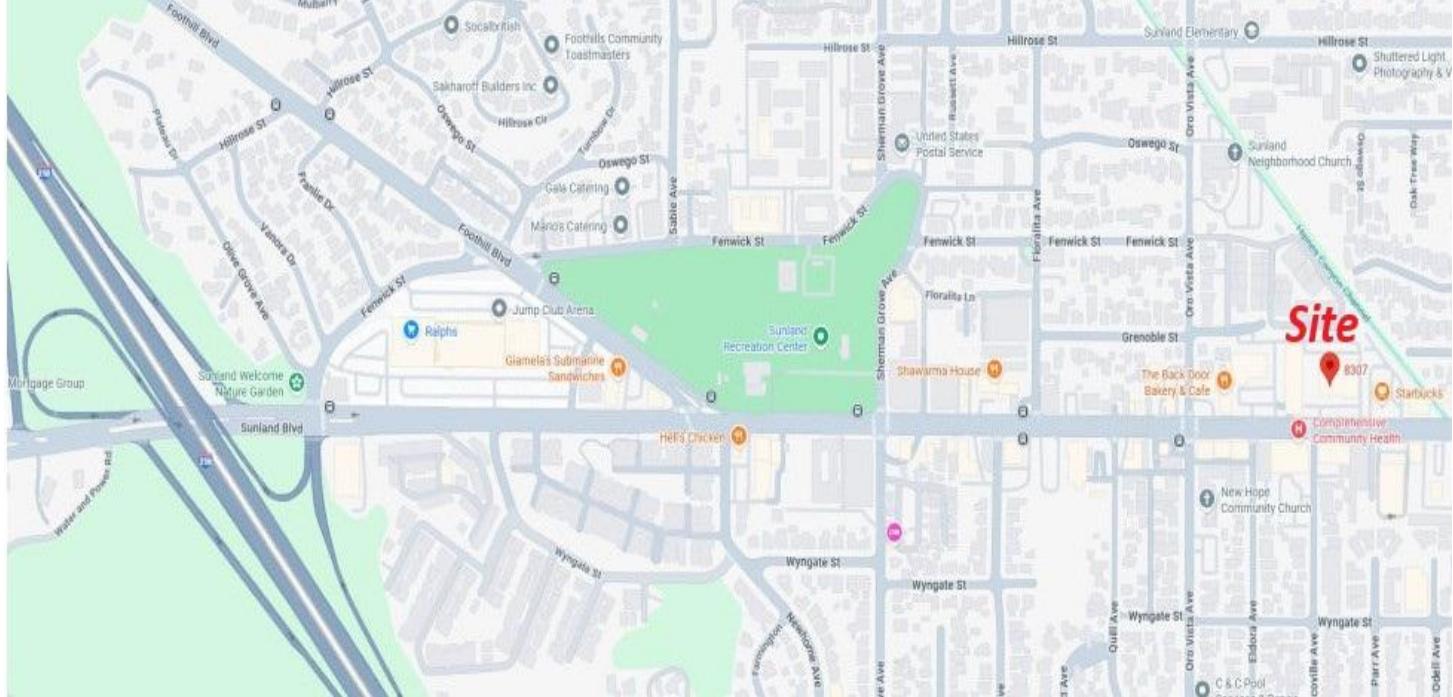
SCALE 1" = 50'



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California Bureau of Real Estate ID# 01338809



**Location Maps:**



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