

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:

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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.

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California Bureau of Real Estate ID# 01338809



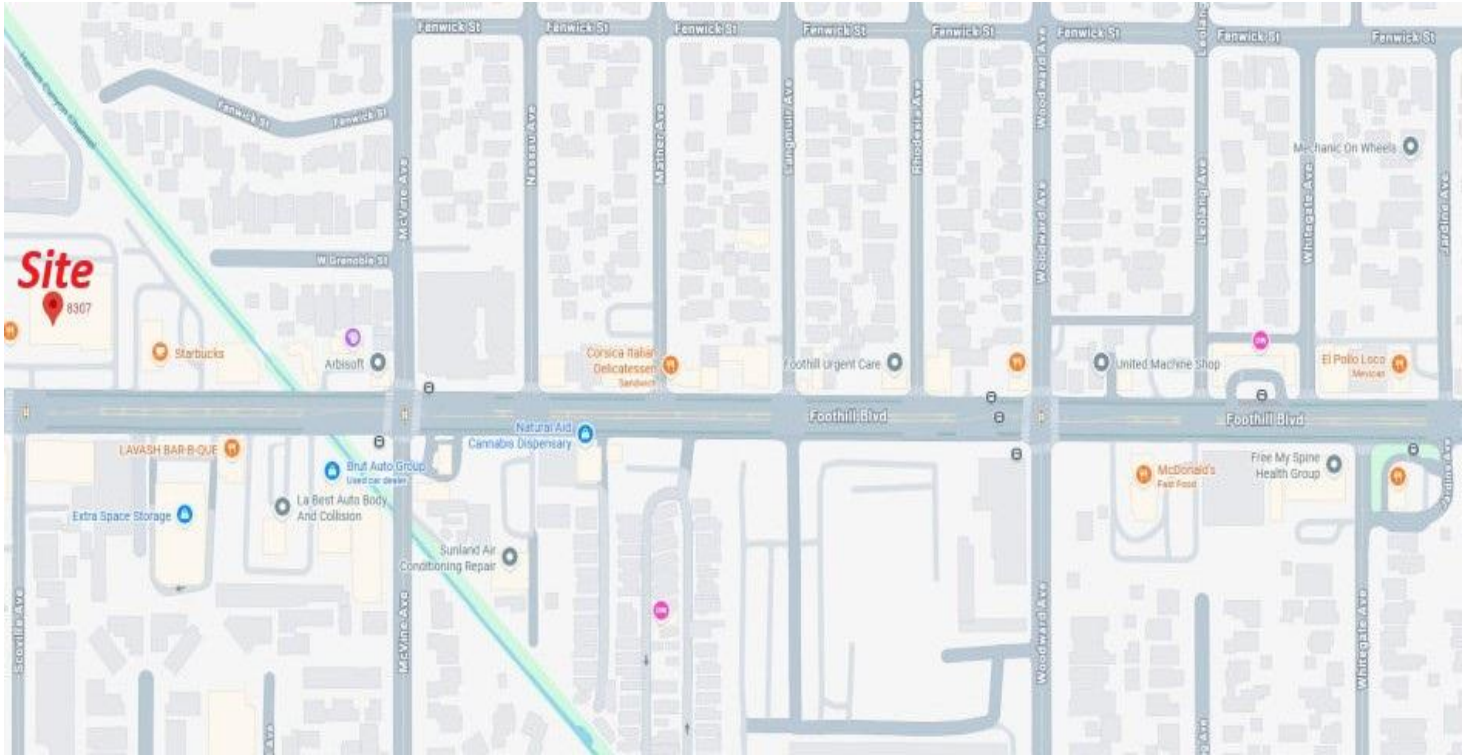
Building Exterior Photos:



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)

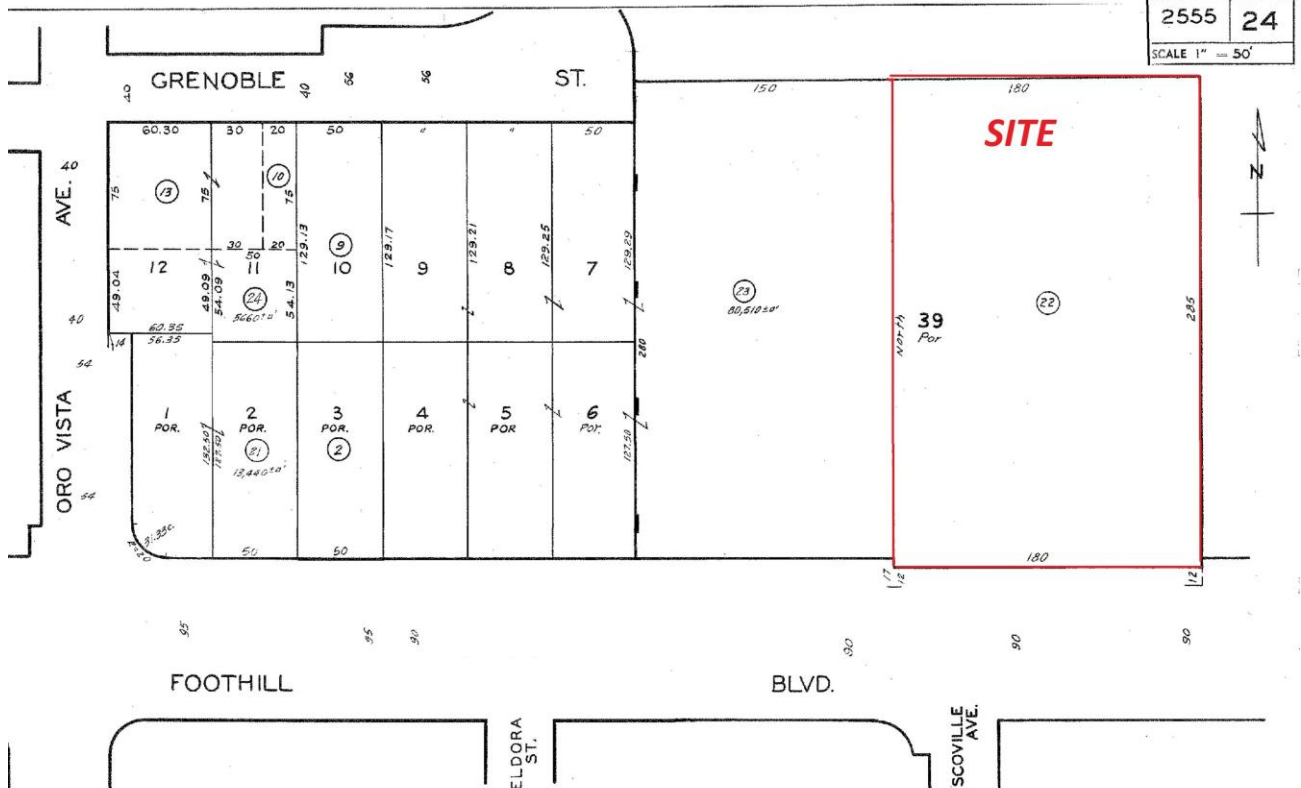
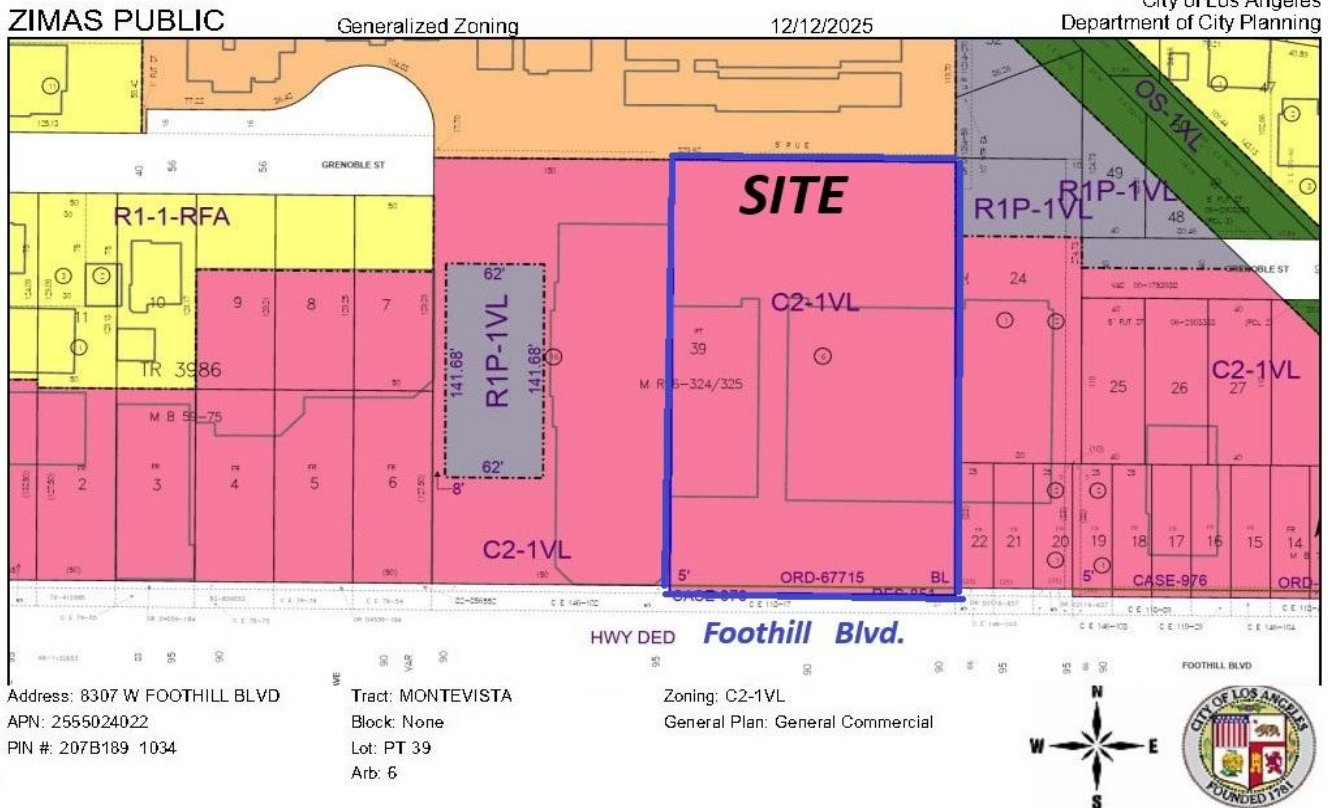
O'Reilly Auto Parts
Tao Kwon Do Academy
Chiropractor Office
State Farm Insurance Agency
Community Health Center
Foothill Auto Body Shop
Foothill Car Wash
Dentist Office (3)
Carpet Store
Foothill Hardware Store
Dollar King Discount Store
Florist Shop
Beauty & Hair salon (3)
Storage Express Facility

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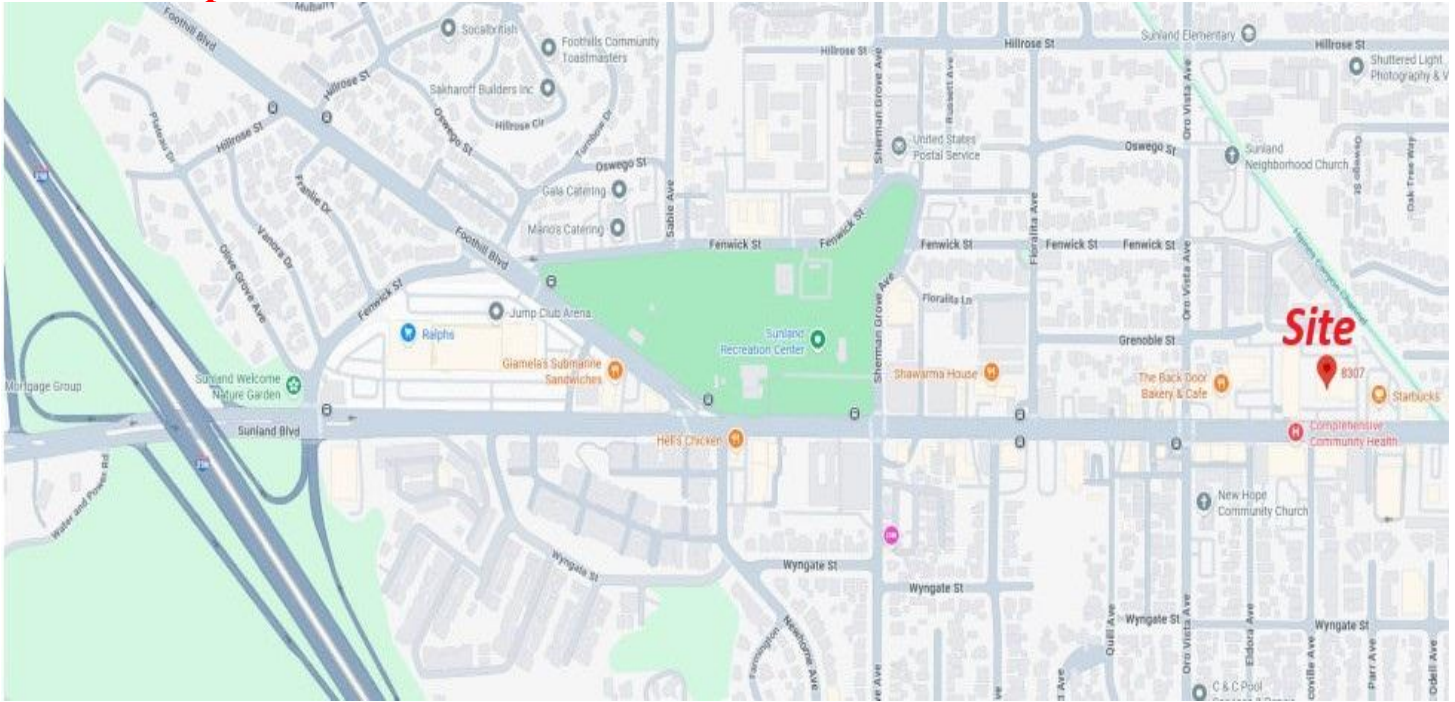
Aerial Photos:



Property Zoning & Plot Maps:



Location Maps:



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