

7277 Foothill Blvd

Tujunga, CA 91042



DRE 01875088

FOOTHILL BLVD
HILLHAVEN AVE



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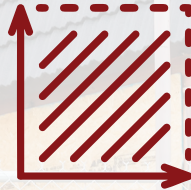
818.731.0091

PROPERTY SUMMARY

7277 Foothill Blvd



3,375 SF



16,214 SF LOT



LAC2 ZONING

PROPERTY OVERVIEW

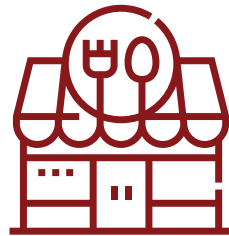
Positioned on a prominent corner along Foothill Boulevard, this 3,375 SF existing restaurant space delivers standout visibility and seamless accessibility in one of Tujunga's most active commercial corridors. Situated on a 16,214 SF / 0.37 AC lot, the property benefits from LAC2 zoning, flexible for a wide range of food service operations. The layout features indoor dining, efficient kitchen and prep areas, and a spacious open floor plan ideal for high volume service. A generous outdoor seating area offers additional capacity

and enhances the guest experience, perfect for casual dining, coffee concepts, or full service operations. The oversized lot provides ample onsite parking with convenient ingress and egress, supporting smooth traffic flow for customers and staff. Strategic signage opportunities further elevate brand exposure on a heavily traveled stretch. This is a rare opportunity to secure a high visibility restaurant location with strong fundamentals, significant parking, and built in demand in the heart of Tujunga.



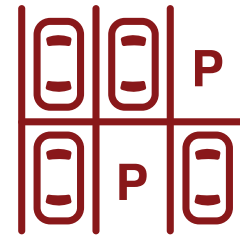
HIGH-VISIBILITY CORNER LOCATION

the property sits on a signalized corner along foothill blvd, giving it strong street presence and branding potential.



FULLY BUILT-OUT RESTAURANT SPACE

It's currently an existing restaurant layout (3,375 SF) with both indoor and outdoor seating, making it ideal for food service or hospitality operations without needing a complete build-out.



AMPLE ON-SITE PARKING & LARGE LOT

The site occupies a generous ~16,214 SF (0.37 acre) lot, with about 25 parking spaces (parking ratio ~7.25/1,000 SF).



"LAC2" ZONING

This makes the property well-suited for a range of food-service uses and potentially other commercial uses, giving flexibility for tenants or Operators.





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DEMOGRAPHICS

The area surrounding 7277 Foothill Blvd in Tujunga is a stable, well-established community with strong household incomes and a solid base of long-term residents. The population reflects a mix of mature households and working professionals, contributing to steady local purchasing power and consistent demand for neighborhood services.

High rates of homeownership add to the sense of community stability, while solid levels of educational attainment support a reliable and engaged customer base – all positive indicators for retail, restaurant, and service-oriented businesses.



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MEDIAN AGE



28k

**POPULATION FOR
ZIP CODE 91205**



54%

**RATE
OF HOMEOWNERSHIP**



\$82k

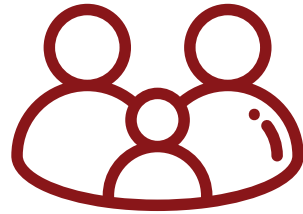
**AVERAGE
HOUSEHOLD INCOME**



58%

EMPLOYED

DEMOGRAPHICS



**MAJORITY
FAMILY-OCCUPIED**



**MAJORITY
ATTENDED COLLEGE**

	5 MILE 2024 AVG HOUSEHOLD	5 MILE 2024 PER CAPITA
EDUCATION & DAYCARE	\$1,029	\$2,853
HEALTH CARE	\$681	\$1,888
TRANSPORTATION & MAINTENANCE	\$3,456	\$9,581
HOUSEHOLD	\$755	\$2,093
FOOD & ALCOHOL	\$3,644	\$10,101
ENTERTAINMENT, HOBBIES & PETS	\$2,046	\$5,672
APPAREL	\$683	\$1,893

NEIGHBORHOOD OVERVIEW

The commercial area surrounding 7277 Foothill Blvd features a healthy blend of national retailers, everyday essential services, and popular local dining options. This mix creates steady traffic throughout the day and provides strong support for neighboring businesses. The corridor

also includes a variety of small shops, professional services, and locally owned establishments that contribute to a vibrant, community-oriented atmosphere. Overall, the area offers a balanced and reliable commercial environment that benefits both customers and businesses alike.



SHOPS

DIY HOME CENTER

KAPTAIN FISH COLLECTIBLES

GROCERIES

FOOTHILL FOOD MART

VONS

BANKS

CHASE

BANK OF AMERICA



RESTAURANTS

JOSELITO'S MEXICAN FOOD

DENJ CAFE

BARS

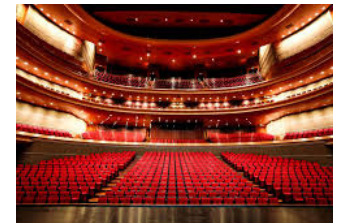
THE CROW'S NEST

THE RATTLER

EVENT SPACE

ROYAL VENUE

TIERRA DEL SOL'S
SUNLAND CAMPUS



PARKS

SUNLAND RECREATION CENTER

FEHLHABER-HOUK PARK

FITNESS

USA GYM

MISFITS CLUB BJJ & MUAY THAI

SPAS

DESCANSO GARDEN SPA

LAMOUR NAIL SPA



AREA LAYOUT



TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM PROPERTY
FOOTHILL BLVD	HILLHAVEN AVE SE	24,622	0.06 MI
FOOTHILL BLVD	HILLHAVEN AVE NW	25,592	0.09 MI
FOOTHILL BLVD	COMMERCE AVE NW	29,113	0.21 MI
FOOTHILL BLVD	MOUNTAIR AVE SE	25,051	0.22 MI
VALMONT ST	SAMOA AVE W	3,053	0.27 MI
VALMONT ST	FERNGLEN AVE E	3,264	0.28 MI
VALMONT ST	PINEWOOD AVE W	3,665	0.33 MI
VALMONT ST	FOOTHILL BLVD E	2,402	0.33 MI
VERDUGO CRESTLINE DR	ALENE DR E	816	0.34 MI
ALENE DR	INSPIRATION WAY N	787	0.37 MI



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