

RETAIL PROPERTY FOR SALE OR LEASE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

842 FOOTHILL BOULEVARD LA CAÑADA, CA 91011

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1111 NORTH BRAND BOULEVARD
SUITE 250
GLENDALE, CA 91202
STEVENSONREALESTATE.COM
CALDRE #00983560

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OFFERING SUMMARY

Sales Price:	\$2,795,000
Lease Rate	\$3.75/SF/MO, NNN
NNN Charges:	\$0.85/SF/MO
Term:	3 - 5 Years
Building Size:	2,220 SF
Lot Size:	3,338 SF
Price/SF:	\$1,259.01
Zoning:	Mixed Use 1 (DVSP)
Parking Spaces:	4
APN:	5814-018-004

PROPERTY OVERVIEW

This is an outstanding opportunity to purchase or lease a building ideal for a service office or retail use in the heart of La Cañada; the property is 2,220 square feet of building on 3,338 square feet of land with four (4) parking spaces in the back; the space is comprised of perimeter offices, a large bullpen area, a restroom and kitchen; located on Foothill Boulevard between Beulah Drive and Common-wealth Avenue, the property has excellent visibility and a traffic count of 22,082 cars per day (per 2024 MPSI estimate); across Foothill Boulevard from La Cañada Flintridge Town Center (Target, HomeGoods, Chipotle, Blaze Pizza, Panera Bread, The Habit, Taylor's Steak-house and more), and across Beulah Drive from Sprouts; close proximity to the 210 & 2 freeways

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.



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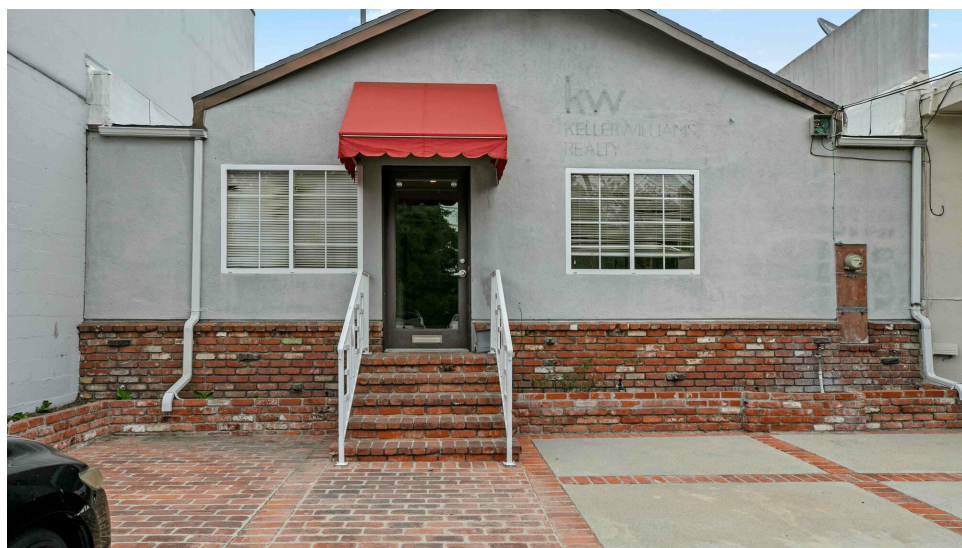
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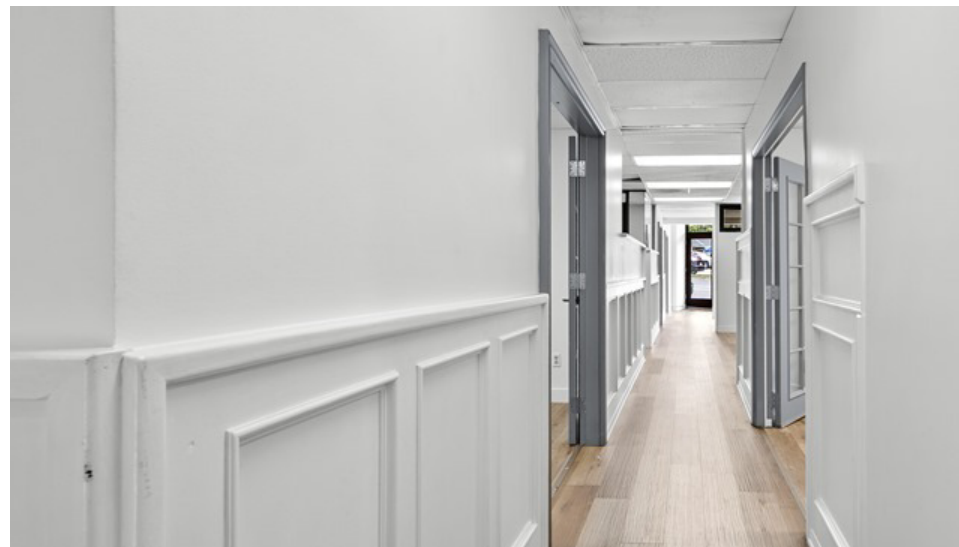
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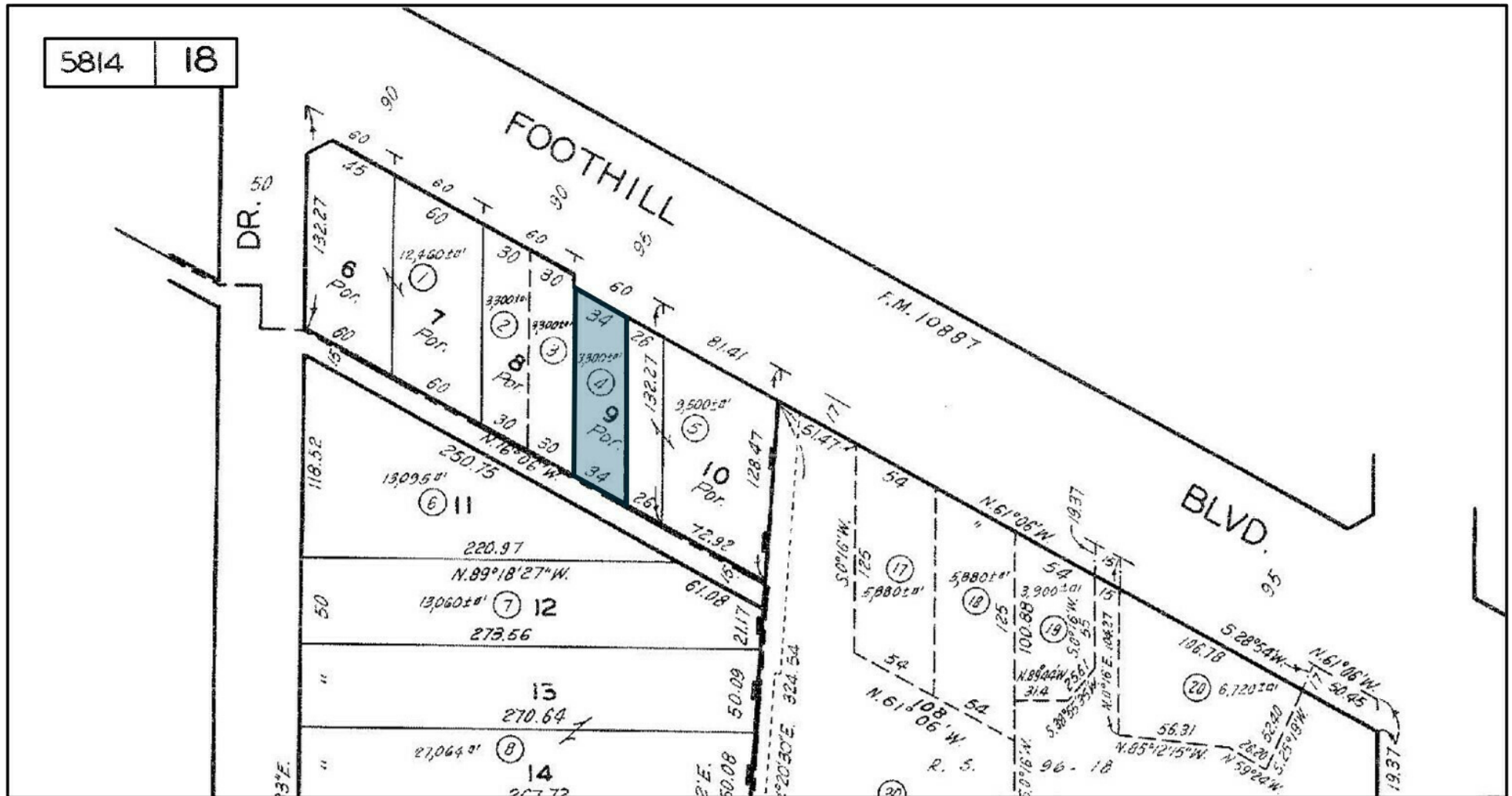
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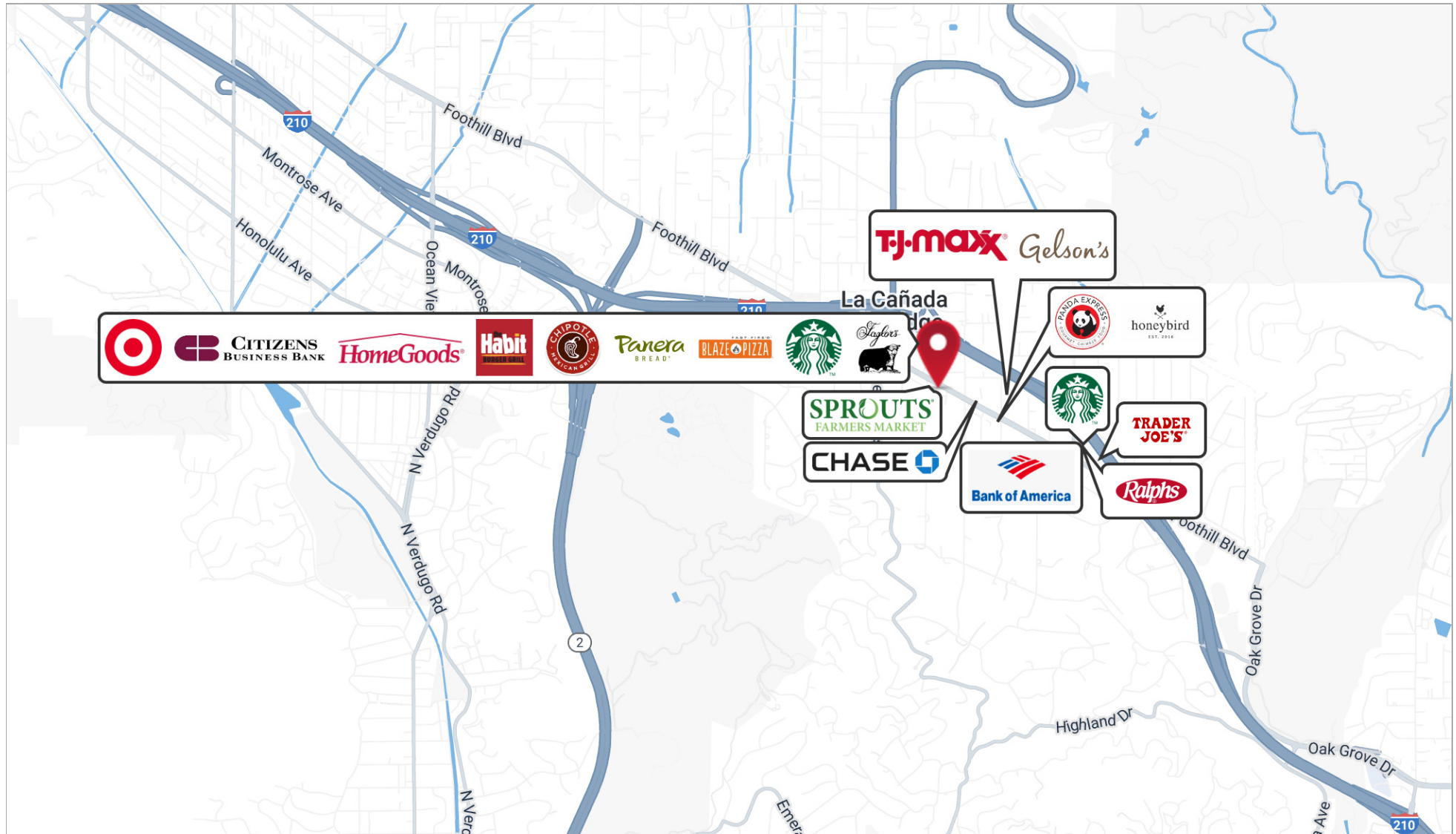
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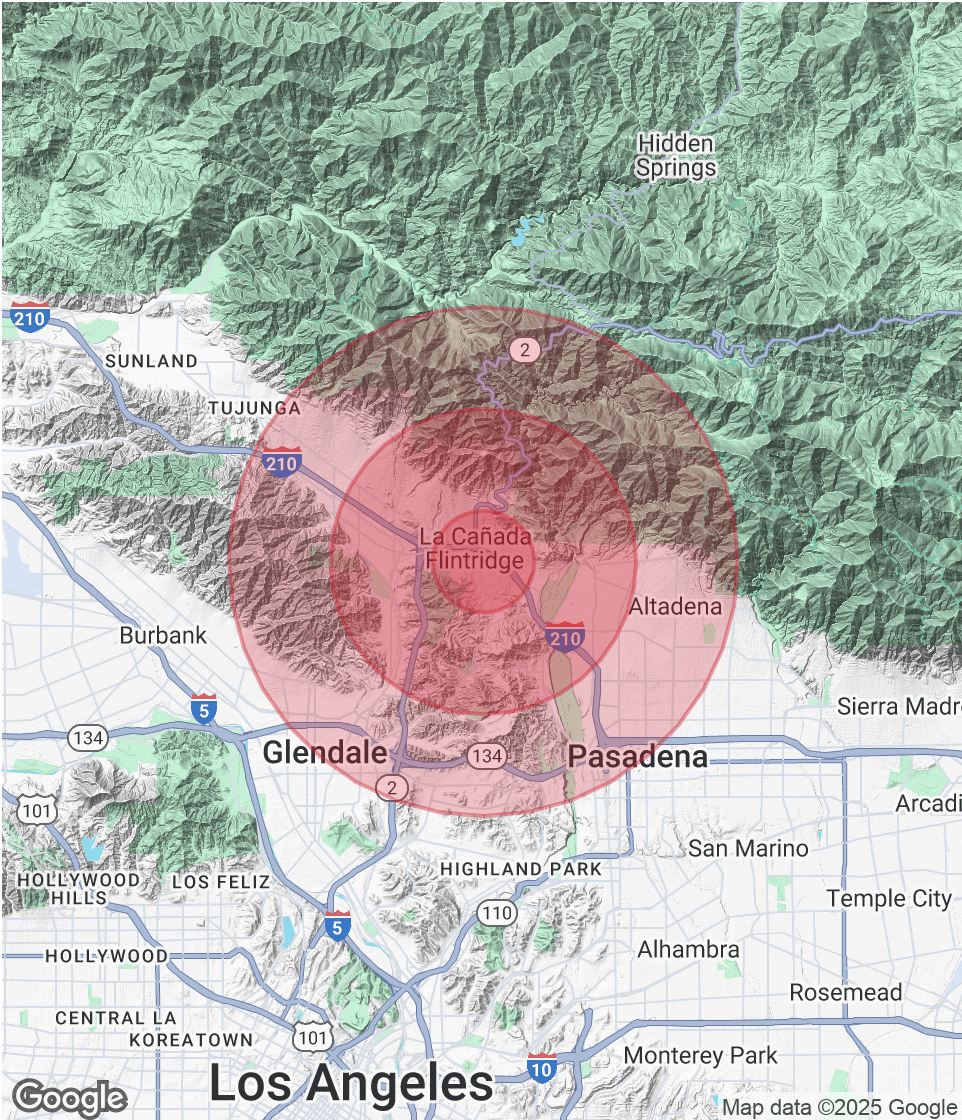
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,825	73,731	249,865
Average Age	43	44	44
Average Age (Male)	42	42	42
Average Age (Female)	45	45	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,916	26,157	92,632
# of Persons per HH	3	2.8	2.7
Average HH Income	\$265,708	\$189,113	\$155,762
Average House Value	\$1,884,600	\$1,426,884	\$1,228,136



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