



**COMMERCIAL  
REAL ESTATE**  
*the sign of a profitable property*

**SPACE AVAILABLE  
±1,250 SF**



## **RETAIL SPACE AVAILABLE IN BEAUTIFUL SYLMAR SHOPPING CENTER!**

14117 Hubbard Street, Sylmar, CA 91342



**CALEB MORRISON, CCIM**  
(818) 697-9364 | [caleb@illicre.com](mailto:caleb@illicre.com)  
DRE#02137816

**ARMEN TCHAPANIAN**  
(818) 697-9362 | [armen@illicre.com](mailto:armen@illicre.com)  
DRE#02041876

**TODD NATHANSON**  
(818) 514-2204 | [todd@illicre.com](mailto:todd@illicre.com)  
DRE#00923779



# PROPERTY FEATURES

14117 Hubbard Street, Sylmar, CA 91342







## APPROX. 1,250 SF

RETAIL SPACE AVAILABLE

- ✓ Clean shell condition with bathroom
- ✓ Ample parking
- ✓ Excellent street visibility with building
- ✓ High-Image retail building

## AREA AMENITIES

- ✓ Densely populated area
- ✓ The property benefits from high visibility and convenient access from the 210, 405 & 5 freeways
- ✓ Close proximity to Olive View UCLA Medical Center, Providence Holy Cross Medical Center and Los Angeles Mission College

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	39,390	169,050	355,150
 Avg. HH Income	\$90,724	\$96,683	\$99,522
 Daytime Pop	36,241	153,326	325,964
 Traffic Count	± 19,360 CPD ON HUBBARD ST		



RETAIL SPACE  
SYLMAR, CA

# AERIAL VIEW

14117 Hubbard Street, Sylmar, CA 91342



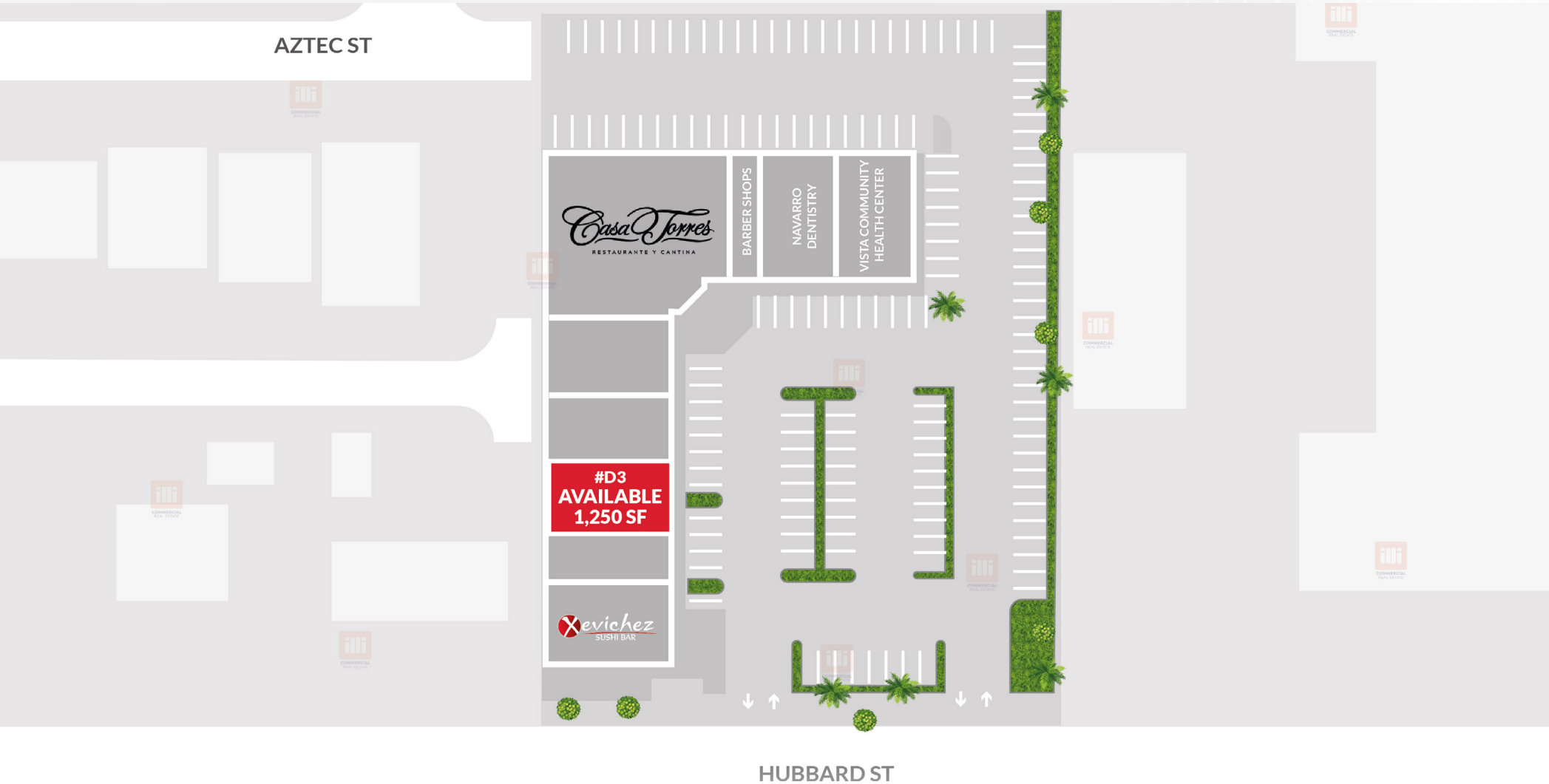
Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



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SYLMAR, CA

# SITE PLAN

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CHASE

FOOD 4 LESS

the Habit  
BURGER GRILL



CVS  
pharmacy

& Smart  
& Final

TACO  
BELL

BANK OF AMERICA

BIG  
LOTS!



O'VALLARTA  
SUPERMARKETS

AERIAL MAP





**COMMERCIAL**  
REAL ESTATE

**CALEB MORRISON, CCIM**  
SENIOR ASSOCIATE

(818) 697-9364 | [caleb@illicre.com](mailto:caleb@illicre.com)  
DRE#02137816

**ARMEN TCHAPANIAN**  
ASSOCIATE

(818) 697-9362 | [armen@illicre.com](mailto:armen@illicre.com)  
DRE#02041876

**TODD NATHANSON**  
PRESIDENT

(818) 514-2204 | [todd@illicre.com](mailto:todd@illicre.com)  
DRE#00923779



5945 CANOGA AVENUE | WOODLAND HILLS, CA 91367 | 818.501.2212/PHONE | [www.illicre.com](http://www.illicre.com) | DRE #01834124

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