

OFFICE/RETAIL SPACES FOR LEASE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

10258 - 10272 FOOTHILL BOULEVARD

LAKE VIEW TERRACE, CA 91342

KENNY BURNS

SALES ASSOCIATE
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CALDRE #01227314

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SUITE 250
GLENDALE, CA 91202
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CALDRE #00983560

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OFFERING SUMMARY

Available Space:	1,050 SF - 2,100 SF
Lease Rate:	\$1.30/SF/MO, NNN
NNN/CAM Charges:	\$0.53/SF/MO
Term:	1 - 5 Years
Building Size:	10,700 SF
Lot Size:	23,530 SF
Zoning:	[Q]C2-1VL-K

PROPERTY OVERVIEW

- 10258 Foothill Boulevard:** 1,150 square feet of large open office space with one restroom facing Foothill Boulevard
 - 10260 Foothill Boulevard:** 1,050 square feet of office/retail space with one restroom facing the parking lot
 - 10268 - 10272 Foothill Boulevard:** 1,050 - 2,100 square feet of office/retail space with two restrooms facing the parking lot
 - 10270 Foothill Boulevard:** 1,050 square feet of office space with one restroom facing Foothill Boulevard
- Located on the corner of Foothill Boulevard and Wheatland Avenue adjacent to the 210 Freeway exit and entrance, the property has excellent visibility and signage visible from the freeway. There is a traffic count of 7,274 cars per day on Foothill Boulevard and 107,003 cars per day on the 210 Freeway (per 2024/2025 MPSI estimate). Convenient surface parking and street parking are available. Please call listing agent for an appointment.

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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SPACE	SPACE USE	SIZE (SF)	LEASE RATE	TERM
10258 Foothill Boulevard	Office	1,150 SF	\$1.30/SF/MO, NNN	1 - 5 Years
10260 Foothill Boulevard	Office/Retail	1,050 SF	\$1.30/SF/MO, NNN	1 - 5 Years
10268 Foothill Boulevard	Office/Retail	1,050 SF	\$1.30/SF/MO, NNN	1 - 5 Years
10270 Foothill Boulevard	Office	1,050 SF	\$1.30/SF/MO, NNN	1 - 5 Years
10268 - 10272 Foothill Boulevard	Office/Retail	2,100 SF	\$1.30/SF/MO. NNN	1 - 5 Years

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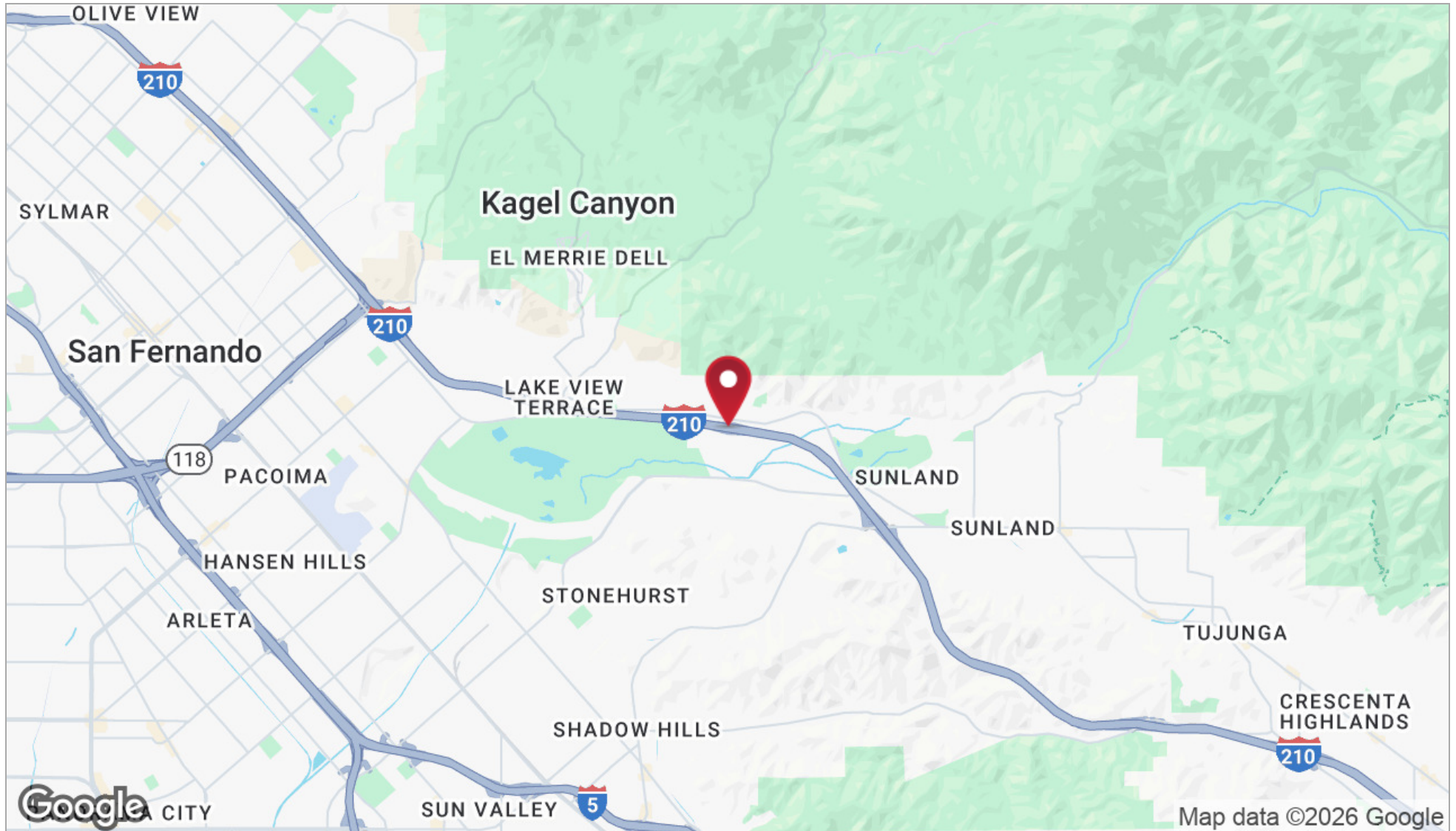
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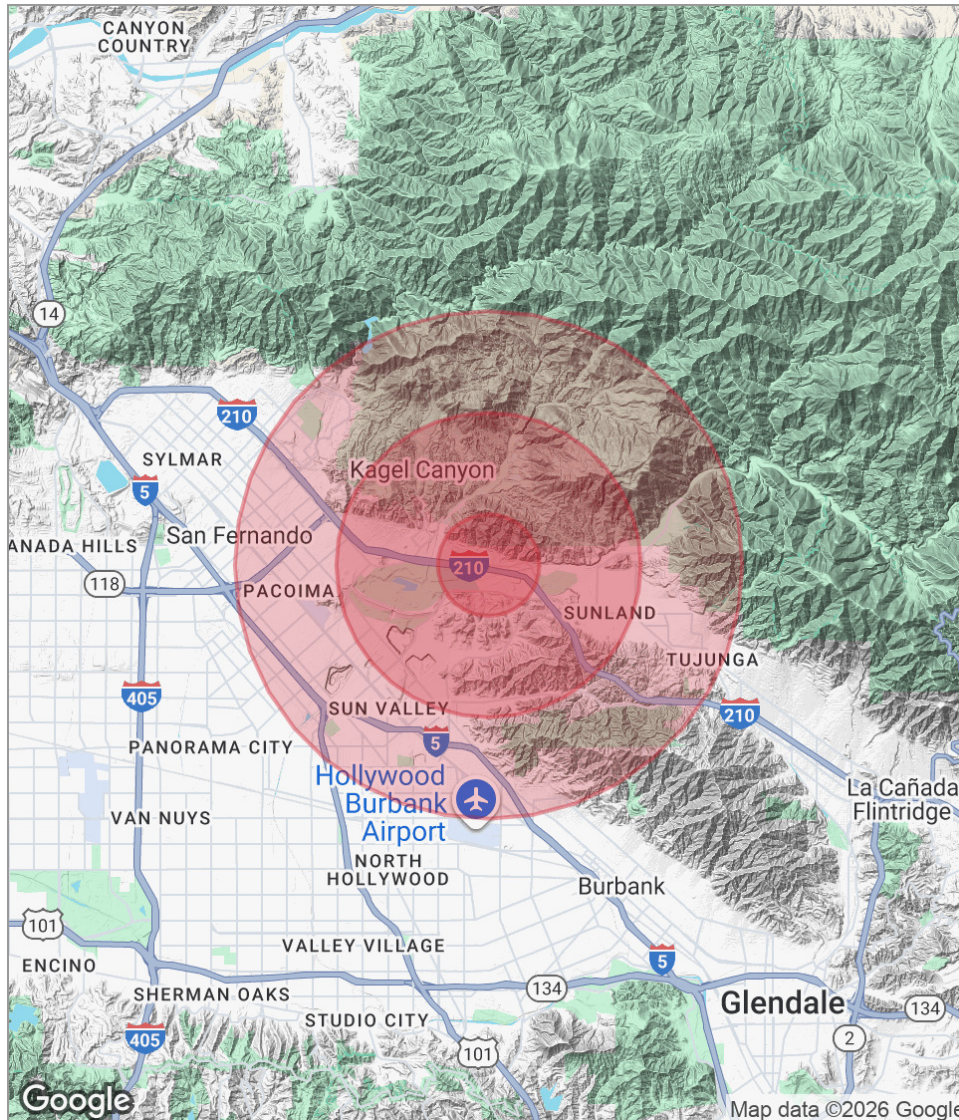
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,680	46,926	220,412
Median age	45	41	40
Median age (Male)	45	40	39
Median age (Female)	45	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	899	14,692	62,484
# of persons per HH	3	3.2	3.5
Average HH income	\$164,552	\$119,720	\$108,697
Average house value	\$1,075,773	\$773,356	\$760,134

* Demographic data derived from 2020 ACS - US Census

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