



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



SPACES AVAILABLE IN GROCERY ANCHORED SHOPPING CENTER

6535-6585 Foothill Blvd., Tujunga, CA 91042



GREG OFFSAY, CCIM
(818) 697-9387 | greg@illicre.com
DRE#01837719

CALEB MORRISON, CCIM
(818) 697-9364 | caleb@illicre.com
DRE#02137816



5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

EXCLUSIVELY LISTED BY

GREG OFFSAY, CCIM

EXECUTIVE VICE PRESIDENT

(818) 697-9387 | greg@illicre.com

DRE#01837719

CALEB MORRISON, CCIM

ASSOCIATE

(818) 697-9364 | caleb@illicre.com

DRE#02137816



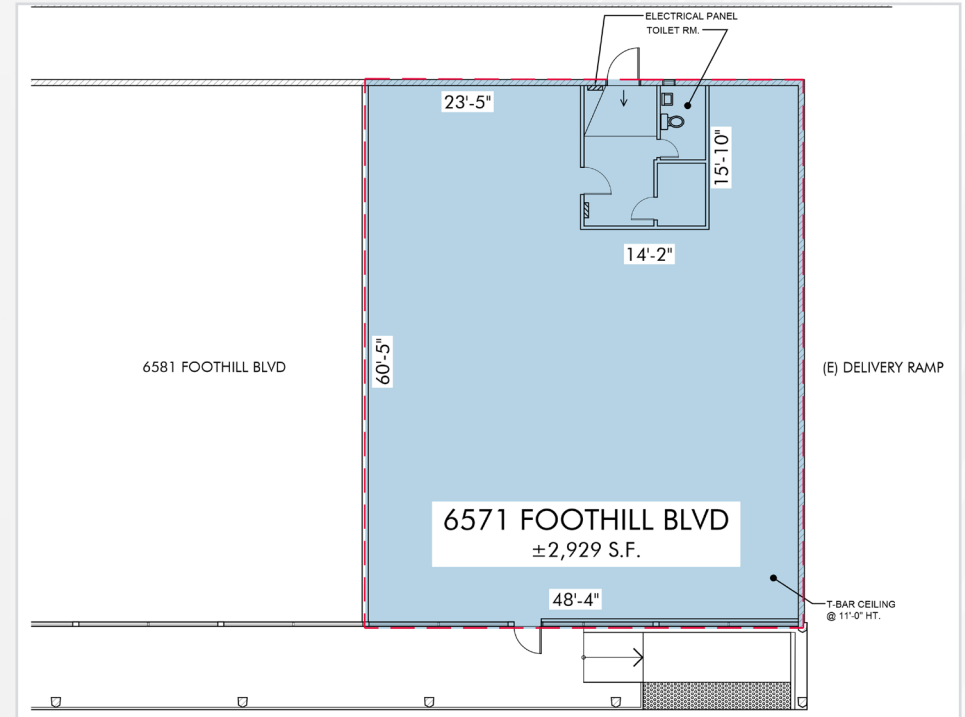
*EXACT SIGNAGE AVAILABILITY SUBJECT TO CHANGE

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

SUITE 6571

6535-6585 Foothill Blvd., Tujunga, CA 91042

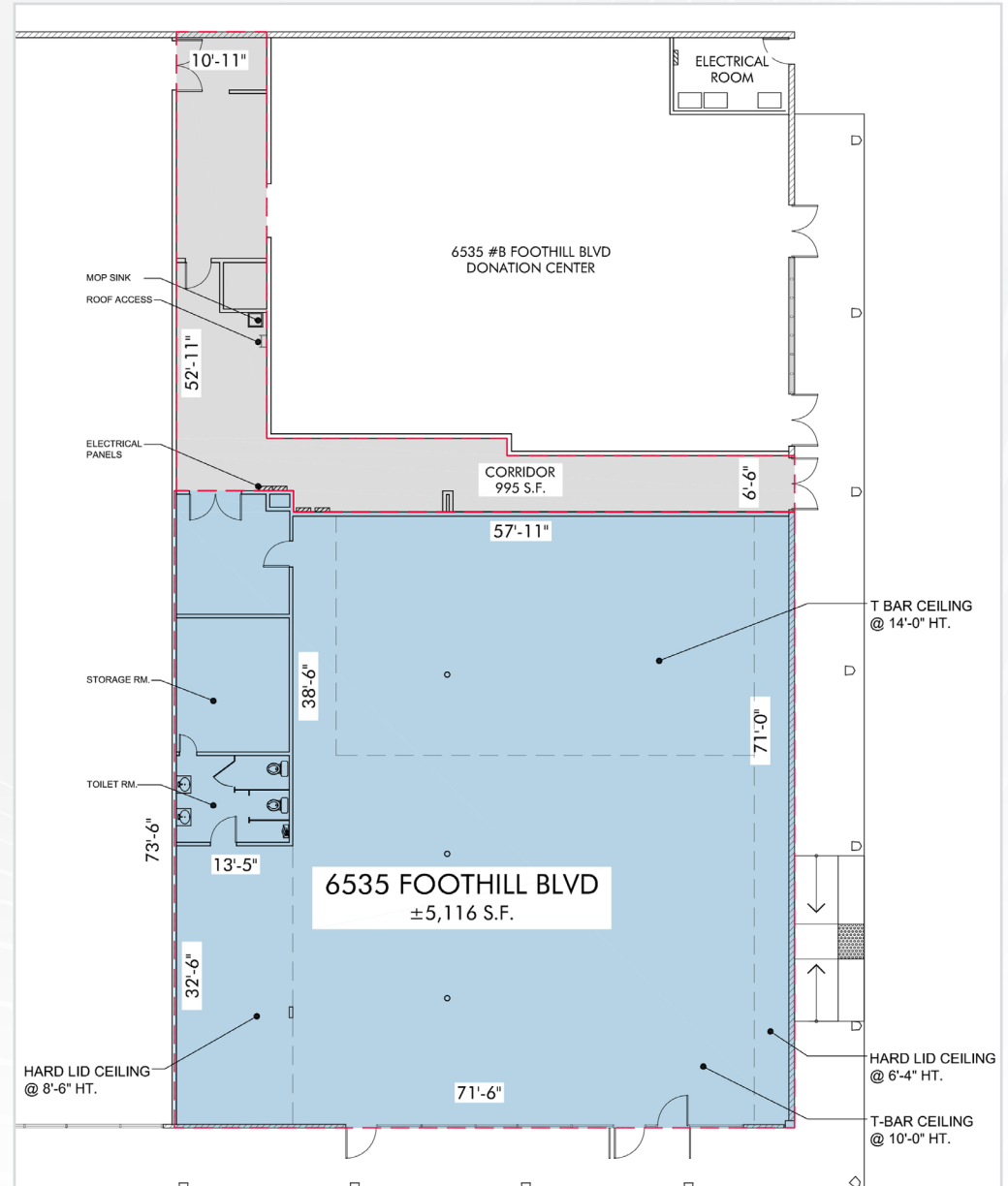
APPROX. ±2,929 SF | RETAIL SPACE



SUITE 6535-A

6535-6585 Foothill Blvd., Tujunga, CA 91042

APPROX. ±5,116 SF | RETAIL SPACE



SITE PLAN

6535-6585 Foothill Blvd., Tujunga, CA 91042



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.

BURBANK
± 9 MILES



AVAILABLE

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	16,122	71,592	161,821
Avg. HH Income	\$109,264	\$121,711	\$123,314
Daytime Pop	13,539	59,831	135,319
Traffic Count	± 29,189 CPD ON FOOTHILL BLVD		



HARBOR FREIGHT



AERIAL MAP



**COMMERCIAL
REAL ESTATE**

GREG OFFSAY, CCIM
EXECUTIVE VICE PRESIDENT

(818) 697-9387 | greg@illicre.com
DRE#01837719

CALEB MORRISON, CCIM
ASSOCIATE

(818) 697-9364 | caleb@illicre.com
DRE#02137816



5945 CANOGA AVENUE | WOODLAND HILLS, CA 91367 | 818.501.2212/PHONE | www.illicre.com | DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.