

8256 FOOTHILL BLVD
SUNLAND, CA 91040



±12,631 SF FREESTANDING RETAIL BUILDING
AVAILABLE FOR LEASE



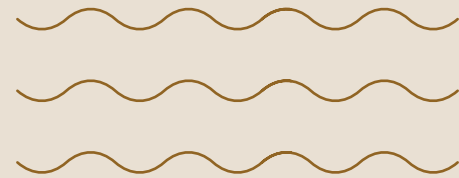


TRAFFIC COUNTS

FOOTHILL BLVD. - $\pm 40,240$ CPD

PROPERTY HIGHLIGHTS

- 12,361 SF street-facing retail available for lease in Prime Sunland Business District
- High clear heights with vaulted ceilings
- Recently renovated interior in immaculate condition
- Dedicated parking in rear of building
- Rare prime positioned junior box opportunity in infill retail market
- Incredible visibility and branding facing Foothill Blvd. (40,240 CPD)



DEMOGRAPHICS



Avg HH Income

1 mile

\$109,099

3 miles

\$108,329

5 miles

\$114,754



Median Home
Value

\$728,386

\$759,028

\$792,940

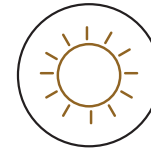


Population

19,600

48,863

152,921



Daytime Population
(over 16 yrs old)

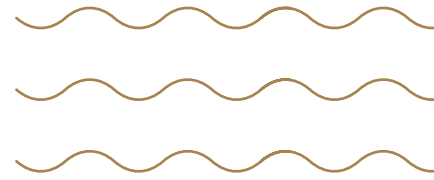
4,035

13,880

61,889

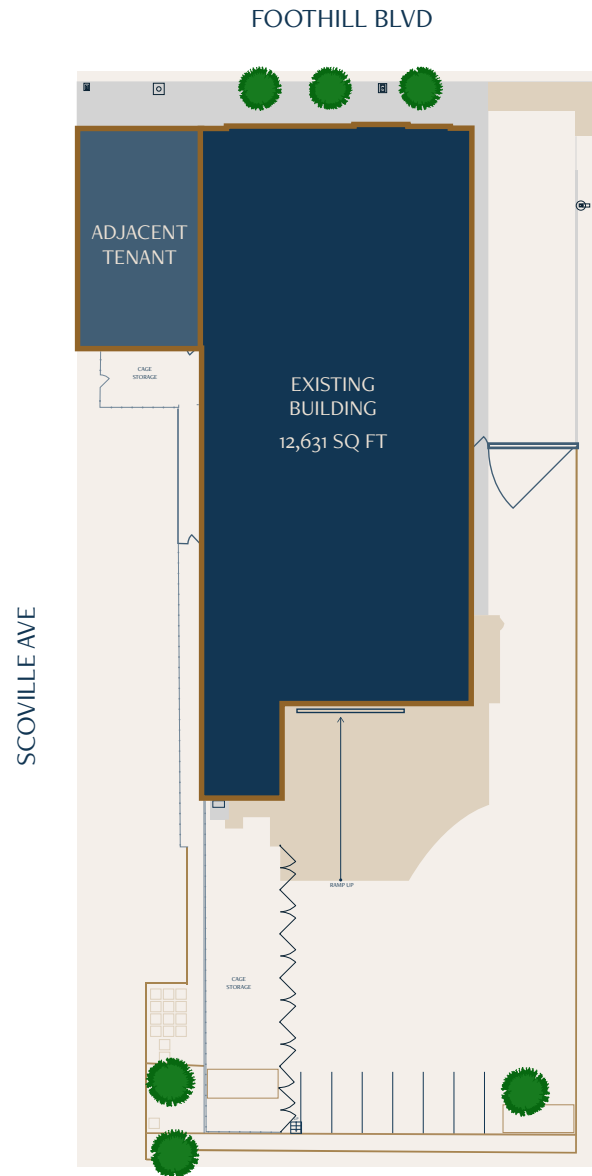


NEIGHBORS



INTERIOR IMAGES





AERIAL





Liam Bredberg

Associate

+1 310 487 0443

liam.bredberg@jll.com

Lic.#02174288

Shauna Mattis

Managing Director

+1 310 749 4790

shauna.mattis@jll.com

Lic. #01071320



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