



COMMERCIAL REAL ESTATE
the sign of a profitable property

AVAILABLE 

SECOND GENERATION RESTAURANT AVAILABLE IN BUSY SHOPPING CENTER

13205-13243 Gladstone Avenue, Sylmar, CA 91342



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PROPERTY FEATURES

13205-13243 Gladstone Avenue, Sylmar, CA 91342







APPROX. 000-0,000 SF

RESTAURANT SPACE AVAILABLE

- ✓ Large dining area
- ✓ 16 ft hood in place
- ✓ Fully equipped kitchen including prep tables, sinks, fryer, walk-in cooler, refrigerators, griddle & more
- ✓ No key money required
- ✓ Very busy shopping center
- ✓ National tenants include DD Discounts, Fitness 19, Dollar Tree, Denny's and more
- ✓ 537 shared parking spaces

AREA AMENITIES

- ✓ National tenant anchored shopping center
- ✓ Adjacent to the 210 freeway
- ✓ Surrounding tenants include Starbucks, Vallarta Supermarkets, Buffalo Wild Wings, Foot Locker, Chase Bank, Vons, Verizon, Shakey's Pizza Parlor, AutoZone, and more
- ✓ Close proximity to Olive View UCLA Medical Center
- ✓ Near Los Angeles Mission College and El Cariso Golf Course

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	32,679	82,555	137,084
 Avg. HH Income	\$94,064	\$96,960	\$93,493
 Daytime Pop	29,101	74,644	122,140
 Traffic Count	± 31,032 CPD ON GLADSTONE AVE & HUBBARD ST		

RESTAURANT SPACE
SYLMAR, CA

INTERIOR PHOTOS

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SITE PLAN

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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.



AERIAL MAP

Value Center
THRIFT STORE



COMMERCIAL
REAL ESTATE

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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.