



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



**2ND GENERATION RESTAURANT AVAILABLE!**

## **SPACES AVAILABLE IN GROCERY ANCHORED SHOPPING CENTER**

6535-6585 Foothill Blvd., Tujunga, CA 91042



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

RETAIL SPACES  
TUJUNGA, CA

## EXCLUSIVELY LISTED BY

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\*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.

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# PROPERTY FEATURES

6535-6585 Foothill Blvd., Tujunga, CA 91042







## APPROX. 1,680-5,116 SF

RETAIL SHELL SPACES AVAILABLE FOR LEASE

- ✓ Ample frontage on the Foothill Blvd. corridor in the heart of Tujunga
- ✓ Large storefront signage opportunity
- ✓ High ceilings
- ✓ Join a busy shopping center with co-tenant's like Smart & Final, Goodwill, and more!
- ✓ Unit 6583: ±1,680 SF 2nd gen restaurant. DO NOT DISTURB TENANT.

## AREA AMENITIES

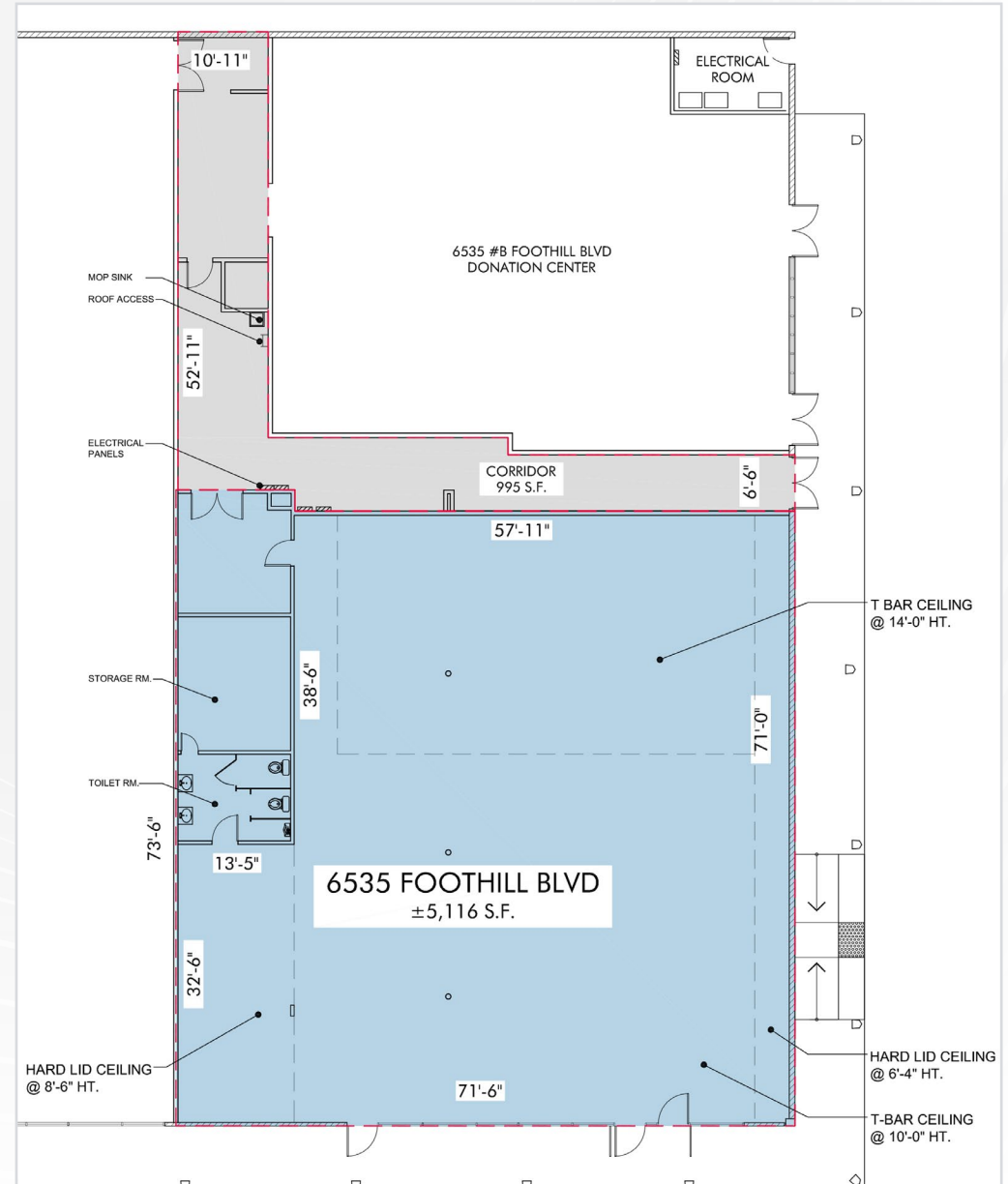
- ✓ Rare retail opportunity in dense residential area
- ✓ Easy access to the 210 Freeway

— 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		

# SUITE 6535-A

6535-6585 Foothill Blvd., Tujunga, CA 91042

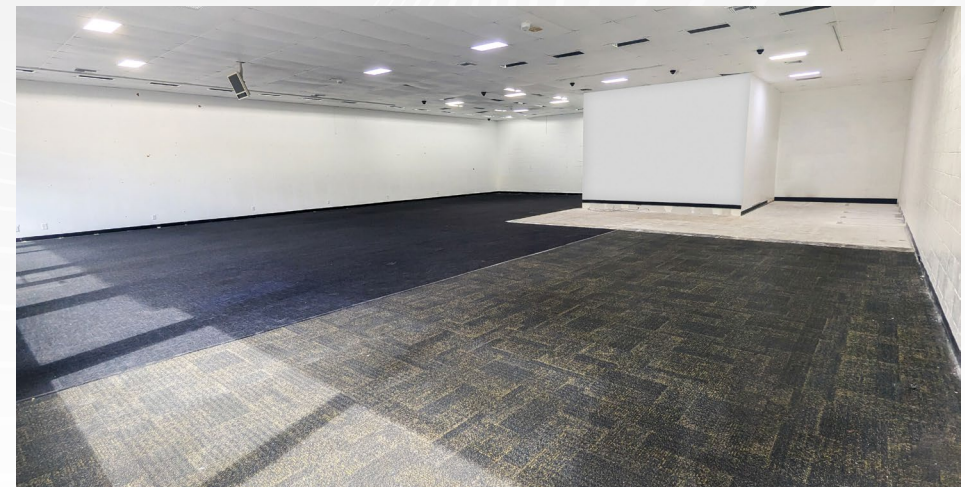
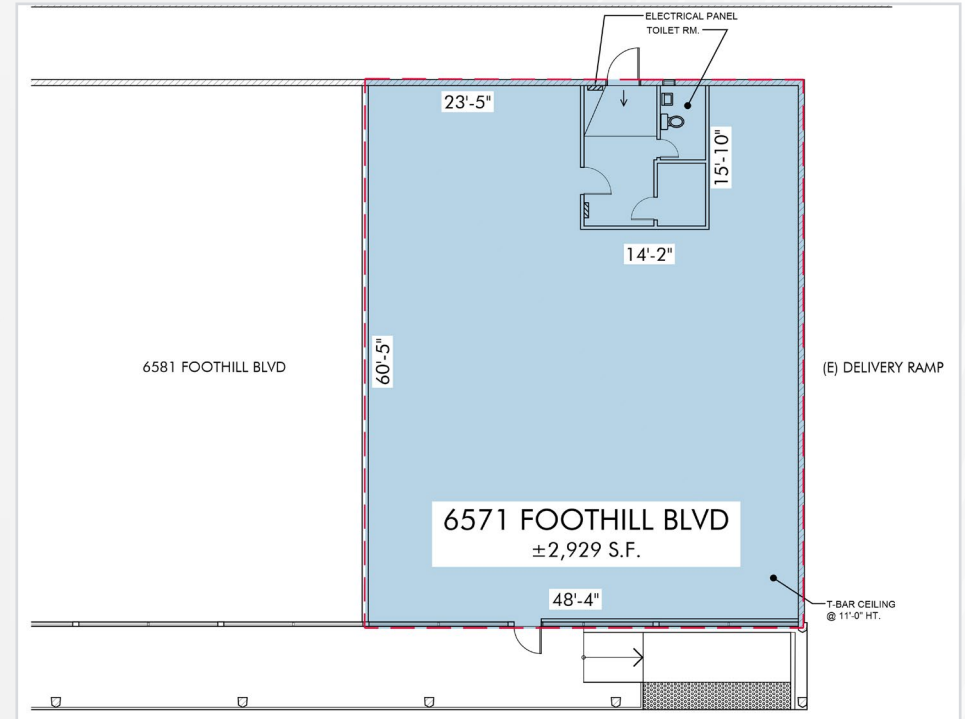
## APPROX. 5,116 SF | RETAIL SPACE



# SUITE 6571

6535-6585 Foothill Blvd., Tujunga, CA 91042

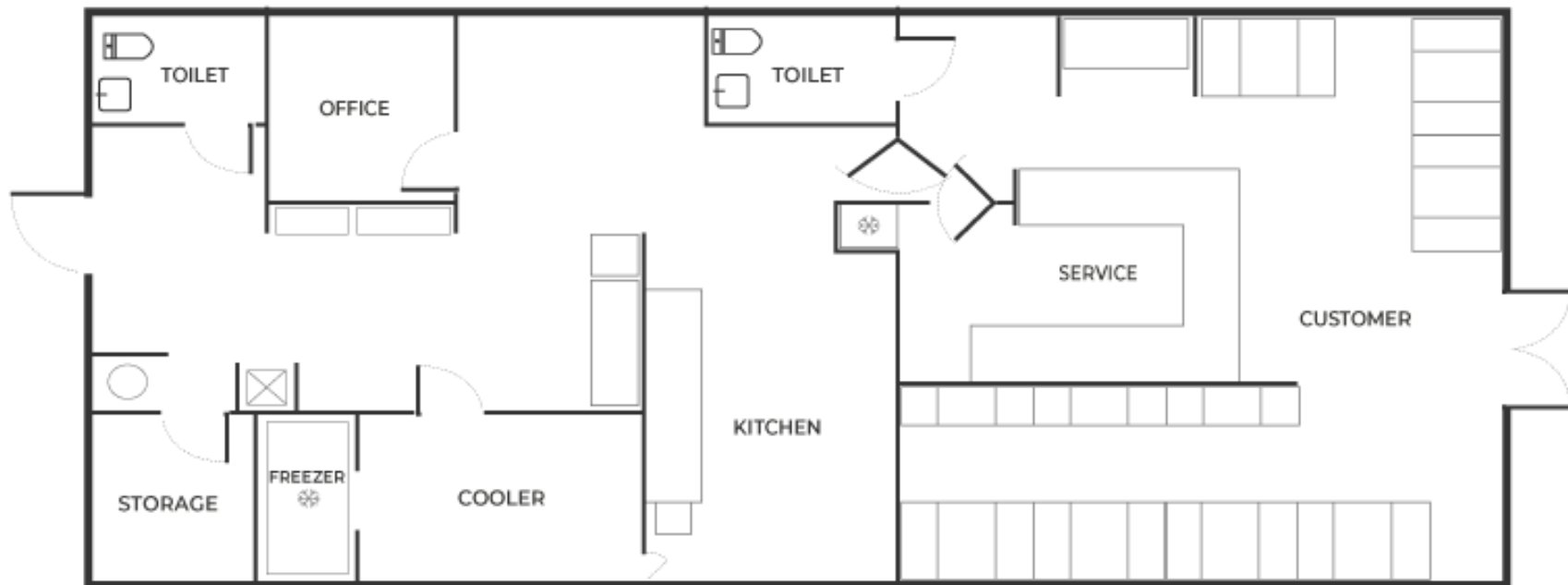
## APPROX. 2,929 SF | RETAIL SPACE



# SUITE 6583

6535-6585 Foothill Blvd., Tujunga, CA 91042

## ±1,680 SF 2ND GEN RESTAURANT | DO NOT DISTURB TENANT

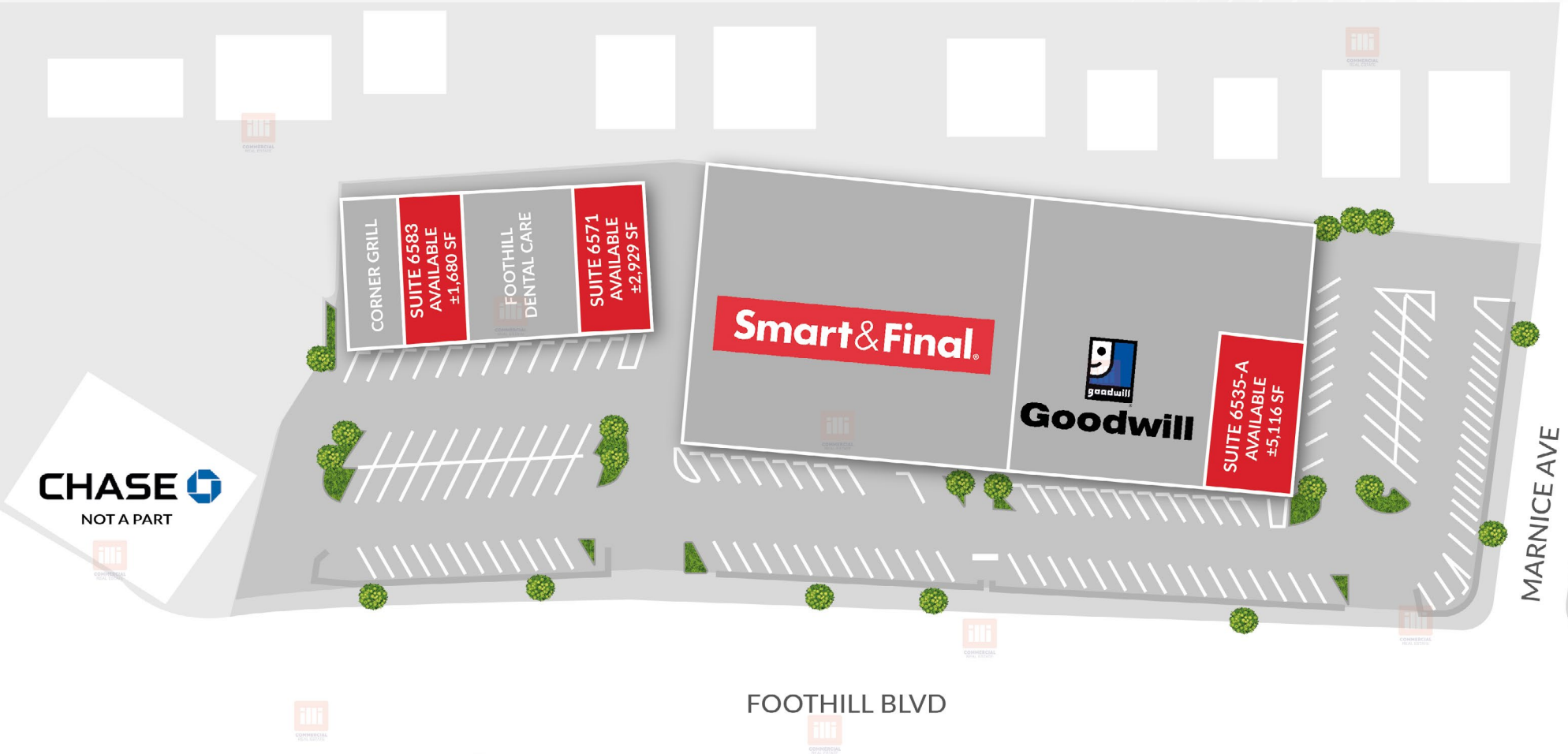


NOT TO SCALE

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.

# SITE PLAN

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**BURBANK**  
± 9 MILES



**AVAILABLE**

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**HARBOR FREIGHT**



**AERIAL MAP**



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