



COMMERCIAL GROUP

FOR LEASE

3115 Foothill Blvd | Unit D

La Crescenta, CA 91214



real

POWERED BY



# PROPERTY AERIAL MAP



# PROPERTY OVERVIEW

UNIT D



## TYPE

Retail/Office



## SIZE

1,870 SF



## PRICE

\$4,550/mo + \$950/mo NNN



## TERM

Negotiable



## YEAR BUILT

1987



## ZONING

LCC1

**Rose & Co.**  
COMMERCIAL GROUP



# PROPERTY PHOTOS





#### BEAUTY & WELLNESS

Turnkey space ideal for a beauty spa, esthetician, wellness, skincare, or similar service-based business



#### PRIVATE ROOMS

Professionally built out with 5 private treatment rooms and 1 restroom



#### NEW FLOORING

Attractive interior with new flooring throughout



#### HIGH CEILINGS

High ceilings create an open and inviting atmosphere

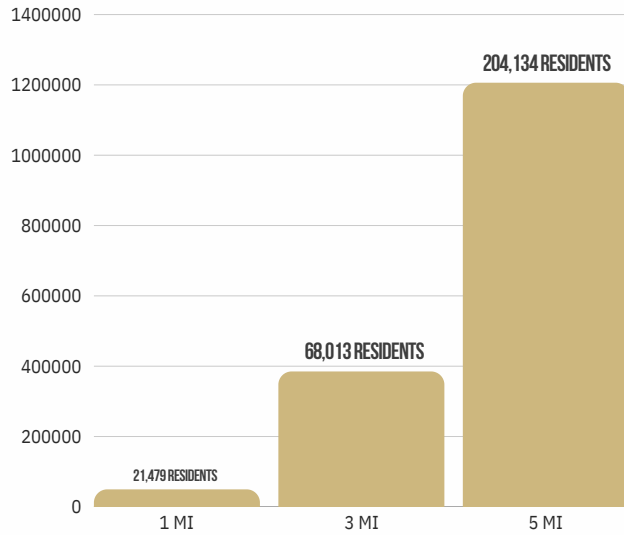


#### FOOTHILL FRONTAGE & VISIBILITY

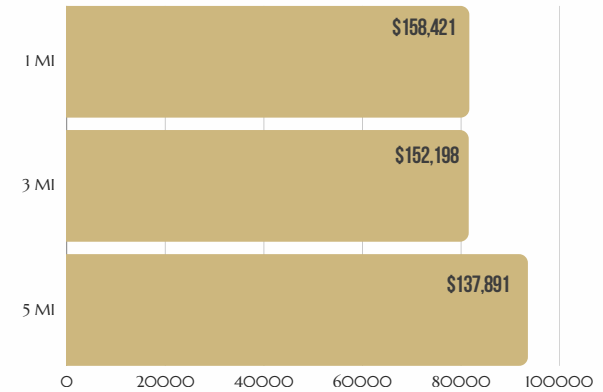
Located within Ritz Center, a well-maintained neighborhood shopping center with Foothill Boulevard frontage and on-site parking

# COMMUNITY PROFILE

## POPULATION



## AVERAGE HOUSEHOLD INCOME



## TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
Foothill Blvd	Cloud Ave	27,531 vehicles/day	.04miles
Foothill Blvd	Cloud Ave	27,153 vehicles/day	.04miles
Ramsdell Ave	Fairmount Ave	4,348 vehicles/day	.15miles
Ramsdell Ave	Fairmount Ave	4,395 vehicles/day	.15miles
Cloud Ave	Community Ave	1,833 vehicles/day	.15miles
Cloud Ave	Community Ave	1,855 vehicles/day	.15miles
Foothill Blvd	Ramsdell Ave	27,417 vehicles/day	.16miles
Foothill Blvd	Ramsdell Ave	27,007 vehicles/day	.16miles
Community Ave	Cloud Ave	1,314 vehicles/day	.16miles
Community Ave	Cloud Ave	1,300 vehicles/day	.17miles



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