

**8109-8111 FOOTHILL BLVD
SUNLAND, CA 91040**



**RARE COMMERCIAL REAL ESTATE
OFFERING IN SUNLAND, CA**

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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
PASADENA

PROPERTY SUMMARY & HIGHLIGHTS

8109-8111 FOOTHILL BLVD
SUNLAND, CA 91040



Asking Price:	\$1,695,000
Price per SF:	\$817.65
Total Building SF:	±2,073 SF
Lot SF:	±4,751 SF
Year Built:	1954, 1957
Zoning:	C2-1VL
APN:	2556-024-014 2556-024-035



Lee & Associates Pasadena is pleased to present the unique opportunity to purchase two (2) buildings measuring an aggregate +/- 2,073 square feet of retail / commercial space on ± 4,751 square feet of land situated on a corner of Sunland's highly sought after Foothill Blvd. The buildings are perfect for an owner-user looking to occupy one building and collect income from the other, or rent out both buildings for an excellent income producing multi-unit retail property. The vacant building, 8107-8109 Foothill Blvd., conveniently measures 51.76% of the total property making this a perfect opportunity for SBA Financing with as little as a 10% down payment.



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PROPERTY SUMMARY & HIGHLIGHTS

8109-8111 FOOTHILL BLVD
SUNLAND, CA 91040

Site Address:

8107-8109 Foothill Blvd.,
Sunland, CA 91040

Parcel Number:

2556-024-014

Approx Building Size:

±1,073 SF

Approx Land Size:

±2,850 SF

Lot Shape:

Rectangular

Year Built:

1954

Zoning:

C2-1VL

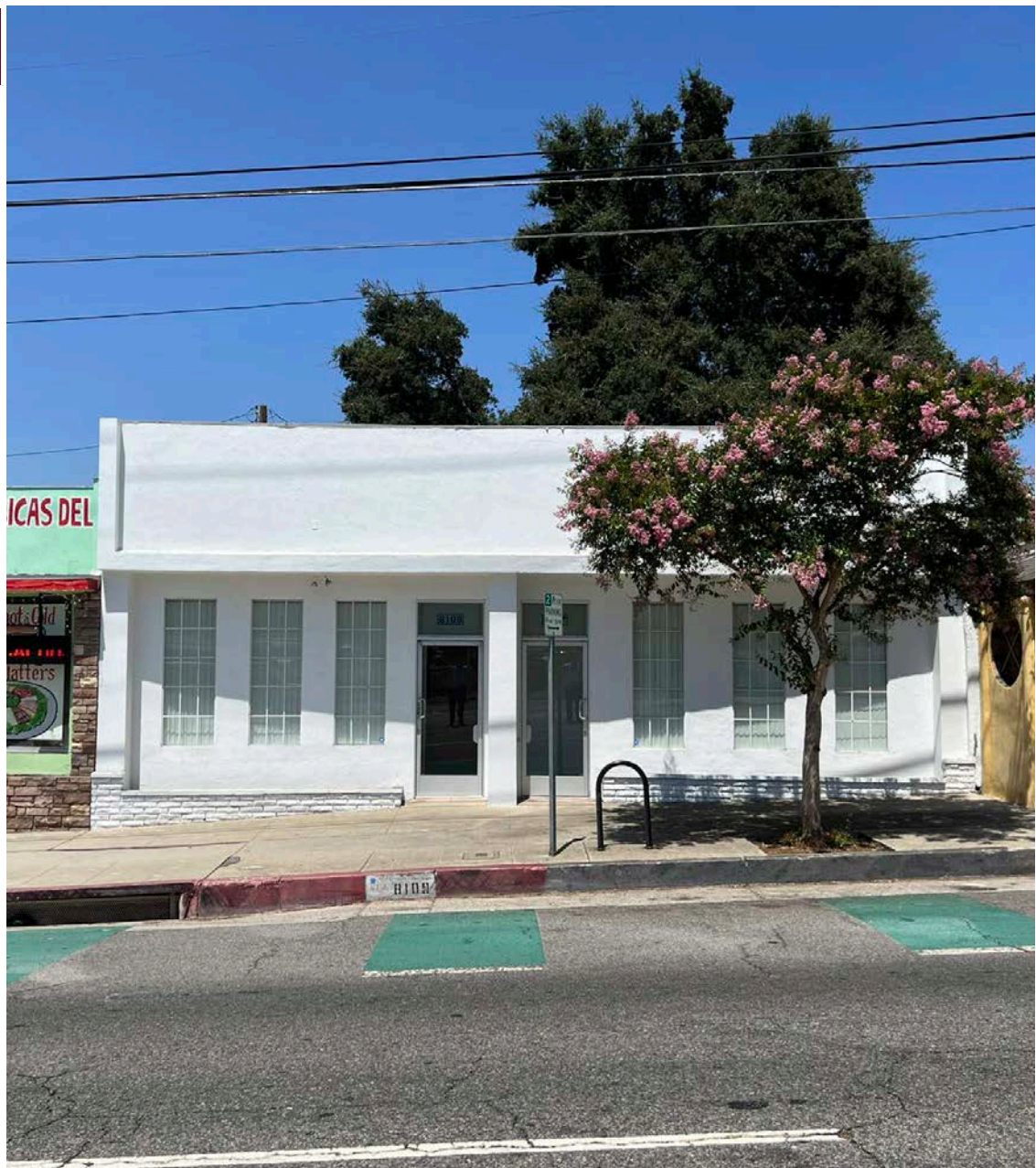
PROPERTY HIGHLIGHTS

2 Unit building

Delivery: Vacant.

Recent Improvements: Brand New Roof, New exterior and Interior Paint.

Parking: Gated Parking lot behind building.



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PROPERTY SUMMARY & HIGHLIGHTS

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Site Address:

8111 Foothill Blvd.,
Sunland, CA 91040

Parcel Number:

2556-024-035

Approx Building Size:

±1,000 SF

Approx Land Size:

±1,901 SF

Lot Shape:

Rectangular

Year Built:

1957

Zoning:

C2-1VL

PROPERTY HIGHLIGHTS

Single Tenant Leased Building:

Tenant: Corsica Deli

Income: \$1,653.75/month, Modified Gross, Seven 1-year options remaining at 5% increases each year

Landlord pays: Property Taxes and Property Insurance

Tenant Pays: Janitorial; Pest Control; Garbage; Drainage, sewer and pipes maintenance; Water heater service/repairs/replacement; Parking lot cleaning/maintenance; HVAC service/repair/maintenance/replacement; Doors, windows, walls and electrical repairs/maintenance.

Recent Improvements: Brand New Roof.

Parking: Gated Parking lot behind building



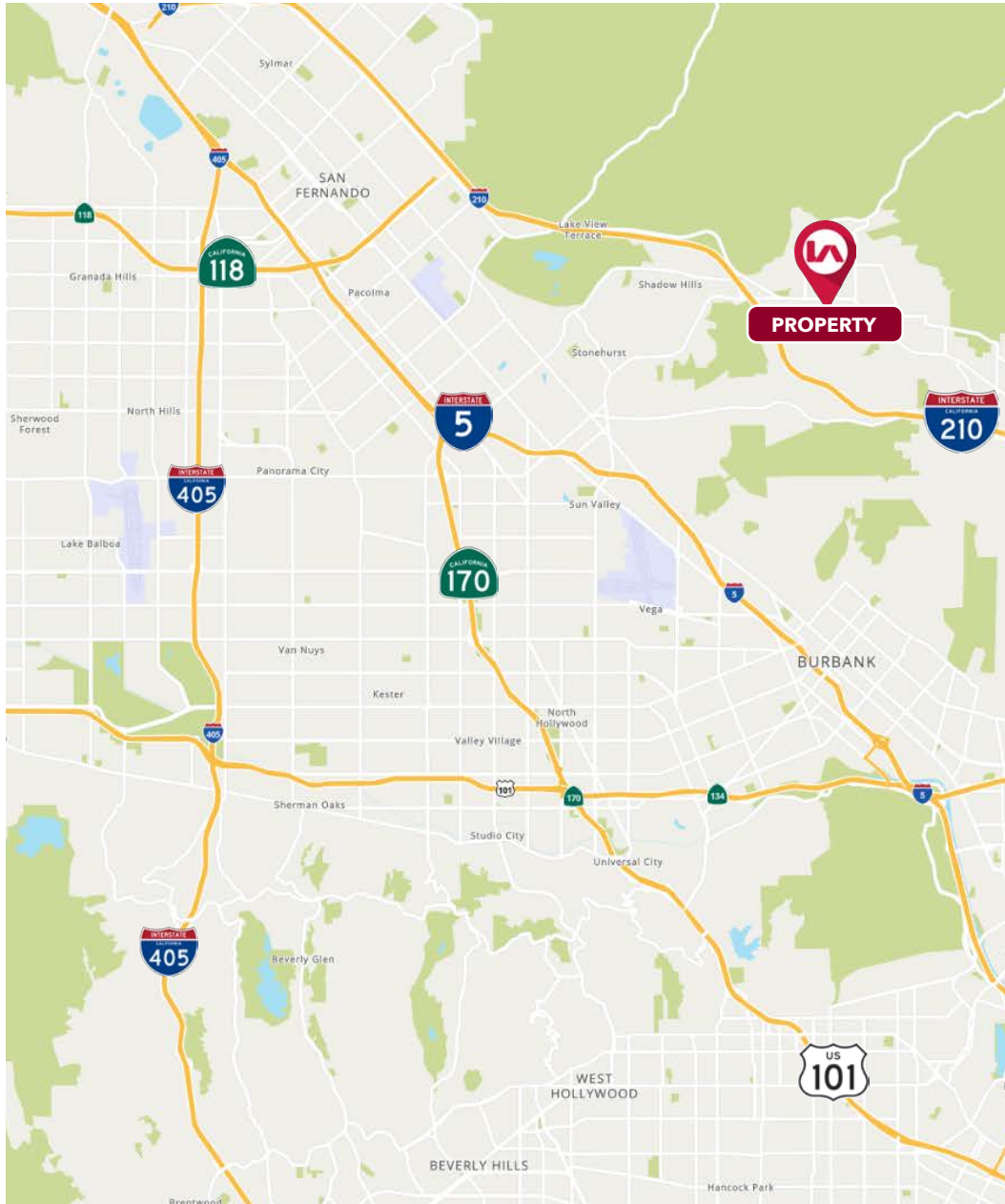
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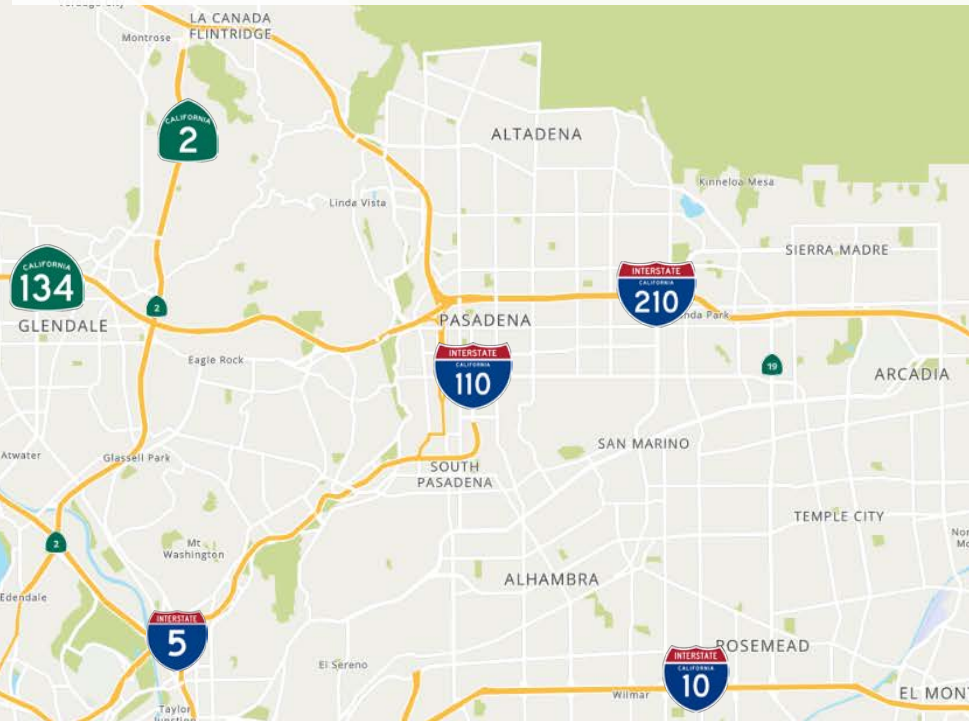
LOCATION HIGHLIGHTS

8109-8111 FOOTHILL BLVD
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LOCATION HIGHLIGHTS

The property at 8109-8111 Foothill Blvd is situated in the vibrant community of Sunland, CA, a neighborhood known for its blend of suburban tranquility and urban convenience. Nestled at the foothills of the San Gabriel Mountains, this location offers picturesque views and a serene environment, making it a desirable area for both residents and businesses. The property benefits from high visibility and accessibility, located on a major thoroughfare that connects to nearby freeways, ensuring easy commutes to surrounding areas like Burbank, Glendale, and downtown Los Angeles. Sunland's small-town charm is complemented by a variety of local amenities, including parks, schools, and shopping centers, creating an ideal setting for a business looking to attract a steady flow of customers and capitalize on the community's growth. This prime location, combined with the area's ongoing development, makes the property a compelling investment opportunity.



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AMENITIES MAP

8109-8111 FOOTHILL BLVD
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Plainview Avenue
Elementary

VERDUGO HILLS
HIGH SCHOOL

Caruso's
Italian Kitchen

VONS

El Pollo
Loco

FOOTHILL
URGENTCARE

McDonald's

Monte Vista Estates
(21 Unit Residential Park)

FOOTHILL BLVD



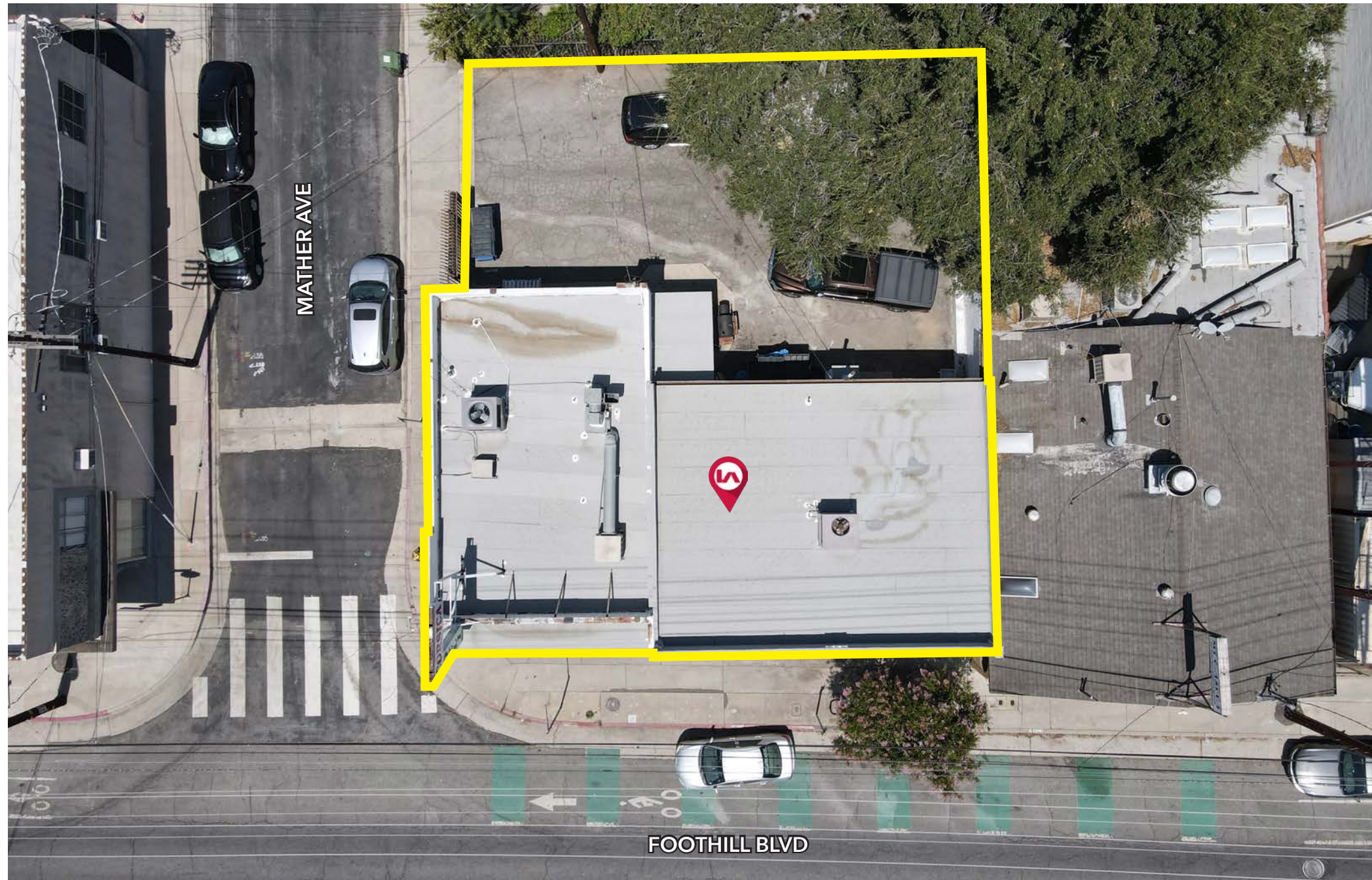
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AERIAL PHOTO

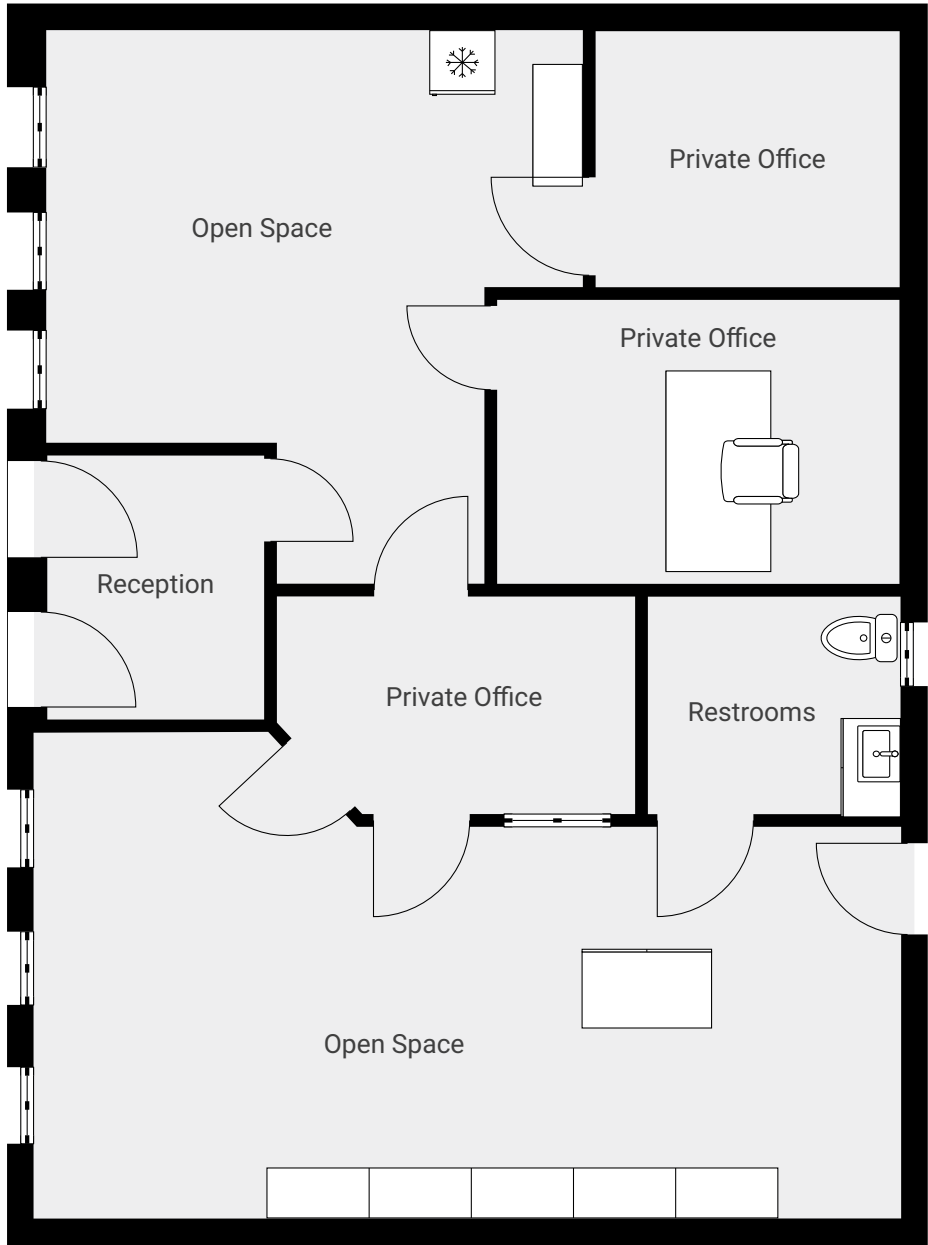
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EXTERIOR PHOTOS

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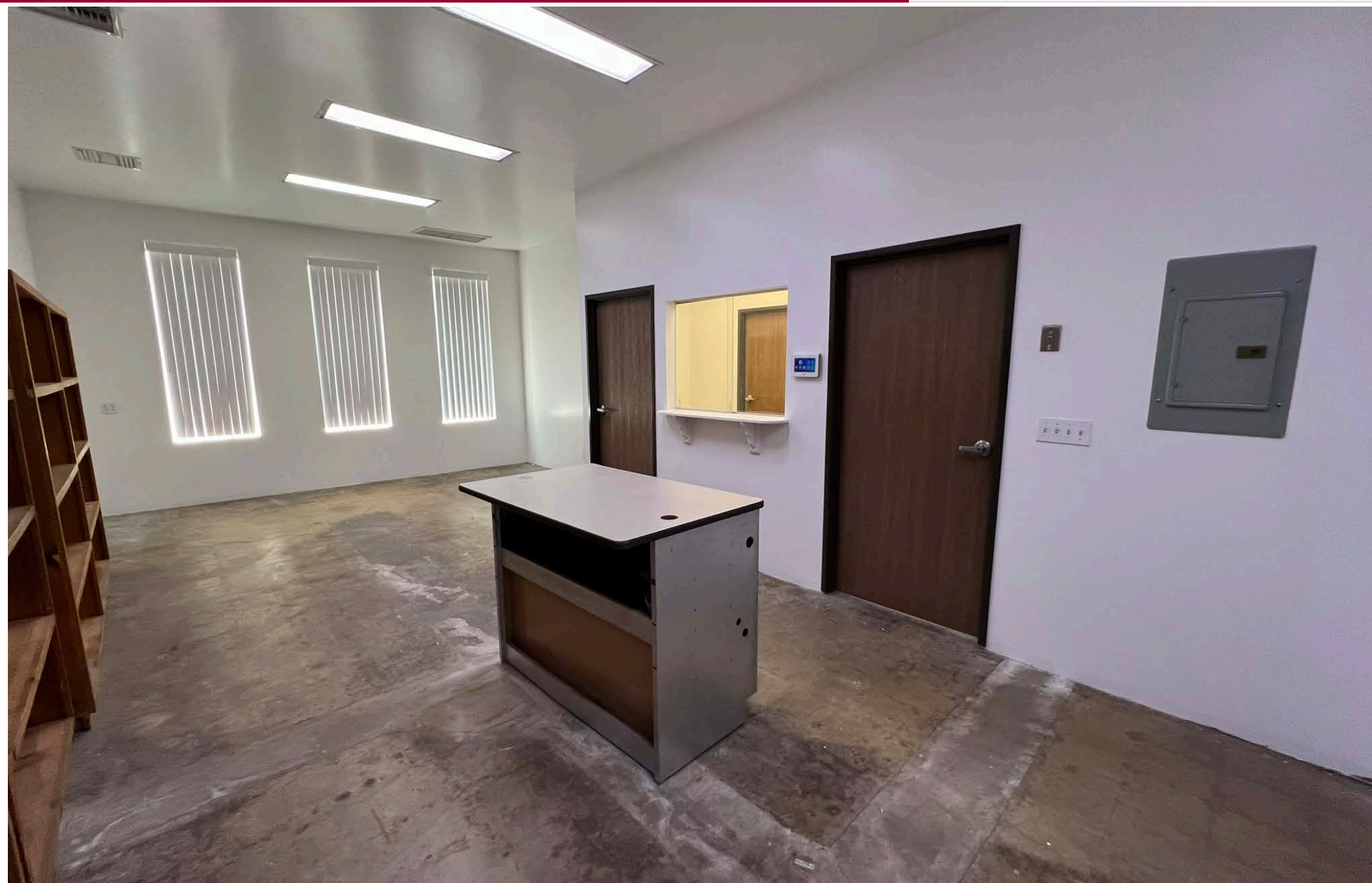


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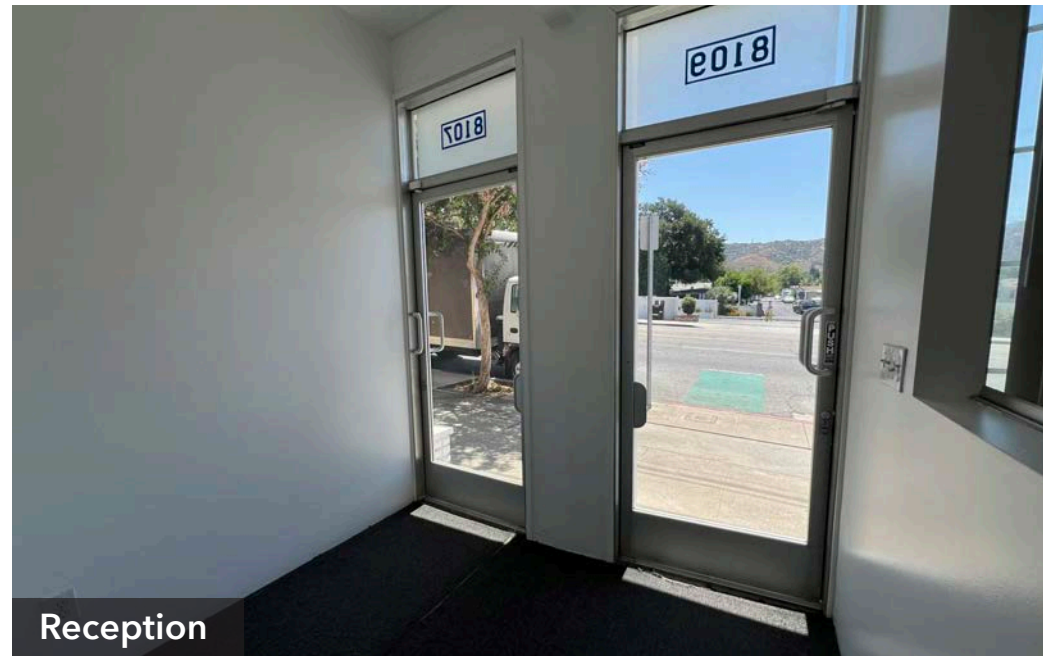




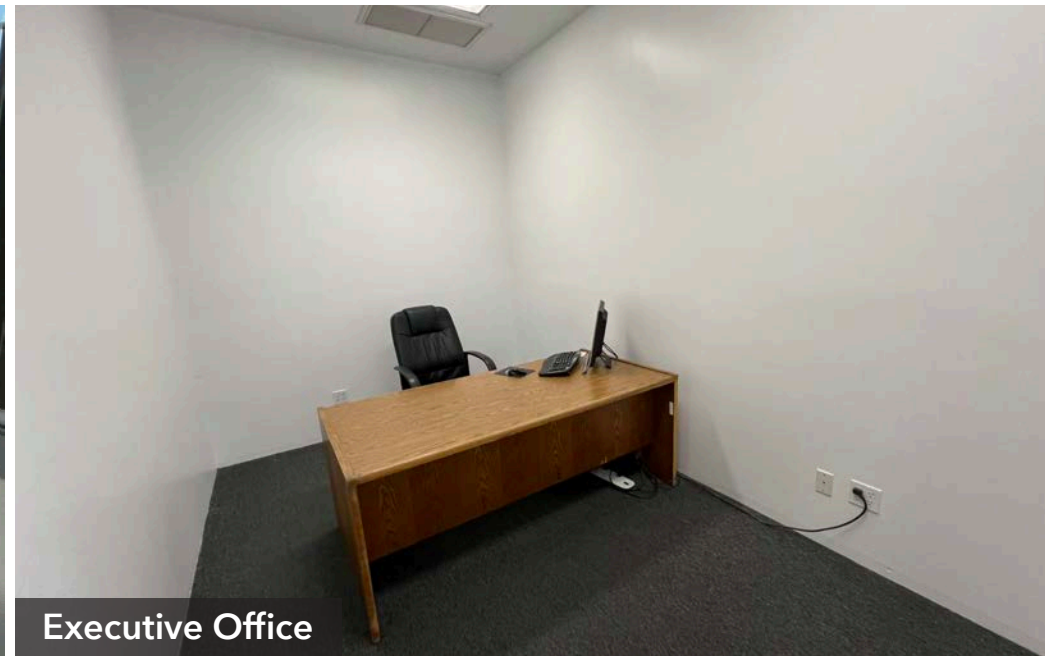


INTERIOR PHOTOS

8109-8111 FOOTHILL BLVD
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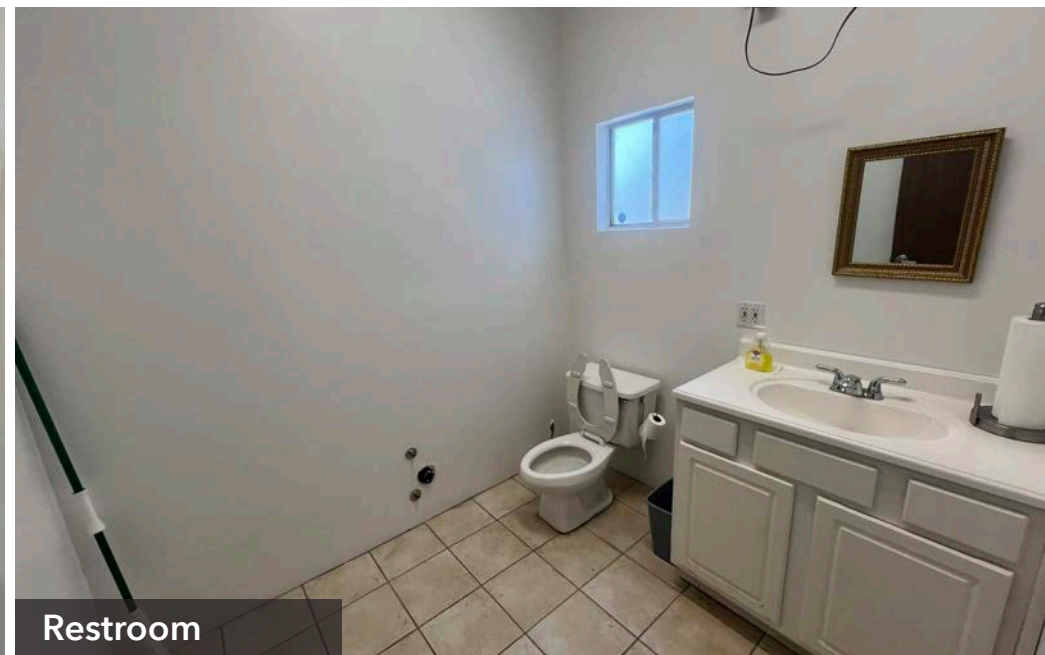
Reception



Executive Office



Office



Restroom

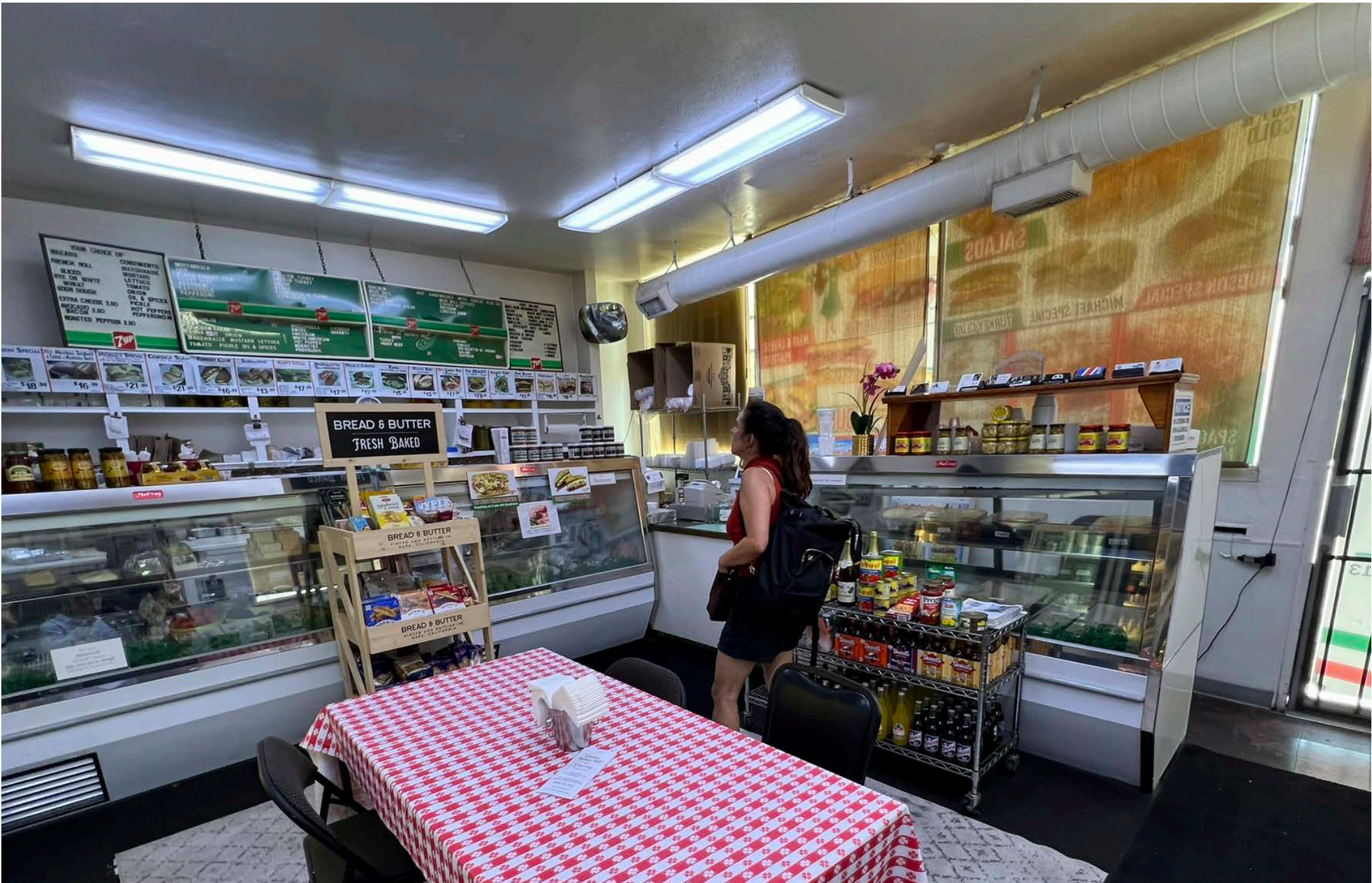


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PARKING LOT

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Lee & Associates hereby advises all prospective purchasers of Investment property as follows:

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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