



PARAGON
15+ Years of Retail Excellence



COMMERCIAL
REAL ESTATE
the sign of a profitable property



UNDER NEW OWNERSHIP, UPGRADES PLANNED

**Images are renderings depicting planned future work and are for illustrative purposes only.*

RETAIL AND RESTAURANT SPACE AVAILABLE IN BUSY GROCERY-ANCHORED

6535-6585 Foothill Blvd., Tujunga, CA 91042



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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.

RETAIL SPACES
TUJUNGA, CA

PROPERTY FEATURES

6535-6585 Foothill Blvd., Tujunga, CA 91042



APPROX. 1,680-2,929 SF

RESTAURANT AND RETAIL AVAILABLE FOR LEASE

- ✓ Unit 6571: ±2,929 SF | Retail
- ✓ Unit 6583: ±1,680 SF | 2nd gen restaurant
- ✓ 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!
- ✓ Center under new ownership. Common area upgrades coming soon!

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		

RETAIL SPACES
TUJUNGA, CA

SUITE 6571

6535-6585 Foothill Blvd., Tujunga, CA 91042



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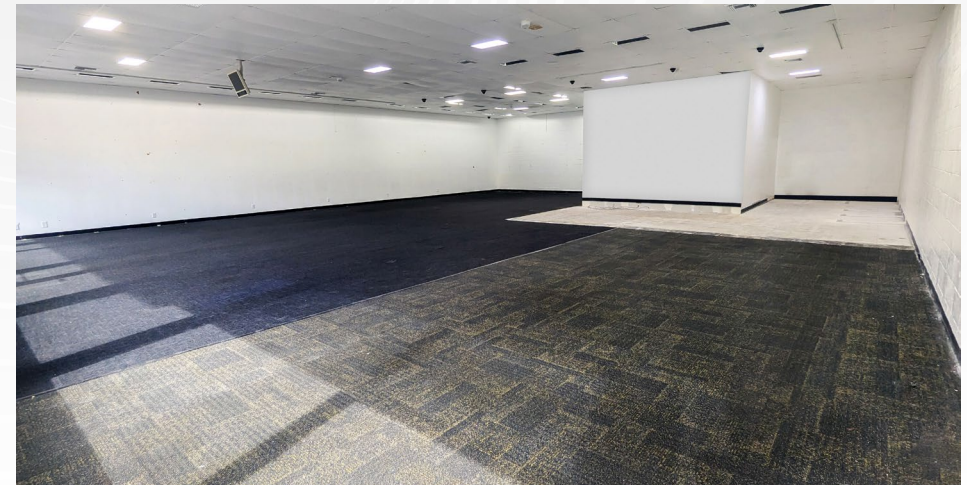
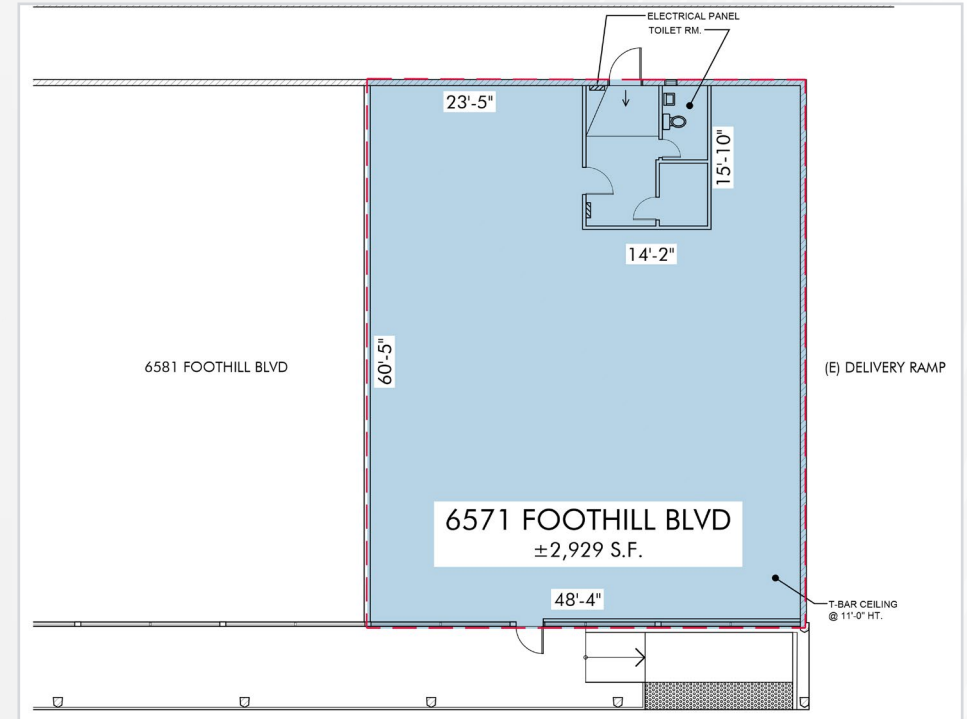
±2,929 SF | RETAIL SPACE



LARGE STOREFRONT SIGNAGE OPPORTUNITY



HIGH CEILINGS



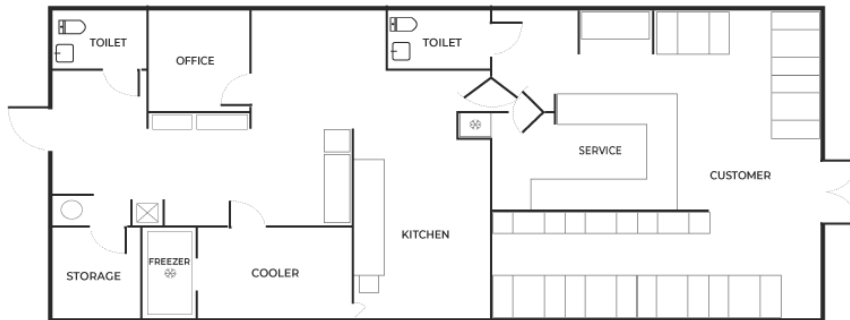
RETAIL SPACES
TUJUNGA, CA

SUITE 6583

6535-6585 Foothill Blvd., Tujunga, CA 91042



±1,680 SF 2ND GEN RESTAURANT



RETAIL SPACES
TUJUNGA, CA

SITE PLAN

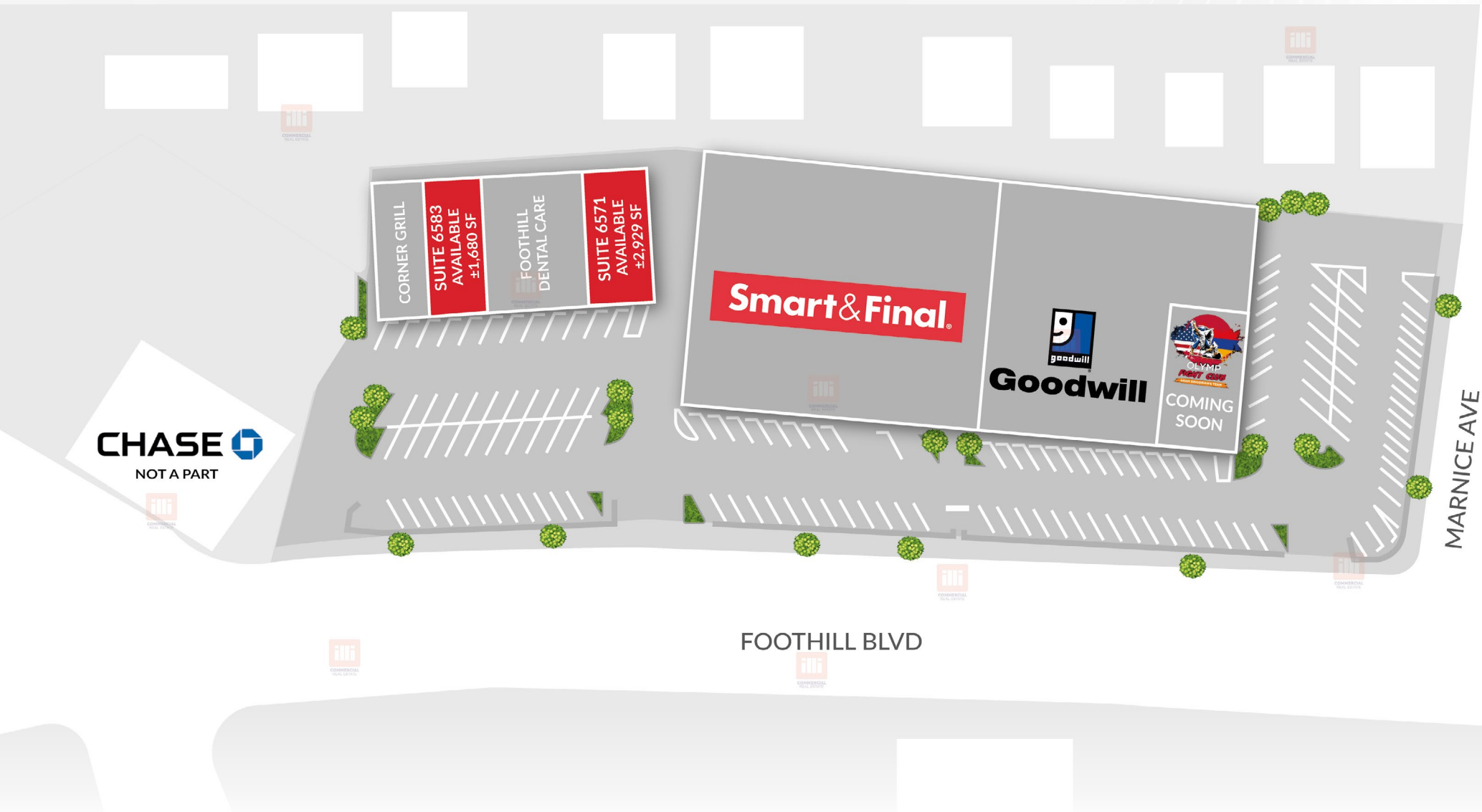
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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.

BURBANK
± 9 MILES



AVAILABLE

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES



Public Storage

WELLS FARGO

Albertsons



VONS



CHASE

Smart & Final.



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HARBOR FREIGHT



Public Storage

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WELLS FARGO

ROSS
DRESS FOR LESS®

AERIAL MAP



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